



WAVES

Waterfront Access • Vitality • Economic Strategy

Albany North Warehouse District Brownfield Opportunity Area Nomination Study

April 2024



Department
of State



EXECUTIVE SUMMARY

The Albany North Warehouse District Brownfield Opportunity Area (NBOA) Nomination Study evaluates the study area and presents a plan for reinvestment and revitalization, which includes detailed project recommendations. The study focuses on identifying key sites that can act as catalysts for redevelopment and providing recommendations for their reuse. A Physical Enhancement Plan illustrates a strategy for incorporating mixed use infill development along Broadway while maintaining commercial and light industrial uses, reconnecting the district to the waterfront, and improving public spaces and multimodal infrastructure.

The Nomination Study was completed with funding from the New York State Department of State (NYS DOS). The study was led by the City of Albany Department of Planning and Development with guidance from a local steering committee, a team of consultants, and the NYS DOS. The study findings incorporate input from a wide range of public and stakeholder groups.

"Brownfields" are sites where real or perceived contamination complicates the redevelopment of the property.

I. Community Overview

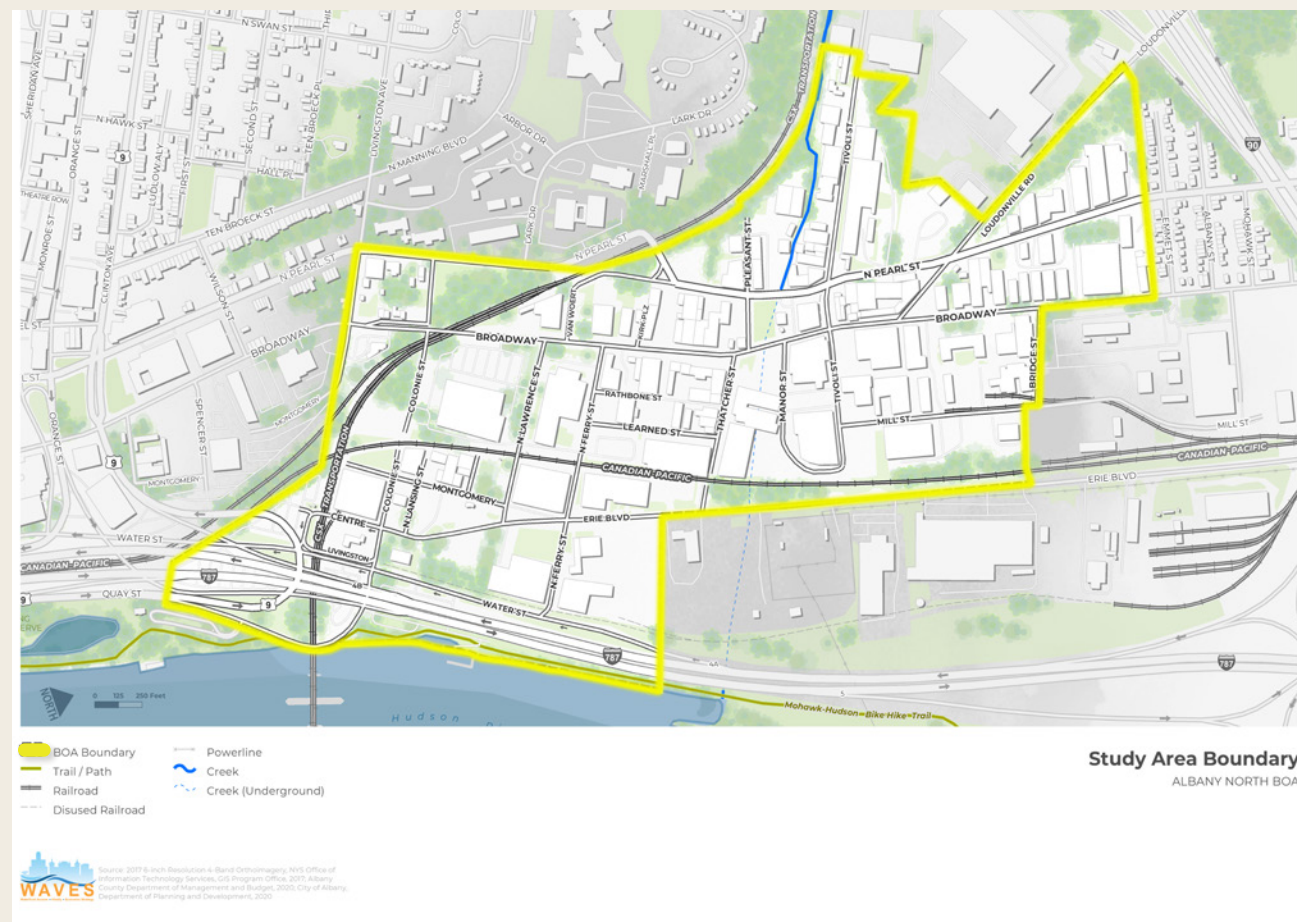
The City of Albany in Albany County covers roughly 22 square miles, with 4.6 miles of riverfront. It is situated in New York’s Capital Region in the Hudson River Valley. According to the 2019 U.S. Census, Albany has a population of approximately 96,460. The city has a rich history as a multi-cultural center of commerce and transport, driven by its strategic location on the Hudson River. Today, Albany boasts substantial commercial enterprise, prominent educational institutions, and a diverse populace within various neighborhoods.

