

NOVEMBER 2020

NOMINATION STUDY + MASTER PLAN

# SHERIDAN HOLLOW BROWNFIELD OPPORTUNITY AREA

ALBANY, NEW YORK

This document was prepared for the Affordable Housing Partnership of the Capital Region, Inc. and the New York State Department of State with State funds provided through the Brownfield Opportunity Areas Program.

# 4

## MASTER PLAN



# Recent Projects

## OVERVIEW

Recent investments and ongoing development projects have created a wave of momentum in Sheridan Hollow and put the neighborhood on the cusp of true transformation. In recent years, Sheridan Hollow has secured millions of dollars in public and private investment, attracted several businesses and jobs, and made a concerted effort to enhance its public realm. Recent public and private investments in and around Sheridan Hollow are described below and summarized in the map on the next page.

Since 2003, approximately \$210 million has been invested in Sheridan Hollow; \$175 million of that is represented in commercial developments including renovations at the Palace Theatre and the development of the Hampton Inn. Another \$83 million of public and private funding has been used to rehabilitate and bolster Sheridan Hollow's housing stock. Mixed-use developments account for \$11 million of investment.

Another \$2.9 million of public investment is expected through the Downtown Revitalization Initiative. A portion of the DRI area overlaps with the boundary of the Sheridan Hollow BOA and DRI projects like pedestrian enhancements along Clinton Avenue and public art at Clinton Square will have a positive effect in the Sheridan Hollow neighborhood.

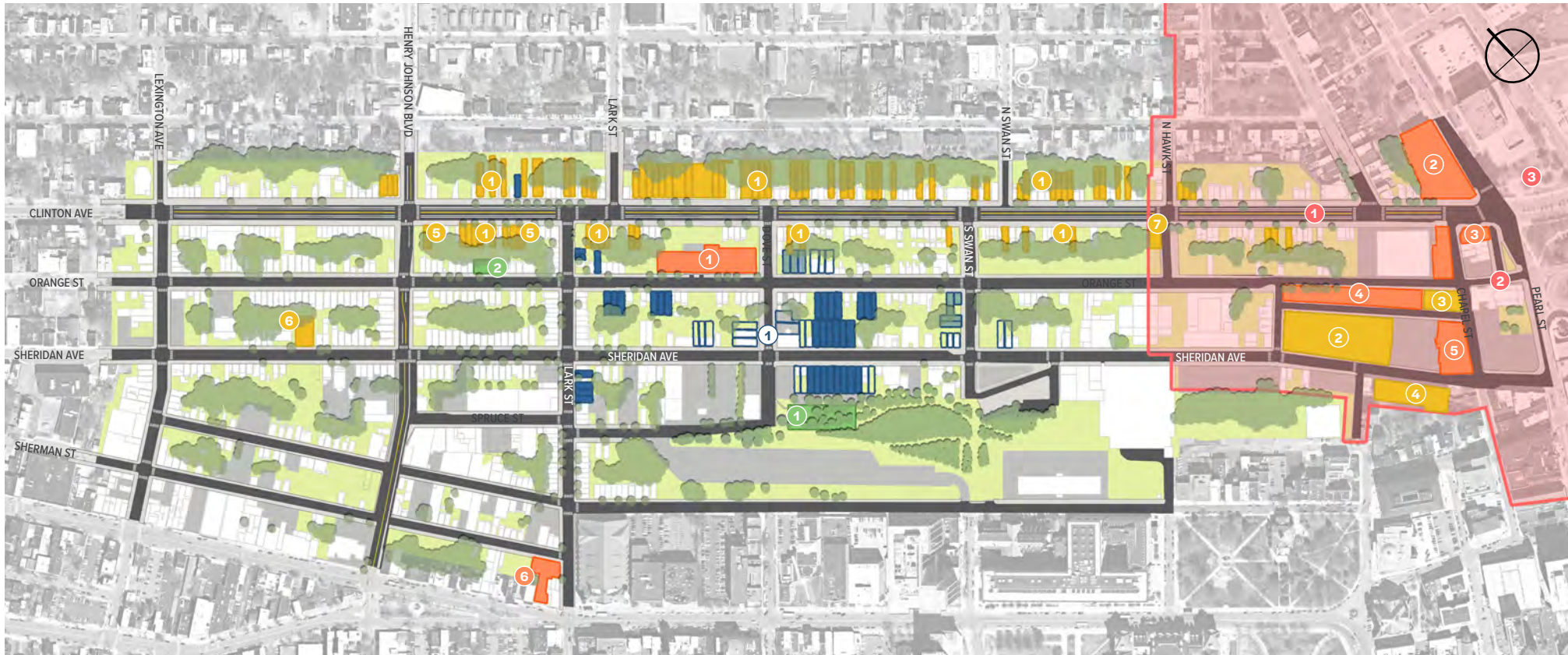
The projects proposed in the Sheridan Hollow Master Plan will build off the momentum generated by these recent investments and will support, and be supported by, ongoing projects in and around the neighborhood. With these recent and ongoing projects as catalysts, Sheridan Hollow has effectively positioned itself to leverage additional investment, create further improvement, and ensure that the benefits of revitalization are felt by all in the community.

