



Summer 2021 South Waterfront District Brownfield Opportunity Area (S-BOA) Public Survey Outcomes

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S-BOA Public Survey



South Waterfront District Redevelopment Survey (S-BOA)

Part of Albany WAVES

SURVEY INTRODUCTION

Purpose of the Survey

This survey gathers public input on the vision for Albany's South Waterfront district to inform the South Waterfront Brownfield Opportunity Area program nomination study (S-BOA). The S-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 S-BOA planning process over the next year.

The survey has ten questions, please respond to as many as you would like.

What is the S-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 S-BOA, the City will complete an in-depth analysis of existing conditions and potential redevelopment scenarios for an approximately 23-acre area of the South Waterfront District on the Hudson River.

Next

S-BOA Area



Respondents = 74 Total

- General public, majority Albany residents. Half are Albany employees and/or property owners. Mix of interests, ages.

(66 Respondents)	Total #
Albany resident	54
Work in Albany	36
Property owner in City	36
Business owner in City	5

b) Do you have any connection to the South Waterfront area at present? (e.g. local employer, occasional visitor, through-commuter etc) 50 respondents

Respondents	Comment theme
18	No
10	Use bike trails
7	Occasional visitor
5	frequent visitor
4	Local/Nearby employee.
3	Nearby resident
2	Community work / volunteer nearby
1	Formerly worked at the port
1	I worship at one of the nearby churches.
1	fish at Island Creek Park
1	Port Board Member
1	Through commuter

How else would you describe yourself? (Write-in responses, so numbers probably higher for many)	Total #
*32 respondents answered this question	
Retired	12
Professional (e.g. teacher, historian, local govt, artist/musician, other, non-profit)	8
<u>Long-time resident</u>	5
Parent	4
Active Citizen	4
<u>Other:</u>	
• African American	1
• Veteran	1
• South End Resident	1
• Law Student	1
<u>Interested in:</u>	
• Athletics/outdoor/waterfront recreation (boating, cycling, canoe, kayak, running...) -	4
• Business/entrepreneur	2
• Environment	1
• Livability	1
• Evening & weekend activities	1
• Activities/experiences	1
• Family venues	1
• Make Albany an attractive place to stay/visit	1

1. Comments on the Vision (51 respondents)

1.1 Please review and share your thoughts on the draft vision for the South Waterfront project area.

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

South Waterfront Brownfield Opportunity Area Draft Vision:

"The South Waterfront has built on its riverfront location, and diverse natural, cultural, institutional, and human resources including its Native and African American heritage to become a model of sustainable revitalization and urban livability integrated with its environs. The area promotes an inclusive, balanced approach to economic opportunity, social equity, and environmental quality that is locally driven, encourages citizen involvement and investment, and benefits all members of the community."

Vision Sub-components

1. Equitable Albany
2. Interconnected Albany
3. Vibrant Urban Waterfront
4. Green City Albany
5. Prosperous Economy"

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

Vision	Frequency
Agree	22
Great	3
Too general / vague	8
Like but skeptical of success	4
does not match the area	2
room for improvement	1
Comments what to change or take out	
missing Dutch connection / "early history" recognition	2
why 'single out' Native and Black heritage, many people settled here / will there be a focus on this?	2
prefer emphasis on sustainable revitalization & economic opportunity over equity	1
will need investment in comm, groups to achieve	1

Comments what to keep or add	Frequency
like engaging community	4
Lots of potential for this area	2
add intersectional component that incorporates BIPOC heritage into design, planning, & function.	1
need homeless housing	1
interconnected and equitable Albany most important	1
proximity to the water the environment should be number 2	1
deindustrialize waterfront, at least aesthetically	1
like recognition of POC historic contributions	1
should be active waterfront (restaurants, shopping and entertainment, etc)	1
more green space, environment	1
unsure actual application/impact on low-income tenants	1
existing businesses uses good for community	1

2. Future Uses - A

2. Future Uses: At present, the South Waterfront district is predominantly commercial and vacant land with a few parcels of transportation, and community/public land uses. There are several businesses, some green space, and a public park. Broadway, the central road through the district, is a truck route connecting the Port area to I-787..

a) Looking ahead, which types of uses do you think could belong in a revitalized South Waterfront District? 69 Respondents



2. Future Uses A continued

Chart Breakdown:

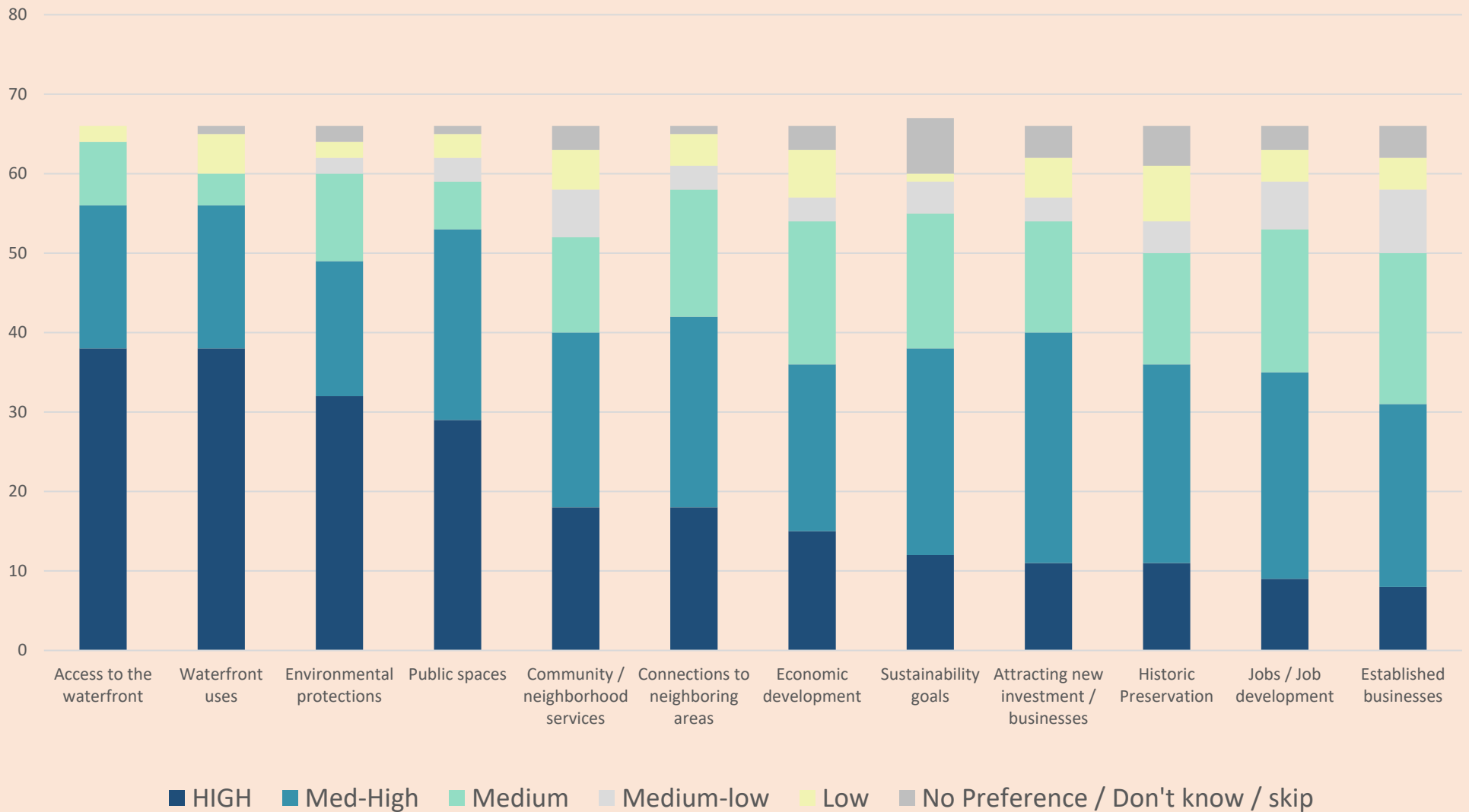
	YES	NO	MAYBE	NO PREFERENCE / NOT SURE	TOTAL
Industry & manufacturing	32.81% 21	45.31% 29	14.06% 9	7.81% 5	64
Professional offices	35.38% 23	23.08% 15	33.85% 22	7.69% 5	65
Large retail stores (e.g. Target, Staples)	6.25% 4	78.13% 50	14.06% 9	1.56% 1	64
Neighborhood retail (e.g. grocery, hardware, bakery)	68.18% 45	10.61% 7	19.70% 13	1.52% 1	66
Open / community space	89.55% 60	4.48% 3	4.48% 3	1.49% 1	67
Public Waterfront uses	94.12% 64	2.94% 2	2.94% 2	0.00% 0	68
Recreational facilities (indoor or outdoor)	69.12% 47	8.82% 6	17.65% 12	4.41% 3	68
Food and drink venues (e.g. restaurants, bars, cafes)	79.71% 55	2.90% 2	17.39% 12	0.00% 0	69
Private waterfront uses (e.g. boat club, restaurant, venue)	43.28% 29	31.34% 21	23.88% 16	1.49% 1	67
Educational / Cultural (e.g. museum, aquarium)	63.24% 43	10.29% 7	25.00% 17	1.47% 1	68
Pedestrian and bike infrastructure	94.20% 65	2.90% 2	2.90% 2	0.00% 0	69
Entertainment (e.g. music venue, nightclub)	49.25% 33	16.42% 11	32.84% 22	1.49% 1	67
Riverwalk	92.75% 64	2.90% 2	4.35% 3	0.00% 0	69
Green or natural spaces	86.96% 60	2.90% 2	10.14% 7	0.00% 0	69
Transportation uses (e.g. bus/rail/car/truck/boat transport, repair, storage)	40.30% 27	22.39% 15	29.85% 20	7.46% 5	67