The 183-acre study area is located in the North Warehouse District in the northwest corner of Albany. The study area is situated north of downtown on the Hudson River with the neighborhoods of Arbor Hill and

Ten Broeck Triangle to the west and North Albany to the north. The NBOA includes a portion of the Patroon Creek tributary, the Hudson River shoreline, and the former entrance of the Erie Canal. The area also includes major transportation infrastructure including the Canadian Pacific and CSX railroads, and I-787 and I-90, which separate the district from its waterfront and adjacent neighborhoods.

The NBOA is a historically significant commercial and industrial area in the City of Albany, notable for its longstanding role as a working waterfront that served both the local Albany community and the wider Capital Region. The ebb and flow of industrial businesses over time has left a concentration of over 50 brownfields in this area.

Figure E-1 North Warehouse District BOA Study Area



II. Community Vision and Goals

VISION STATEMENT

The North Warehouse District Brownfield Opportunity Area (NBOA) 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, local production, and placemaking. The mixed-use commercial district reflects a balanced approach to economic opportunity, social equity, and environmental quality that is locally driven and benefits all members of the community.

GOALS

- 1 **Distinct and Authentic Character.** The NBOA remains a working waterfront with a mix of modern commercial, industrial, and manufacturing businesses. Distinctive Albany landmarks and businesses anchor the rejuvenation of the area, which has retained its character and historic architecture through adaptive reuse while incorporating new, context-sensitive architectural and urban design features on previously vacant or blighted properties. The NBOA has reclaimed its long-buried relationship with the Hudson through commercial and recreational uses that connect people with the riverfront.
- 2 **Vibrant Urban Activity Center.** The NBOA is cool; a center of creative energy with local, “Made in Albany” manufacturers, crafters, artists, and nightlife. Long-established businesses thrive alongside new ventures and an urban food, drink, and entertainment scene. The District hosts a mix of industrial, commercial, residential, cultural, recreational, and entertainment uses at various scales.
- 3 **Safe, Livable Communities.** The NBOA is a desirable place to be, with walkable streets, historic architecture, local jobs, parks and recreational spaces, and easy access to downtown. The district is anchored by the established residential neighborhoods of Arbor Hill and North Albany Shaker Park. In addition, high – and medium-density infill development has expanded housing options and neighborhood amenities for families, workers, and young people.
- 4 **Prosperous Economy.** The NBOA is a commercial and industrial center for the region bringing prosperity through sustainable business practices, green jobs and technologies, and good employment opportunities for area residents with varied education and skill levels. Blighted and underutilized properties have been restored to productive use. The benefits of increased public and private investment have been captured to raise local incomes, grow local jobs and businesses, and increase the tax base.
- 5 **Multimodal Transportation.** The NBOA is connected to downtown, adjacent neighborhoods, the Hudson River, and the broader region by an extensive, efficient, and safe network of complete streets, mass transit, bikeways, railways, waterways, trails, and sidewalks. Infrastructure updates have improved vehicular circulation and pedestrian linkages while reducing greenhouse gas emissions and automobile dependency.
- 6 **Green City Albany.** The NBOA is a model of community health and sustainability in its planning, restorative development, and use of energy and natural resources. Former brownfields have been remediated and redeveloped using green building and infrastructure techniques. An interconnected network of green spaces including parks, trees, buffer zones, and natural habitat areas create a livable, healthy environment by providing recreational opportunities, cleaner air and water, temperature moderation, and increased resilience to climate change.



III. Public Participation Process

The planning process placed a significant emphasis on gathering input from stakeholders and the local community to foster a sense of ownership among residents, property owners, business owners, and community organizations. This was achieved through robust public involvement. Throughout the planning process, the public was able to review and provide feedback on the vision and goals for the NBOA, current and future uses, and the key findings and recommendations. Activities included an immersion tour, stakeholder interviews, steering committee

meetings, two virtual open houses, a pop-up open house, and tabling at local events. Information about the project was disseminated through an interactive project website, fliers posted at local businesses, press releases, a project e-mail list, online contact form, and social media posts. Care was taken to choose accessible venues and meeting formats and to adapt to changing public health and safety protocols related to the ongoing COVID-19 pandemic.

IV. Analysis of the Study Area

An existing conditions analysis was conducted to inform the Nomination Study's recommendations. The outcomes of this analysis are summarized below and explained in detail in the body of this document.

1 Socioeconomics

- Albany has a median household income of \$45,825. The population is **less wealthy and growing at a slower rate** than the surrounding communities, which house over 100,000 Albany employees. These **commuters present a significant market opportunity** for future growth. There are very few people living in the NBOA.
- Albany has a **diverse mix of people and neighborhoods**. Half of the population is white, a quarter are black or African American, and 6.87% are Asian. Almost 10% are Hispanic and 14.2% are foreign-born citizens, a group which has grown recently.