## WHAT IS THE DRI?

The Downtown Revitalization Initiative (DRI) is a State-sponsored program that invests in downtown neighborhoods to support revitalization and create vibrant communities. In 2018, Albany was awarded \$10 million through the DRI program. Funded projects are listed below. Projects located in the Sheridan Hollow BOA are highlighted in pink.

- **Clinton Avenue Pedestrian Experience**
  - Clinton Square Studio: Live-Work-Exhibition Space
  - Skyway Pop-Up Park
  - Clinton Market Collective
  - Skyway Gateway
  - Quackenbush Square Pedestrian Enhancements
  - Streetscape Improvements along Columbia Street, Steuben Street, and Livingston Avenue
  - Livingston Avenue Illuminated Underpass
- **Clinton Square Murals**
  - Quackenbush Garage Improvements
  - Affordable Housing at Ida Yarbrough Homes





SHERIDAN HOLLOW  
BROWNFIELD OPPORTUNITY AREA

# RECENT PROJECTS

## RESIDENTIAL INVESTMENTS

- 1 Clinton Ave Residential Developments  
\$48.2 million
- 2 The Monroe  
\$6.25 million
- 3 17 Chapel Street  
\$12 million
- 4 The Knick (Redburn)  
\$21.5 million
- 5 Albany Housing Coalition  
\$2.2 million
- 6 Interfaith Partnership  
\$5.8 million
- 7 Rehabilitation Support Services  
\$5.5 million

## COMMERCIAL INVESTMENTS

- 1 ACES  
\$2.6 million
- 2 Palace Theatre Renovations  
\$73.3 million
- 3 McLaren Engineering  
\$1.4 million
- 4 Zone 5  
\$5 million
- 5 Hampton Inn  
\$18 million
- 6 4 Central Ave  
\$4.6 million

## PUBLIC SPACE INVESTMENTS

- 1 Splash Park
- 2 Orange St. Playground

## DRI INVESTMENTS

- DRI Boundary
- 1 Clinton Ave Pedestrian Experience  
\$2.8 million
- 2 Clinton Square Murals  
\$72,000
- 3 Clinton Market Collective  
\$1 million

## AFFORDABLE HOUSING

- Habitat for Humanity Homes (*built*)  
\$8.5 million
- Habitat for Humanity Homes (*in progress*)  
\$1.75 million
- Housing Visions Homes
- 1 Sheridan Hollow Village Project  
\$18 million

# Sheridan Hollow Master Plan

## OVERVIEW

The Sheridan Hollow BOA master plan presents a vision for the future of the neighborhood. It is intended to be a refined, yet flexible, document that guides development and policy in the short- and long-term. The projects incorporated into the Master Plan were informed by the previous analyses of physical, socio-economic, and market conditions and by community and Steering Committee feedback. Each of the projects relates to the goals identified in the Community Vision + Goals section and, collectively, they are intended to help Sheridan Hollow achieve its vision of becoming a great place to live and work and a community where people want to stay.

The Master Plan builds on the momentum generated by several recently completed redevelopment projects within and near the Sheridan Hollow neighborhood, and it complements upcoming revitalization projects expected to commence in the near future. The Master Plan recommends 25 projects and a suite of programs and policies to be accomplished through public and private efforts and investment. The projects are organized into four categories, as described at right.

### Mobility Projects

Sheridan Hollow's topography impacts mobility, sometimes creating a disconnect between the neighborhood and surrounding areas. The recommended mobility projects aim to connect and extend transportation networks in the neighborhood and make them safe and accessible for pedestrians, cyclists, and motorists of all ages and abilities.

### Public Realm Projects

Sheridan Hollow's public realm is an important reflection of the neighborhood; public spaces that are inviting, engaging, and well-maintained positively impact its reputation. The recommended public realm projects enhance existing parks, create new parks and open spaces, improve the aesthetic appearance of streetscapes and other public spaces, and address flooding risks through the integration of green infrastructure.

### Redevelopment Projects

There are many vacant and underutilized sites in Sheridan Hollow that are prime for redevelopment. Several structures, including the former Freihofer plant and the former Hungry Hollow restaurant, are ideal for reuse while other sites throughout the neighborhood can support new construction. Projects recommended in this Plan include mixed-use, affordable housing, and commercial developments, all of which are intended to catalyze investment and spur growth in the neighborhood.

### Policies + Programs

The Master Plan also recommends several policies and programs to support Sheridan Hollow's vision and goals. These programs will provide educational, technical, and financial resources for increasing homeownership opportunities; improving residents' ability to age in place; enhancing access to parking; acquiring, rehabilitating, and redeveloping vacant buildings and lots; supporting the maintenance of occupied properties; and promoting neighborhood sustainability.