Other /comments on what desired for area (26 respondents):	Frequency
waterfront access / views / river walk/bike/ family-friendly	9
recreational uses and facilities, parks, dog park, playground/ facilities for children (2) , gathering spaces, esp. on waterfront	7
road, bike, ped investment, incl. on waterfront	6
ops / jobs for locals; local small businesses, activate waterfront - e.g. food & drink, small shops	6
health/pollution concern (air and water, proximity to Port)	4
green space and riverside habitat, eco-friendly	4
focus on creating community; keep/add uses that serve existing community	3
marina; better boat access; kayak launch	3
public transit to and from	2
n\ot only a transport corridor for cars trucks (787)	2
no big box stores	2
educational/cultural elements on waterfront; e.g. environmental education center/aquarium	2
residential near river; affordable mixed use housing	2
(continue to) invest in trails, parks nearby	2
some public investment	1
support for albanewaterway.com vision	1
less focus on private investment	1
no homeless encampments	1
support diversifying uses from industrial	1
Grocery store (food desert)	1
commercial ok more inland	1
offshore wind support companies	1
Mixed-use community with retail, housing, transport hub	1
RR limits use/access of area by local neighborhood	1

2. Future Uses – B) Priorities

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

What should be prioritized in S-BOA? (69 respondents)



2. Future Uses – B) Priorities continued

# people	Comment theme
3	other cities that prioritized green and public and waterfront spaces thriving now
2	Opportunities for children in the area
1	make waterfront development resilient to climate change and flooding
1	recreational and entertainment opportunities that create jobs.
1	Accessibility a major part of this
1	Additional community services would be nice, but given 787 bisecting the area, they may be better suit to Southend proper
1	on waterfront (here or elsewhere) lessons/opportunities for swimming, sailing, boating, etc, esp. for underserved communities
1	relocate 787 from waterfront
1	access to the river should be open to the public, pedestrian friendly and preferably a car free zone. With features/amenities that serve local community. ecosystems

Chart Breakdown:

	HIGH PRIORITY	MEDIUM-HIGH PRIORITY	MEDIUM PRIORITY	MEDIUM-LOW PRIORITY	LOW PRIORITY	NO PREFERENCE / NOT SURE	TOTAL
Environmental protections	53.73% 36	22.39% 15	17.91% 12	2.99% 2	2.99% 2	0.00% 0	67
Economic development	25.76% 17	33.33% 22	27.27% 18	4.55% 3	9.09% 6	0.00% 0	66
Community / neighborhood services	34.85% 23	30.30% 20	18.18% 12	9.09% 6	7.58% 5	0.00% 0	66
Waterfront uses	59.42% 41	24.64% 17	7.25% 5	0.00% 0	7.25% 5	1.45% 1	69
Established businesses	13.85% 9	36.92% 24	29.23% 19	12.31% 8	6.15% 4	1.54% 1	65
Connections to neighboring areas	30.88% 21	35.29% 24	23.53% 16	4.41% 3	5.88% 4	0.00% 0	68
Attracting new investment / businesses	21.54% 14	44.62% 29	21.54% 14	4.62% 3	7.69% 5	0.00% 0	65
Public spaces	47.06% 32	33.82% 23	10.29% 7	4.41% 3	4.41% 3	0.00% 0	68
Jobs / Job development	14.93% 10	41.79% 28	26.87% 18	8.96% 6	5.97% 4	1.49% 1	67
Sustainability goals	23.08% 15	38.46% 25	27.69% 18	6.15% 4	1.54% 1	3.08% 2	65
Historic Preservation	20.00% 13	38.46% 25	23.08% 15	6.15% 4	10.77% 7	1.54% 1	65
Access to the waterfront	59.42% 41	24.64% 17	13.04% 9	0.00% 0	2.90% 2	0.00% 0	69

2. Future Uses – C) By location

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 South Waterfront district? If so, please describe below. For example "I think more manufacturing could be added on the west side of Broadway. I would like to see a riverwalk on the waterfront"

Respondents = 37



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 South Waterfront district? If so, please describe.