- Based on the retail sales leakage analysis, there appear to be **a few new retail establishments** that could realistically be supported by current (and future) residents of the trade area.
- Overall **employment is expected to grow modestly** in the region, including employment in industrial sectors specifically, between 2020 and 2030. Jobs in Health Care and Social Assistance, Finance and Insurance, and Educational Services are expected to grow the most. Other Fabricated Metal Product Manufacturing and Other Electrical Equipment and Component Manufacturing are projected to add 300 jobs.

2 Land Use

- The NBOA is **dominated by commercial uses** (85.9 acres), which includes small, light manufacturing businesses that characterize the NBOA, and transportation uses (41.5 acres).

Sources: Albany County Department of Management and Budget, 2020; City of Albany, Department of Planning; the U.S. Census Bureau, 2019; and private data sources such as ESRI and Co-Star Real Estate Information Company.

COMMUNITY ENGAGEMENT HIGHLIGHTS

Community Participation Plan - October 2020. A plan was developed with the City and steering committee to guide inclusive community engagement at the outset of the project.

Immersion Tour - October 2020, June 2021. Representatives from the NYSDOS, consultant team, and steering committee conducted an immersive walking tour of the NBOA in October 2020, with follow-up site visits in June 2021.

Steering Committee - October 2020 - September 2022. A local steering committee comprised of **17 community members** guided the development of the NBOA Nomination Study.

Stakeholder Interviews - November 2020 - February 2021. One-on-one interviews were conducted with **23 community leaders** and technical experts to better understand redevelopment challenges and opportunities in the NBOA.

Virtual Open House 1 - July 2021. An online open house gathered public input on the vision for a revitalized NBOA including potential future land uses and redevelopment priorities. A mix of **35 NBOA residents, employees, and frequent users** left 135 comments.

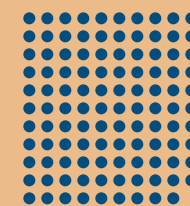
Respondents were most interested in expanding food and drink venues, neighborhood retail, pedestrian and bike infrastructure, entertainment uses, and green space. Top priorities were attracting new investments/businesses, protecting the environment, and creating an entertainment district. Respondents recognized the importance of housing, public spaces, supporting existing businesses, and historic preservation. There was also a desire to incorporate more accessible, multimodal connections and parking to/from the waterfront and neighboring districts.

Albany Tulip Festival - May 8, 2022. The City tabled at this annual event to share information about the NBOA project with the Albany community.

Tricentennial Park Pop-up Open House - November 3, 2022. An outdoor open house in downtown Albany informed the public about the NBOA project and the second virtual open house. The event engaged over **40 participants**.

Virtual Open House 2 - November 2022. The second online open house gathered public input on potential redevelopment ideas for the NBOA. The **109 respondents** included local residents, employees, cyclists, rowers, and patrons of local businesses. Respondents were supportive of proposed enhancements to pedestrian and bicycle infrastructure, the Albany Rowing Center, public spaces on Broadway, and the waterfront gateway near the Hudson River. Comments encouraged bold, creative, and intersectional approaches to sustainable urban development in the NBOA.

Public Presentation - April 2024. The draft NBOA Nomination Study was made available for public comment in March 2024 and presented at an Albany Common Council meeting in April 2024.



● = 1 Person





- There are **over 14 acres of vacant land** in the NBOA.
- Residential land use only accounts for 0.2%; however, new mixed-use developments are bringing **more residential uses** into the NBOA.
- Much of the land along the waterfront is dedicated to major roadways, parking lots, and paved trails.

3 Zoning

- Albany's hybrid Unified Sustainable Development Ordinance (USDO) **allows for a mix of commercial, residential, manufacturing, and storage and wholesale distribution** in the NBOA. Most of the NBOA is covered by the Mixed-Use Form-Based Warehouse District Regulating Plan. The regulating plan defines five sub-districts: Mixed-Use Core, Walkable Center, Industrial Warehouse, Open Space (civic/natural), and Street Connection.
- While the USDO and Regulating Plan encourage a mix of uses in the NBOA, some areas have **slightly incompatible land uses next to each other**. For example, mixed-use residential uses are being developed along North Broadway next to a light manufacturing facility that has been in business for many years. Stakeholders expressed concern that the addition of residential and entertainment uses **could put pressure on long-standing businesses to relocate** out of the NBOA.
- The waterfront area of the NBOA is zoned as a Land Conservation district in the USDO, which allows natural areas as well as community services, recreation areas, and some low buildings with limited impervious surfaces. At present, the **waterfront has mostly paved surfaces** due to its role as a transportation gateway.

4 Land Ownership and Parks and Open Space

- **Most of the NBOA is in private ownership** (64%), meaning most land use decisions will be made by private sector interests. However, the eight **publicly owned parcels** (13%) and roadway corridors (23%) **are strategically located** and can have a meaningful influence on private sector investment and the revitalization of the NBOA.

- The many roadways in the NBOA present a **barrier to bicycle and pedestrian movement**. However, the land within the street **right-of-way offers an opportunity** to incorporate more green space including trees and green infrastructure (i.e., rain gardens, bio-swales, etc.) that could reduce the urban heat island effect and attract people and investment to the NBOA.