SHERIDAN HOLLOW  
BROWNFIELD OPPORTUNITY AREA

# MASTER PLAN

## MOBILITY PROJECTS

- 1** Pedestrian Connections up the Hill
- 2** Cyclist Connections up the Hill  
Strategic Site: The Hill
- 3** Swan Street Stairs  
Strategic Site: The Hill
- 4** Traffic Calming: Henry Johnson Blvd.
- 5** Alley Extensions
- 6** Multimodal Improvements: Clinton Ave.
- 7** Complete Street Improvements

## POLICIES + PROGRAMS

-  Vacant Lot Toolkit

## PUBLIC REALM PROJECTS

- 1** Malcolm X Park
- 2** Veterans Memorial Park
- 3** Swan Street Park  
Strategic Site: The Hill
- 4** Henry Johnson Underpass Art Installation
- 5** Community Park (Sheridan Avenue Lots)  
Strategic Site: Sheridan Avenue Lots
- 6** Green Infrastructure Opportunities
- 7** Solar Canopy  
Strategic Site: The Hill

## STRATEGIC SITES

-  Projects on Strategic Sites

## REDEVELOPMENT PROJECTS

- 1** Freihofer Building Reuse  
Strategic Site: Former Freihofer Plant
- 2** Orange St. Vacant Lot Redevelopment  
Strategic Site: Lower Orange Street Lots
- 3** Mixed Use Redevelopment (ACES Lot)  
Strategic Site: ACES Lot (236 Clinton Ave.)
- 4** Hungry Hollow Redevelopment  
Strategic Site: Former Hungry Hollow
- 5** Road Street Redevelopment  
Strategic Site: The Hill
- 6** Lark Street Rehabilitation
- 7** Affordable Housing Redevelopment + Parking  
Strategic Site: Elk + Sherman Lots
- 8** Mixed Use Development with Healthy Cafe (129 Lark St.)  
Strategic Site: Former Li Ming Restaurant
- 9** Mixed Use Gateway (283 Sheridan Ave.)  
Strategic Site: 283 Sheridan Ave.
- 10** Lexington/Sheridan Ave. Mixed-Use Development
- 11** Community Manufacturing Space (233-241 Sheridan Ave.)

# Mobility Projects

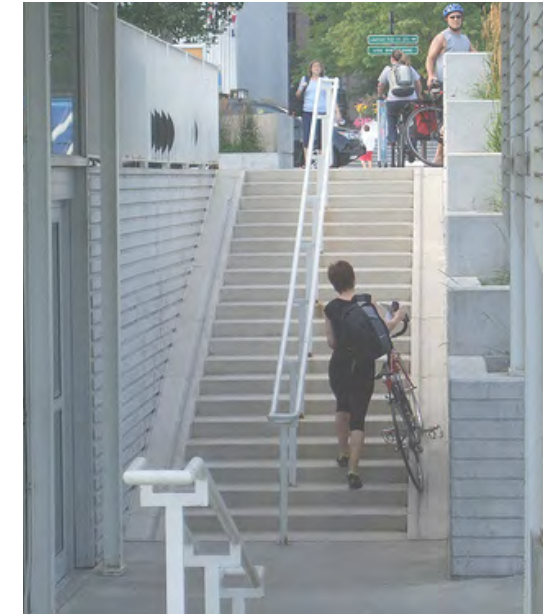


## 01 Pedestrian Connections up the Hill

Mobility in Sheridan Hollow is largely impacted by the neighborhood's location in a ravine, which creates dramatic topographic changes. In particular, the hill between Sheridan Avenue and Elk Street is an impediment to movement into and out of the neighborhood. Reopening the staircases at Henry Johnson Boulevard and Eagle Streets would provide additional connections up and down the hill. Opportunities also exist to create a ramped, accessible connection by using the slope of the hill. The existing accessible connection that relies on the elevator in the Sheridan Hollow Garage should also be better marked and more well-lit in order to formalize it as an accessible route.

## 02 Cyclist Connections up the Hill

The hill also impacts bicycle circulation. It is both too steep to ride up and also difficult to walk bicycles up because the Swan and Hawk Street stairs were not designed with this use in mind. Sloped facilities should be added to these staircases so that cyclists can roll their bikes up the hill while walking on the stairs alongside them. Similar staircase bike ramps are already installed at the bridge that crosses I-787 at Pine Street on Broadway. Motorized bike "escalators" also exist and might be worth exploring at the Swan Street stairs because this staircase is so lengthy and might be particularly burdensome to walk up with a bicycle.



## Bicycle Stairways

Bicycle stairways allow both pedestrians and bicycles to move up and down the stairway. A narrow channel or ramp is provided so that bicycles can be rolled smoothly up the staircase, rather than having to be bumped up each step. To ensure ADA-accessibility standards are met and to prevent obstruction of handrails, the bicycle ramps are generally located on the outside edge(s), with a single handrail in the middle of the staircase.





proposed improvements (rendering: Sheridan Hollow Neighborhood Plan)