Respondents = 38

Respondents	Comment themes related to water-enhanced public access uses on the waterfront:
8	Riverwalk multi-use trail on water, connected with area trails (bike/ped)
7	waterfront boardwalk with shops/restaurants/cafes (partial)
5	restaurants on river
5	boat docks/ rides / rentals on water
3	bolster waterfront recreation
2	Make Slater and Dutch Apple a destination, anchor spot
2	public areas and entertainment to attract professional urban nightlife scene
1	riverwalk connections to corning preserve and north
1	Island Creek Park improvements, connections
1	add plazas/patios to new buildings for outside dining
1	relocate truck and bus-based business, replace with green space, water-enhanced uses
1	public fishing pier / docks / kayak by Slater
1	small community businesses

Respondents	Comment Theme: Commercial /manufacturing off the water
6	commercial development /manufacturing only inland/ west of Broadway
2	Manufacturing facilities/jobs
1	rehab buildings for sustainable businesses and/or mixed-use
1	offices
1	Preserve historic industrial buildings on western side of Broadway. Blend new development w/ existing architecture.

Respondents	Comment theme: Community uses and spaces (general)
3	enhance/expand open space
2	environmental cleanup
2	habitat restoration, pollinator, birds
1	Port museum near RR tracks
1	more community based public spaces and services
1	See Albanywaterway.com
1	Could a man-made "tunnel" cover the railroad between this parcel and the apartment complex? For sound, safety, and aesthetics? Could cover it with sod and plant grass. Or flat top and make a raised garden space.

3. Revitalizing Albany's South Warehouse District – A

a). What would you say are the three most important things to consider for any future redevelopment in this area?

Respondents = 48

# of Respondents	Comment theme
15	Waterfront access/connections/viewshed, incl. from nearby recreation
12	improve environment, e.g. greenery, air quality, bird/animal habitat, CSO, riparian buffer zone, sustainability
9	Access to the area, e.g. from south end, downtown, walkable, inclusive
6	Community input / equitable development / serve neighborhood /neighborhood feel
6	economic development/ tax base: e.g. keep current businesses, working port, & complementary development, add jobs for underserved residents
6	Public uses/open spaces; park improvements
5	more attractive - e.g. building façades, landscaping
4	safer (for visitors, children)
3	Riverfront recreation, e.g. boat docks, boardwalk north-south,
3	Businesses/activities to attract visitors
3	balanced live work play uses
3	mitigate domination of highway and rail / remove 787
2	Grocery store
2	Riverview restaurant, retail (e.g. at repurposed U-Haul site (1))
2	sustainable/maintainable development
2	support to make existing businesses cleaner, more sustainable
2	historic preservation / celebration
1	Community Center
1	Homeownership for current residents
1	Reduce traffic noise
1	year round uses
1	replace bus & truck storage with green space
1	Parking
1	Activate space under highway (not state storage)
1	consider truck traffic (turns)

3. Revitalizing Albany's South Warehouse District – B

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

Respondents = 46

Respondents	Comment theme
18	Needs to be connected to have one first
7	Outdoor recreation; with public gathering spaces; markets/food
6	vibrant neighborhood destination
5	commercial driver AND recreational opportunities
3	tourism, river epicenter, showcase for City
3	revenue generator /economic center / tax base / jobs
2	Tell Albany's history
2	Buffer / transition zone between neighborhood & port
1	quiet respite
1	waterfront area
1	access to waterfront for South End neighborhood
1	connect to downtown biz district with eating/drinking establishments

3. Revitalizing Albany's South Warehouse District - C

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

Respondents = 44

Respondents	Comment Theme
11	be a destination, bring people in, tourism
10	a pilot/demonstration for an activated, accessible riverfront
8	economic driver & job center (supporting port (1))
6	public amenity (space) for residents, liveability, downtown area. E.g. events & recreation
6	connection to nature (4), history (3)
6	distinct, complementary neighborhood. Adds to/showcases diversity
3	inspiration
3	example of development that supports existing community (doesn't displace)
2	better gateway, better trails
	multi-use zone that incorporates existing businesses, improved green space, and is connected and complementary to the surrounding areas

Other Comments

Comment Theme
Engage the community
Listen, involve individuals who are creating ideas and push politically for federal dollars while building community support
Create more pedestrian/bike friendly connections to the city
We need reasons to get down there. Right now there are few attractions.
Prioritize livability of the community
does this include modifying the 787 tangle?
Tear down 787
787 provides important high-speed corridor
This is a tough area to improve, but worth making the effort.
keep it open and simple
I would like a family friendly venue. A linear park for cycling, running.
Less empty gravel/dirt/paved lots, more trees.

South Waterfront District Redevelopment Survey (S-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 South Waterfront District Brownfield Opportunity Area program nomination study (S-BOA).

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

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