5 Historic or Archaeologically Significant Sites

- The rich history of the NBOA provides the backdrop for the reuse of historic buildings that, when redeveloped, can provide **opportunities for tourism, recreational activities, experiential retail, and place-making**.
- At present, the NBOA contains a small portion of the **Broadway/Livingston Avenue Historic District** and two properties on the U.S. National Register of Historic Places: the vacant **Church of the Holy Innocents**, and the 1940s-era **Lil's Diner** on Broadway. The shoreline that was once the entrance to the **Erie Canal** is designated as a NYS Heritage Area.
- The City of Albany is working to designate the entire study area as a historic district with several additional buildings recommended for listing in the National Register of Historic Places or as Local

Landmarks including the Nipper Statue, Rodgers Liquors building, and the Nabisco building. A nomination has been submitted to the New York State Historic Preservation Office (SHPO).

- **Historic Districts provide tax benefits** to support the redevelopment of historic properties and properties located within these districts realize faster increases in value.

6 Transportation Systems

- Roadways in the NBOA have sufficient capacity to accommodate vehicular traffic that may result from future development. However, additional parking arrangements may be needed.
- **Maintaining truck access is a consideration** for existing NBOA businesses. This includes several long-established businesses along the northern end of Erie Boulevard and areas west of North Pearl Street where light manufacturing/industrial uses are likely to continue due to the zoning.
- **Active rail lines operated by Amtrak, CSX, and Canadian Pacific are a distinctive asset** of the NBOA. Both Amtrak and CSX traverse the NBOA without any stops or sidings. Canadian Pacific has two sidings for businesses towards Mill Street. The Canadian Pacific line cuts the NBOA off from the waterfront, especially at Colonie Street, where it is **recommended to re-open a crossing**.
- The NBOA currently has public transportation with multiple bus routes including one BusPlus (i.e., bus rapid transit) route. The bicycle and pedestrian infrastructure is inadequate, particularly in the east-to-west direction. Users of the area have expressed a **desire for expanded multimodal transportation** options (i.e., bicycle, pedestrian, transit), which may become even more important as residential development progresses.

Interstate 787

- The entire Albany waterfront is dominated by I-787 including the elevated portion in the NBOA. The **interstate creates a barrier to the waterfront** and local grassroots organizations are spearheading its removal. The NYS Department of Transportation is sponsoring a feasibility study of the highway to determine its future.
- **Reducing the presence of I-787** and related commercial traffic along the waterfront could **shift redevelopment opportunities** in the NBOA **toward mixed-use development and water-dependent uses**. Such a development pattern would align with Albany's long-term vision and goals. This can be further supported if I-787 is brought to street level and integrated into the urban fabric, thereby providing safe pedestrian crossings and bicycle infrastructure.

Livingston Avenue Bridge

- The Livingston Avenue Bridge is used for rail traffic crossing the Hudson River. The bridge enters the NBOA at Quay Street and is used by both Amtrak and CSX. A current study by the NYS Department of Transportation is evaluating the replacement of the bridge. During public outreach and with input from the steering committee there is a **desire for pedestrian facilities on the bridge to connect both sides of the river**.

7 Infrastructure

- Using input from the City of Albany Office of General Services it was noted that infrastructure systems in the NBOA are **sufficient to support future development**. There is ample access to energy



infrastructure including natural gas and electrical services, no capacity concerns for drinking water or solid waste management, no water pressure issues, and good availability of phone and cable data services as well as free wireless services.

- While there are no sewer capacity issues anticipated in the NBOA, much of the sewer infrastructure was installed in the mid-19th Century. **Approximately 60% of the NBOA relies on a combined sewer system** that discharges the combined effluent of wastewater and stormwater into the Hudson River during storm events.
- Combined sewer outflows (CSOs) are known to have serious impacts on the region's water quality, making it unsafe to eat fish or swim. **Replacement of sewer infrastructure** as part of any development should be considered. This can also include the **installation of green infrastructure**, such as rain gardens and bio-swales, and/or gray infrastructure, such as traditional subterranean stormwater detention systems, to help **reduce runoff that leads to CSOs.**

8 Natural Resources and Environmental Features

- The NBOA is located along the **tidal Hudson River, an important habitat complex** and natural community that provides numerous ecosystem services.
- The NBOA **contains the Patroon Creek tributary**, but few plant or animal communities. All the land is urban fill that is covered by a high percentage of impermeable surfaces.
- Future development projects should consider

impacts related to environmental quality (e.g., urban heat island effect, water quality runoff, air quality/emissions, etc.) which can be mitigated by **integrating climate-smart development principles** into their design. This could help balance the growth of the area with the desire to protect natural resources.

- A significant portion of the NBOA is **within the NYS Coastal Area Boundary, a flood zone, and/or the City's floodplain overlay zoning district.** A swath along the Patroon Creek is also within a regulatory floodway. Future development in any of these areas is subject to additional regulations to protect coastal areas and minimize public and private losses.

9 Brownfield Sites

- The analysis identified **52 brownfield properties totaling 22.6 acres** (12.4% of the NBOA). "Brownfields" are defined as sites where real or perceived contamination complicates the redevelopment of the property.
- **Almost half of the sites have no evidence of environmental conditions.** The remainder have a history that indicates possible contamination. Only two sites were ranked as having a higher level of concern. These are either listed in a NYS environmental database or have an environmental lien.