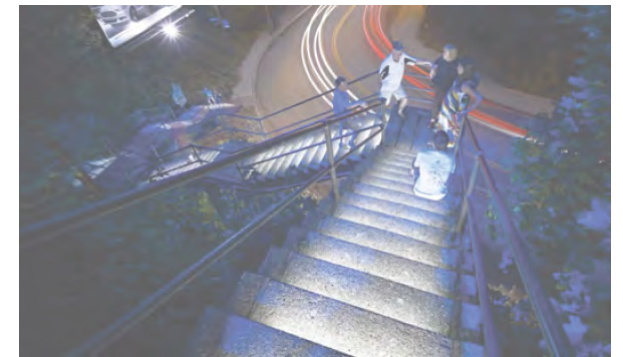
### 03 Swan Street Stairs

Though they serve as an important part of the pedestrian network, the existing Swan Street Stairs are not user-friendly. They are steep, poorly lit, and so long that they can be exhausting to walk all at once. To improve the pedestrian experience, the stairs should be widened, bicycle access ramps should be installed, benches should be located at the terraced sections to provide rest areas for users, and pedestrian lighting should be installed along the length of the staircase. To improve year-round accessibility and safety, the integration of a radiant heat system into the staircase should be considered.

Placemaking features, like a staircase mural, interesting nighttime lighting, or exercise markers, should also be incorporated to make the stairs feel unique and establish them as a landmark for both the neighborhood and the city. Like the Senate and Assembly staircases are symbolic of the nearby Capitol Building, the redesigned Swan Street Stairs could become an iconic element of the Sheridan Hollow neighborhood.



staircase mural



nighttime stair lighting



stair calorie counter



# Mobility Projects



existing conditions: Henry Johnson Boulevard



existing conditions: Ludlow Alley

## 04 Traffic Calming: Henry Johnson Boulevard

Henry Johnson Boulevard is the most heavily-trafficked corridor within the BOA, averaging roughly 15,000 vehicles per day. The street is framed by rowhouses, commercial buildings, and the Arbor Hill/West Hill Library, and its sidewalks are heavily utilized by pedestrians, including children. Traffic calming measures — like curb bump-outs, pedestrian refuge islands, enhanced crosswalks, and street trees — should be implemented along the length of this corridor to enhance the safety and experience of pedestrians and motorists. The intersection of Henry Johnson Boulevard and Sheridan Avenue, which is an important gateway into Sheridan Hollow, should also be redesigned as its current configuration is confusing and difficult to navigate.

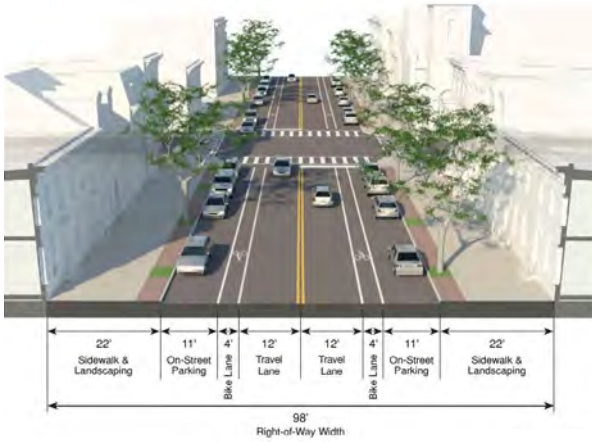
## 05 Alley Extensions

Daytime availability of on-street parking in Sheridan Hollow is severely limited, creating problems for area residents — many of whom do not have driveways. Although a residential parking permit program may not be feasible in the neighborhood due to legislative restrictions, physical solutions could help alleviate parking issues. Where possible, existing alleyways should be extended across the entire block and new alleyways should be created where easements permit. Alleys create vehicular access to the rear of lots, allowing residents to park within the block and freeing up on-street parking spaces for others. Alleys also keep back-of-house functions like trash and recycling out of sight, leaving the primary streetscape cleaner and more inviting.

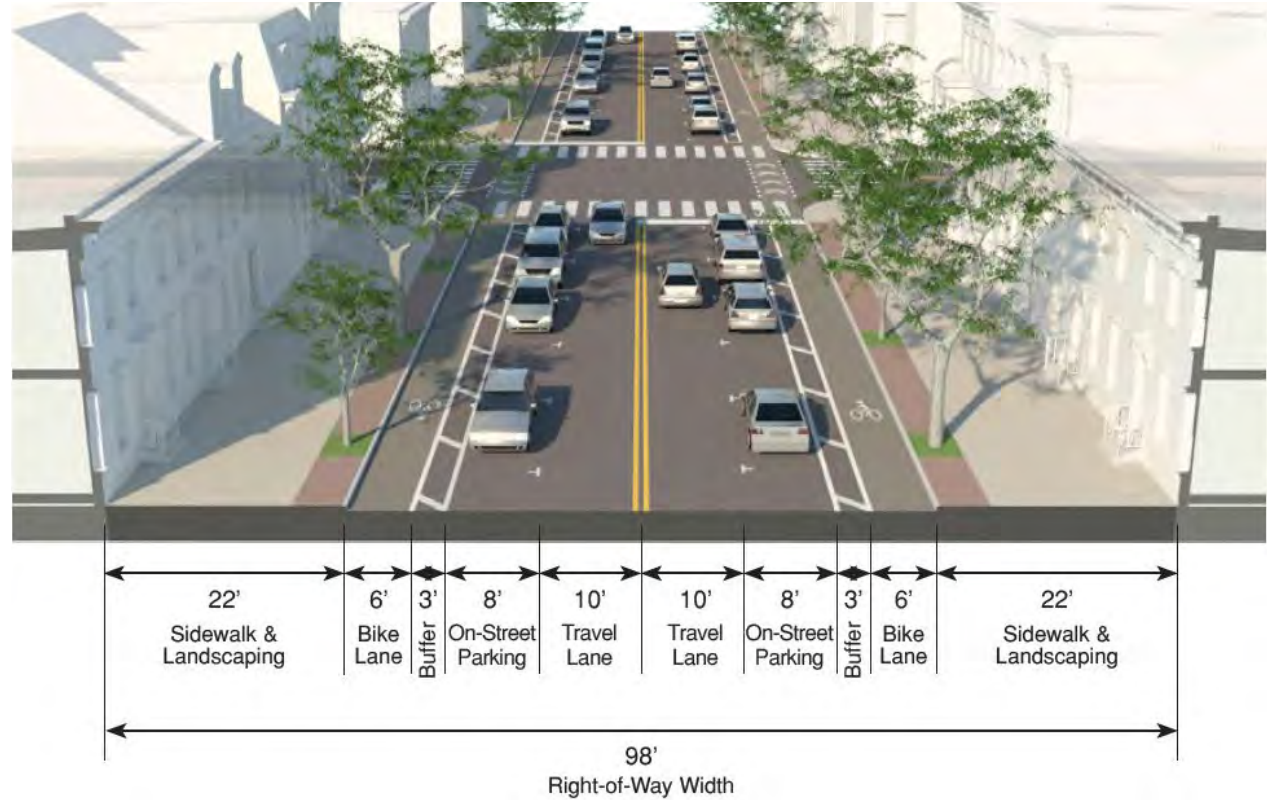
Potential locations for new alleyways include:

- Mid-block between Clinton Avenue and 1st Street, from Henry Johnson Boulevard to the existing alley at Swan Street
- Between Sheridan Avenue and Orange Street, from Lark Street to Dove Street
- Between Orange Street and Clinton Avenue, from Dove Street to N. Hawk Street
- Between Orange Street and Clinton Avenue, from N. Hawk Street to the Albany County Family Court building
- The west side of Lark Street, between Elk Street and Spruce Street
- The east side of Lark Street, between Sheridan Avenue and Orange Street
- The east side of Lexington Avenue, between Sheridan Avenue and Orange Street.

existing conditions



potential improvements (rendering: Sheridan Hollow Neighborhood Plan)



## 06 Multimodal Improvements: Clinton Avenue

At present, Clinton Avenue is unnecessarily wide for the amount of traffic that it receives (annual average daily traffic volumes range from 5,500 to 7,500 vehicles per day). Unnecessarily wide roads encourage speeding, can be difficult for pedestrians to cross, and make corridors feel like pass-throughs instead of destinations. Clinton Avenue, as a largely residential corridor, would benefit from multimodal improvements that narrow vehicular travel lanes and promote safety for cyclists and pedestrians. Reducing travel and parking lane widths along Clinton Avenue would provide more room for cyclists, allow for a buffer between travel and bike lanes, and discourage speeding.

Intersection improvements are also important components of the recommended multimodal upgrades along Clinton Avenue. The following design features are recommended:

- High visibility crosswalks, sidewalk ramps, and detectable warnings at all intersection crossings
- Intersection crossing markings for bicycles
- Pedestrian-activated signals with visual and auditory cues at all signalized intersections
- Bump-outs at intersections to shorten crossing distances, increase pedestrian visibility, and integrate green infrastructure and other amenities into the streetscape
- Mid-block crossings with bump-outs, high visibility crosswalks, and other measures (e.g., rectangular rapid flashing beacons) to increase pedestrian visibility and facilitate crossing to break-up long blocks (e.g., adjacent to 236 Clinton Avenue)



# Mobility Projects



existing conditions: Lark Street / Clinton Avenue intersection



proposed conditions: Lark Street / Clinton Avenue intersection

## 07 Complete Street Improvements

Street corridor and intersection improvements are recommended throughout the Sheridan Hollow BOA to improve and expand mobility for pedestrians, cyclists, and public transit riders of all ages and abilities. Streetscape improvements are recommended on the following priority streets to improve safety, connectivity within and between the neighborhood and surrounding destinations, and to increase multi-modal access:

- **Lark Street:** Streetscape improvements along entire length of the street to improve walkability, including expanded sidewalks and curb extensions at all intersections to define parking and slow traffic.

- **Lexington Avenue:** Streetscape improvements along entire length of the street to improve walkability, enhance aesthetics, and slow traffic.
- **Orange Street:** New sidewalks installed on the block between South Swan Street and North Hawk Street.
- **Sheridan Avenue:** Pedestrian improvements, including expanded sidewalks to narrow the roadway and slow traffic and curb extensions at all intersections to define parking and integrate green infrastructure.