10 Key Buildings

The NBOA includes a wide array of buildings that vary in age, size, use classification, and condition. Many appear to be appropriately utilized. Eight buildings were identified that could be further evaluated for their reuse potential:





- **1043 Broadway:** Vacant auto body shop.
- **1031 Broadway:** Former Argus Press building.
- **13 Manor Street:** Vacant warehouse .

- **150 Montgomery Street:** Warehouse.
- **403-409 North Pearl Street:** Vacant warehouse/distribution facility.
- **991 Broadway "Nipper Building:"** Vacant warehouse.
- **275 North Pearl Street.:** Vacant church of the Holy Innocents.
- **102 Colonie Street:** Vacant single-family residence.

V. Economic Opportunities

The NBOA occupies a prime location on the Hudson River, which holds historical significance and offers convenient access to the surrounding area. The area's infrastructure and established businesses make it a promising location for future commercial success. Additionally, the Albany area is experiencing a growing demand for housing, as well as a desire for an "entertainment district" in the NBOA, which presents opportunities for mixed-use development.

An Economic and Market Analysis conducted in 2020 identified the following real estate trends:

-  The **multi-family residential** space is the strongest market in Albany, with consistent rent growth. The market has high absorption rates, meaning new spaces are sold or rented quickly.
-  The **industrial space market** is also relatively strong, with low vacancy rates, good absorption of new spaces, and growing rents.
-  **Retail** property in the Greater Albany area has had low vacancies and good absorption rates in recent years, but slower rental growth. The Local Trade Area (10-minute drive radius from the NBOA) could support as many as 15 new businesses including those selling jewelry, luggage, & leather goods; sporting & hobby/musical goods; office supplies, stationery, & gifts; shoes; and motor vehicles.
-  The **regional office space** market has weaker vacancies and absorption rates and relatively low rental rates.

- Successful **adaptive reuse** has added momentum to the real estate market, particularly in the NBOA. That momentum has largely been built upon market – and affordable-rate residential units with some minor, supporting ground-floor commercial amenities.

Economic Opportunities Include

- **Current and future employees** interested in living and shopping closer to where they work represent a significant market opportunity for residential spaces and new retail establishments.
- The young professional demographic is attracted to the NBOA and its potential to be an **"entertainment district"** with a textured, walkable neighborhood fabric.
- The **historic character** of the NBOA increases redevelopment opportunities including the potential for historic tax credits to support redevelopment. A planned designation as a Historic District would expand these opportunities.
- The entire NBOA is designated as an **Environmental Zone**, which could lead to additional tax credits for properties accepted into the Brownfield Cleanup Program.

Table E-1 Summary of Environmental Conditions at Brownfield Sites in the NBOA

ENVIRONMENTAL CONDITIONS RANKING	No. OF SITES	TOTAL ACREAGE
0 No evidence of existing environmental conditions was identified in the desktop review.	24	5.92
1 Prior industrial use was conducted at the site and/or site is listed as bulk storage facility.	16	7.03
2 Property is associated with open or closed spills or leaking underground storage tanks.	10	7.62
3 Property is associated with environmental lien or spill involving chlorinated solvent(s).	2	1.69

■ Sources: Federal, state, tribal, and local environmental databases; the Environmental Data Resources (EDR) database; historic aerial photographs; and Sandborn fire insurance maps

Sources: Albany County Department of Management and Budget, 2020; City of Albany, Department of Planning; the U.S. Census Bureau, 2019; Stakeholder interviews; and private data sources such as ESRI and Co-Star Real Estate Information Company.



VI. Strategic Sites

The NBOA study identified seven strategic sites for redevelopment, all of which are brownfield sites. These sites were chosen based on a suitability model that used both quantitative and qualitative drivers. The model was developed after considering stakeholder feedback, development considerations, and local research. Each strategic site was also analyzed for its immediate area of influence, and five "clusters of opportunity" were identified. These clusters represent areas where the redevelopment of a strategic site or sites would have a significant positive impact on the revitalization of nearby properties.

Based on their environmental histories and rankings, four strategic sites were identified as potential candidates for additional environmental site assessment. These are marked with an asterisk in [Table E-2](#).

Central Warehouse Opportunity Cluster & Waterfront Gateway

The intersection of Water Street, Colonie Street, and Erie Boulevard serves as a **prominent entry point** to the downtown area and waterfront, frequently used by both locals and visitors. Once the entrance to the Erie Canal, the gateway is now a **crossroads for cyclists, pedestrians, rail and truck traffic, and motorists**. The cluster is adjacent to the newly constructed Albany Skyway, Riverfront Preserve, and the Livingston Avenue Bridge. Currently, the I-787 road pilings obstruct the



▲ Central Warehouse Opportunity Cluster and Strategic Sites at 143 Montgomery Street (#50) and 1 Erie Boulevard (#43), Map 3-13 excerpt

views of the river and create difficulties in accessing it. Furthermore, the skyline is blemished by properties that are either underutilized or abandoned and appear in bad condition. Two strategic sites were identified in this area:

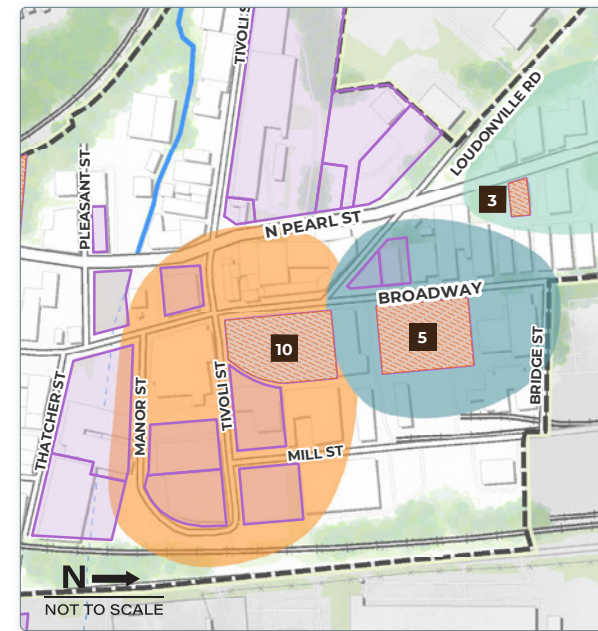
- Former Central Warehouse Building site at 143 Montgomery Street (#50)
- Vacant lot at 1 Erie Boulevard (#43).

In addition, there are **nine vacant or underutilized sites** within the cluster that are poised for revitalization.

Table E-2 Strategic Sites and Clusters of Opportunity

STRATEGIC SITES	CLUSTER OF OPPORTUNITY
50 Former Central Warehouse Building, 143 Montgomery Street ¹	Central Warehouse Cluster
43 Vacant Lot, 1 Erie Boulevard	
10 Nipper Building, 991 Broadway ¹	Nipper Cluster
5 Former Argus Press Building, 1031 Broadway ¹	North Broadway/Argus Cluster
28 Historic Church, 275 North Pearl Street	North Colonie Historic Cluster
3 Vacant Building, 443 North Pearl Street	North Pearl Street Cluster
21 Vacant Lot, 380 North Pearl Street ¹	Single Parcel Strategic Site

¹ Recommended for additional environmental site assessment.



▲ Nipper Opportunity Cluster (Orange) and 991 Broadway Strategic Site (#10), Map 3-13 Excerpt

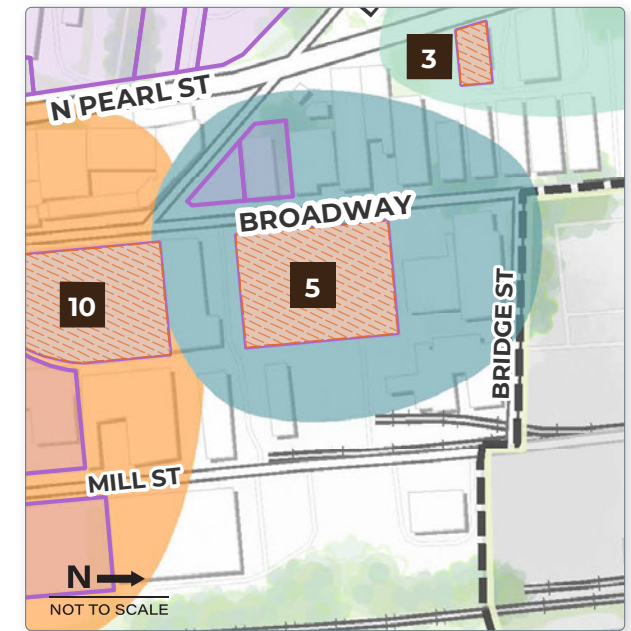
Nipper Opportunity Cluster

Named for the iconic Nipper Statue atop the Nipper building), this cluster is centered on Tivoli Street between North Pearl Street and the Canadian Pacific rail tracks. The area is characteristic of the NBOA, with a mix of warehousing, industrial, manufacturing, and automotive businesses, and many historic brick buildings. The location is just north of the emerging entertainment district along Broadway.

The Nipper Cluster has the **potential to be a transitional area between a mixed-use entertainment district and a commercial area**. Development goals for this area are to maintain its identity as a historic working waterfront through adaptive reuse of existing buildings and compatible infill development. The cluster contains one strategic site:

- Nipper Building at 991 Broadway (#10).

Revitalization of the anchor Nipper Building could help spur redevelopment of complementary properties including **five vacant and potentially underutilized sites** in the immediate vicinity.



▲ North Broadway/Argus Opportunity Cluster (Blue) and 1031 Broadway Strategic Site (#5), Map 3-13 Excerpt.