Intersection improvements are recommended at the following high priority locations due to high volumes of motor vehicle and pedestrian traffic:

- Lark St. and Clinton Ave.
- Lark St. and Washington Ave.
- Henry Johnson Blvd. and Clinton Ave.
- Henry Johnson Blvd. and Sheridan Ave.
- Dove St. and Sheridan Ave.

At a minimum, intersection improvements should include high visibility crosswalks, sidewalk ramps and detectable warnings, and curb extensions to shorten crossings and increase visibility.

For the full Complete Streets report for the Sheridan Hollow BOA, please see Appendix 6.1.



proposed conditions: Lark Street / Clinton Avenue intersection, looking west down Clinton Avenue



## SECTION 4: MASTER PLAN

# Public Realm Projects



existing conditions

### 01 Malcolm X Park

Malcolm X Park is an important gateway into Sheridan Hollow, located on a highly-visible corner of one of the most-trafficked routes in the neighborhood. Presently, the park lacks amenities, beyond two benches and signage. A comprehensive design plan has been developed to improve the park, recommending game tables, new seating areas, decorative plantings, and an informational kiosk. A mural on the blank building wall, which serves as the eastern edge of the park, is also recommended to engage visitors and residents.



proposed improvements (rendering: A Crescent Moon LLC)



proposed Veterans Memorial Park  
(rendering: A Crescent Moon LLC)

## 02 Veterans Memorial Park

To allow for the construction of the Sheridan Hollow Village, the former Veterans Memorial Park at the northeast corner of the Sheridan Avenue and Dove Street intersection has been slated for relocation at the empty lot across the street. Habitat for Humanity, the organization that owns the lot, conducted an outreach process with the Neighborhood Association and local veterans to design the memorial and the park space. The final design incorporates a simple memorial, circular benches around the tree beds, and green infrastructure features (see Appendix 6.2).



proposed Swan Street Park (rendering: Sheridan Hollow Neighborhood Plan)

## 03 Swan Street Park

The hill between Elk Street and Sheridan Avenue is a large, State-owned greenspace but, aside from the Swan Street staircase, it is underutilized and not well-formalized. In conjunction with improvements to the staircase, the hill could be landscaped with paths that meander through the trees. Ideally, at least one of these paths would be ADA-accessible to provide an alternate route to the elevator in the Sheridan Hollow Garage. The paths could also be enhanced with historic placards and lighting. The slope of the hill could be used to create an amphitheater with seating for performances and events.



## SECTION 4: MASTER PLAN

# Public Realm Projects



existing conditions



proposed improvements (rendering: Sheridan Hollow Neighborhood Plan)

### 04 Henry Johnson Underpass Art Installation

Many neighborhood residents expressed concerns about the area beneath and surrounding the Henry Johnson Boulevard overpass. Presently, the area is dark, underutilized, filled with litter, and can feel unsafe. Nearby lots are either vacant or poorly maintained and the staircase that leads up to Central Avenue is overgrown and unusable. With creative placemaking efforts, this forgotten space can be transformed into a vibrant multi-use space that serves not only as a gateway into the neighborhood but also as a unique identifier and community gathering space. Recommended

improvements include murals and lighting beneath the highway and on the supporting columns to brighten the space and improve its aesthetic appearance. The stairs to Central Avenue should be cleaned and reopened. The ground-level space beneath the overpass should be designed with pavers and bollards, and should be open and flexible for a variety of different events. Programming could include farmers markets, movie screenings, or a basketball court.



existing site after fire damage



proposed site plan depicting community garden plots  
(rendering: TAP, Inc.)

## 05 Community Park (Sheridan Avenue Lots)

In September of 2018, a fire left 6 homes along Sheridan Avenue destroyed beyond repair. The homes have since been demolished, leaving a vacant 0.5-acre site. TAP Inc. proposed several alternatives for the redevelopment of the site, focused either on replacing the destroyed housing or on retaining the site as green space. Community interest lay in repurposing the site as green space, with particular interest in creating a community garden. The site would feature multiple plots for community use as well as landscape paths and a small parking lot.

### SURVEY SAYS...

Would you use a community garden?