North Broadway/Argus Opportunity Cluster

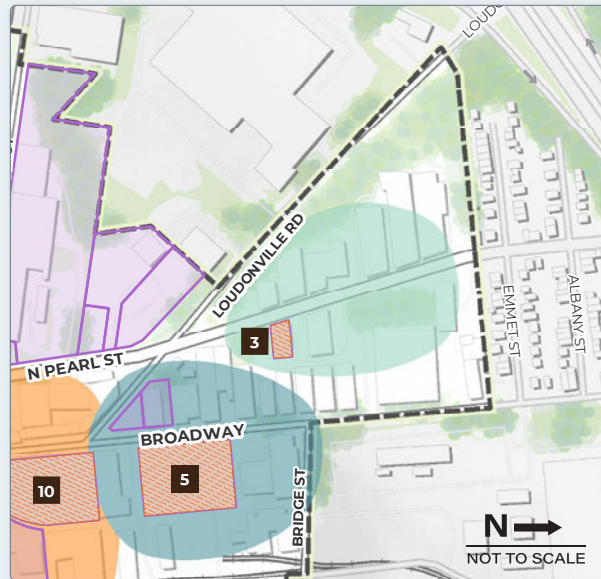
Like the Nipper Cluster, the North Broadway/Argus Cluster reflects the area's history as a working waterfront. It is characterized by older brick and stone buildings used for storage, manufacturing and industry, wholesale distribution, and automotive uses. This portion of Broadway is more walkable and oriented to the public realm, with street trees and storefronts near the back edge of the sidewalk.

Because of the current light manufacturing uses within this cluster, the North Broadway/Argus Cluster has the **potential to be a modern "Made in Albany" commercial district that maintains its historic character** through adaptive reuse. One strategic site was identified in this area:

- Former Argus Press Building at 1031 Broadway (#5)

Revitalization of the anchor Argus Press Building would help spur redevelopment of several properties nearby including **two vacant sites** on the strategic gateway intersection of Broadway and Loudonville Road.





▲ North Pearl Street Opportunity Cluster (Green) and 443 North Pearl Street Strategic Site, (#3), Map 3-13 Excerpt.

North Pearl Street Opportunity Cluster

The North Pearl Street Cluster is a relatively quiet section of the NBOA just south of the North Albany-Shaker Park residential neighborhood. It consists of long, one-story brick warehouse-style buildings that house two churches and a diversity of commercial uses including a recording studio, brewery and tap room, warehouses/distributors. The area is uphill from the current floodplain and outside of the NYS Coastal Area Boundary and combined sewer overlay district, though parcels east of North Pearl Street are in the Albany USDO floodplain overlay.

The North Pearl Street cluster has the **potential to support a mix of lower intensity uses including commercial, residential, and community uses.** It has fewer development constraints than other areas of the NBOA and is walkable to local housing and neighborhood amenities. It contains one strategic site:

- Vacant Building at 443 North Pearl Street (#3)



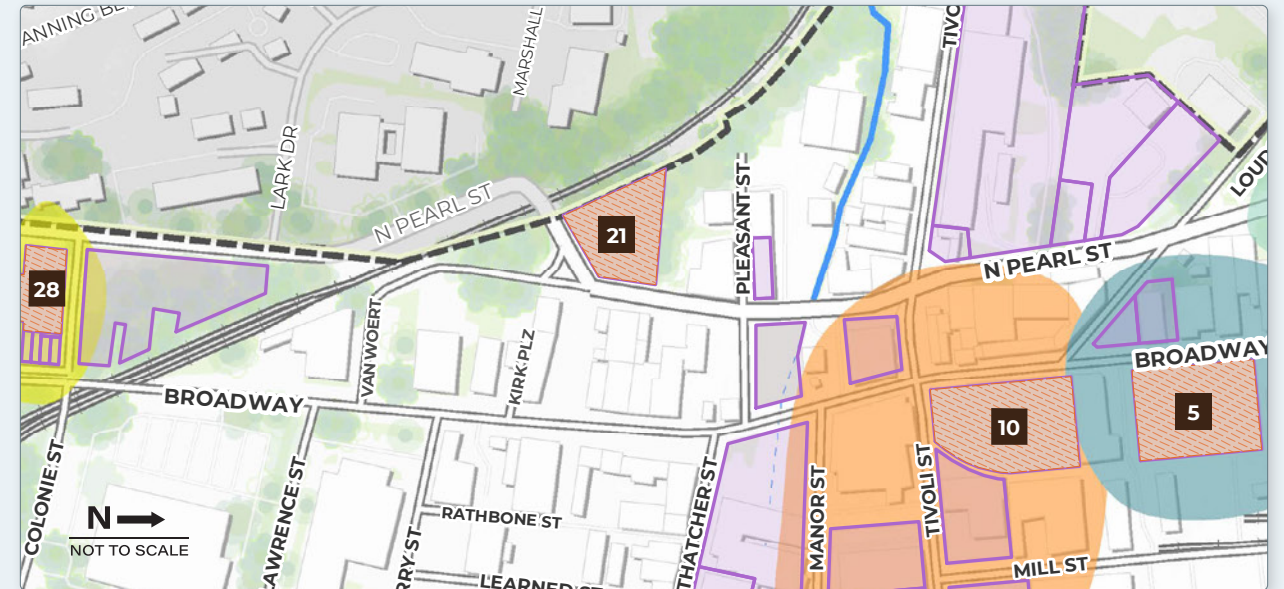
▲ North Colonie Street Opportunity Cluster and 275 North Pearl Street Strategic Site (#28), Map 3-13 Excerpt.