**83%** of respondents said "yes."



## SECTION 4: MASTER PLAN

# Public Realm Projects



example of porous pavement



example of a bioswale

## 06 Green Infrastructure

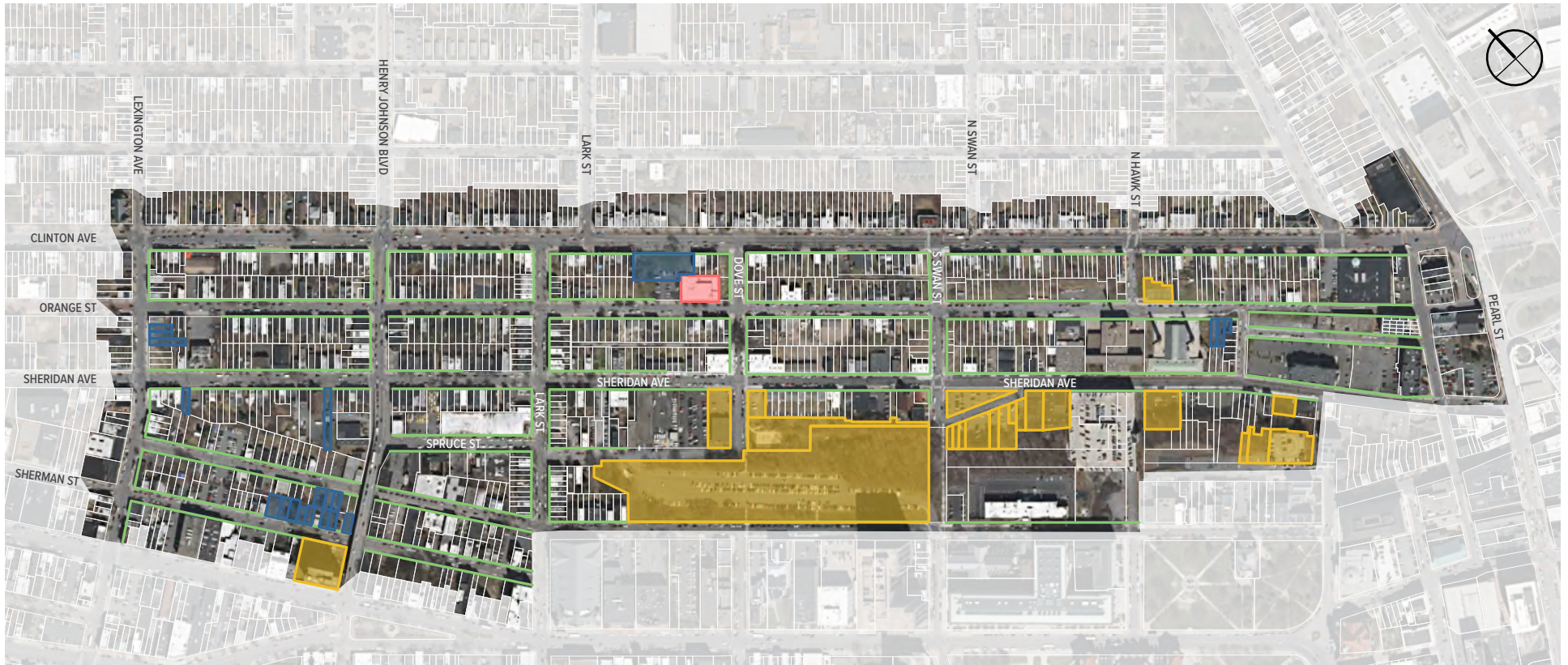
Sheridan Hollow struggles with stormwater runoff because of its aging infrastructure, low-lying elevation, excess of impervious surfaces, and its poor soil quality with limited water absorption ability. Green infrastructure can be an easy, cost-effective way to mitigate runoff by reducing impervious surfaces and managing runoff at the source. A study conducted as part of the BOA planning process recommended a variety of green infrastructure techniques for Sheridan Hollow (see Appendix 6.3).

Porous pavement is proposed for large surface parking lots throughout the neighborhood, including the Elk Street and Road Street lots. Several vacant lots have been identified for the installation of rain gardens, which will not only capture stormwater but also make these vacant lots more attractive and put them to better use. In addition, several flat-roofed buildings, including AHP's offices, were identified as potential locations for green roofs, which allow rainwater to be absorbed by plants and

slows its release into the sewer system. The study also determined that much of Sheridan Hollow's sidewalk system is wide enough and at the proper slope to allow for the installation of bioswales, which are planted streetscape elements that absorb and filter stormwater and will help the neighborhood address localized flooding issues.

Several of the parcels within the BOA are owned by New York State. To collaboratively address stormwater management throughout the





neighborhood, it is recommended that the City and State partner to implement and manage green infrastructure on State-owned lots, particularly those with a high percentage of impervious cover.

The green infrastructure opportunities identified in the map above prioritize parcels owned by local non-profits, community-based organizations, government entities, and receptive private owners. If all of these proposed green infrastructure practices are implemented throughout the BOA,

approximately two million gallons of stormwater could be captured during a typical (90<sup>th</sup> percentile) storm event. This amount of captured rainwater is equivalent to the amount of water contained in three Olympic-sized swimming pools!

## GREEN INFRASTRUCTURE OPPORTUNITIES

- Bioswale
- Rain Garden
- Porous Paving
- Green Roof



# Public Realm Projects



existing Elk Street parking lot (photo: NYS OGS)



example of a parking lot solar canopy (photo: Blue Oak Energy)

## 07 Solar Canopy

In partnership with the State of New York, this project recommends installing a solar canopy over the large, State-owned Elk Street Parking Lot. The installation of solar arrays over the parking lot would provide a significant source of clean energy, demonstrate the State and City's commitment to renewable energy, and transform the parking lot into a productive, attractive space. The proposed project could also be pursued as a community solar installation, enabling Sheridan Hollow residents to buy a share of the project and, in turn, reduce their electricity bills.