North Colonie Historic Opportunity Cluster

The North Colonie Historic cluster in the southwest corner of the NBOA is distinguished by a collection of historic residential and commercial brick buildings including rowhouses and repurposed factories. Railroad tracks separate the area from the waterfront so that it is oriented toward the historic Arbor Hill and Ten Broeck Triangle neighborhoods. It is elevated out of the current floodplain with a partial view toward the Hudson. The area is served by two main roads, a bike route, and multiple bus routes.

Development goals for the area are to revitalize vacant and blighted properties to productive uses that serve the surrounding mixed-use community, including residents of the adjacent Albany Housing Authority apartment complex. The North Colonie Historic cluster contains one strategic site:

- Historic Church at 275 North Pearl Street (#28)



▲ 380 North Pearl Street Strategic Site (#21), Map 3-13 Excerpt.

Revitalization of this central Church of the Holy Innocents, would be especially catalytic for the **seven vacant lots** in this cluster. These include parking areas, a single-family house, and a large vacant hillside area adjacent to the CSX/Amtrak rail line. There is also a **key building at 102 Colonie Street** identified for its reuse potential

Strategic Site: Vacant Lot at 380 North Pearl Street

One property was identified as a standalone strategic site:

- Vacant lot at 380 North Pearl Street (#21)

The 1.02-acre vacant lot is strategically located on a main road (NY-32) at the entrance of the NBOA from the Arbor Hill neighborhood on a highly visible corner lot outside of the current floodplain. It is surrounded by a mix of uses including commercial businesses, a vacant warehouse identified as a key building, the CSX railroad tracks, and a new mixed-use development

with market-rate apartments. The site is within walking distance of the Arbor Hill neighborhood, Pleasant Street Park, a bus rapid transit blue line, and the emerging entertainment district on Broadway. Reuse of 380 North Pearl Street is limited at present by its brownfield status, including recent spills and an environmental lien.

The strategic location of 380 North Pearl Street makes it attractive for redevelopment. Given its environmental history and location next to the rail line, it is likely **best suited as a commercial property.** It may be necessary to conduct **additional environmental site assessment work** prior to planning any redevelopment.



VII. Key Recommendations

Physical Enhancement Plan

The NBOA Physical Enhancement Plan graphically illustrates recommended enhancements related to infrastructure and the public realm. These include:

- improvements to **Pleasant Street Park** on Broadway and
- the creation of **Little Basin Park** near the waterfront.

The Physical Enhancement Plan builds on the Albany 2030 Comprehensive Plan and the 2017 USDO. It provides community leaders and private investors with guidance on land use, new development, and open space improvements.

The recommendations and Physical Enhancement Plan are detailed in **Section 4** of the report.

Based on the findings of the NBOA analysis, a series of additional project and policy recommendations were produced to advance the NBOA vision and goals. These recommendations were refined based on input from the community and local stakeholders and are summarized below.

Land Use & Real Estate Recommendations

- Redevelop strategic sites and clusters of opportunity to catalyze revitalization of the NBOA
- Assess and remediate contaminated brownfields
- Maintain good urban form and authentic design including through adaptive reuse of existing and historic properties and continued implementation of the USDO regulating plan

- Designate a North Warehouse Historic District
- Maintain a balance of new and existing uses
- Ensure diversity and affordability of housing
- Promote NBOA destinations & businesses including with a "Made in Albany" marketing campaign
- Install public art and celebrate Albany's cultural heritage through redevelopment efforts
- Leverage public rights-of-way for public realm improvements

Multimodal Connectivity Recommendations

- Reduce highway infrastructure along the Hudson River
- Review and implement the City Bicycle and Pedestrian Master Plan in the NBOA and continue to convert NBOA roadways into Complete Streets
- Improve traffic circulation at Water and Quay, accommodating truck access and parking in a way that minimizes conflict with other modes of transport
- Complete a feasibility study for opening the Colonie Street railroad crossing
- Consider a dedicated pedestrian connection to the waterfront
- Implement the Patroon Creek Greenway
- Create a Nipper Gateway at the intersection of Broadway and Loudonville Road.
- Complete a Parking Feasibility Study that considers alternative payment structures and EVs

Infrastructure & Environment Recommendations

- Continue to implement and update Climate Mitigation and Resilience Strategies and programs including incentivizing green jobs and buildings
- Define a flood resilience strategy for the Hudson Riverfront and tools for property owners
- Implement the recommendations from the Hudson River Shoreline Study
- Advance waste reduction goals
- Continue water and sewer infrastructure upgrades including CSO infrastructure replacement
- Install Blue-Green Infrastructure (BGI) to improve local environmental quality including water quality, walkability, urban temperatures, air quality, flood and erosion resilience, stormwater management, and habitats

Waterfront Gateway

- Expand community uses on the waterfront including recreational resources
- Implement the Hudson River Waterfront Gateways Improvement Project
- Improve access to and reconstruct the Corning Preserve Boat Launch
- Complete a feasibility study to enhance Albany Rowing Club facilities
- Implement the Hudson River Shoreline Study recommendations for shoreline access
- Coordinate with the New York State Office of General Services on parking/access

Figure E-2 Physical Enhancement Plan