Additionally, recent regulation changes to the State Environmental Quality Review Act (SEQRA) now classify solar installations on existing parking lots less than 25 acres in size as a Type II action, which streamlines the environmental review process.

## Community Solar

It can be difficult for tenants and individuals who do not own land or a building to access the benefits of solar energy generation. Community solar programs directly address this problem by enabling individuals to invest in a local solar project and, in turn, save money on their monthly electricity bills.

### How It Works:

Community solar projects are installed in a sunny location within a neighborhood, and any utility customer in the surrounding area (e.g., a National Grid customer) is able to subscribe to a community solar plan (short-term option with little to no upfront capital needed) or purchase a share of the community solar project (larger investment with greater potential savings). Community solar members continue to receive electricity from their local utility and solar credits are applied to their monthly electricity bills, which reduce energy costs.







# Redevelopment Projects

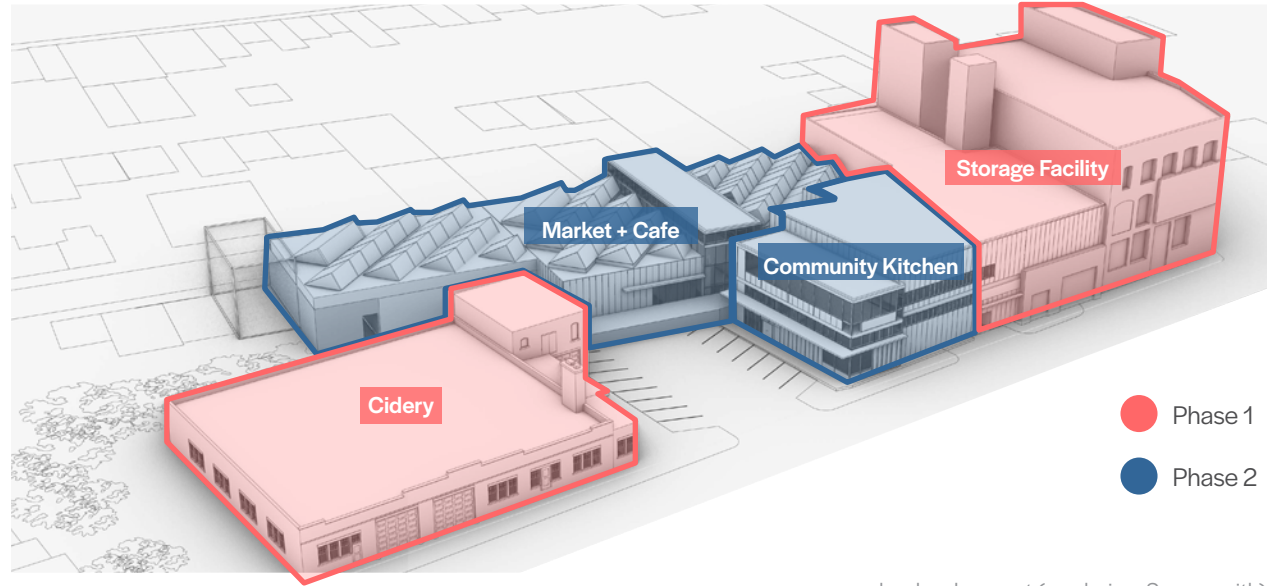


existing site conditions as of May 2020

## 01 Frehofer Building Reuse

The former Frehofer plant presents one of the largest opportunities for redevelopment in the Sheridan Hollow neighborhood. The 1.55-acre complex is ideal for some combination of multi-tenant commercial development and is particularly well-suited for food-related uses like fruit processing, commercial kitchens, or possibly large-scale urban agriculture. Food-related uses at the site would capture available market potential in the area and could help to increase access to fresh foods.

Full build-out of the site would likely result in the creation of approximately 100 full-time jobs and would bring in millions of dollars in investment. To fully capitalize on this potential, it is important for



proposed redevelopment (rendering: Spacesmith)

the neighborhood to work together with AHP and other local and governmental agencies to market the Frehofer site and incentivize developers and potential businesses to invest (see Appendix 3.6 for the Frehofer Historic District Nomination Study). Though some form of environmental remediation will likely be required, redevelopment at this strategic site will bring returns on investment and will help catalyze development in the surrounding area.

**Near the end of the study period, a significant portion of the Frehofer building complex was demolished,** severely limiting the economic feasibility of redevelopment. The proposed uses

at the site, however, still have merit and may also be appropriate for other underutilized buildings in Sheridan Hollow, such as the taxi (133 Lark Street) and bus (203 Spruce Street) garages.

A new, two-phase construction plan has been developed for the Frehofer site (please see Appendix 7.1). In the first phase, the developer/property owner will manage the redevelopment of the existing buildings on the site to create a self-storage facility and cider business. The second phase consists of the construction of a new community kitchen, a year-round market, and office space.

proposed redevelopment  
(rendering: Sheridan Hollow Neighborhood Plan)



existing ACES lot



existing former Hungry Hollow building



## 02 Orange Street Vacant Lot Redevelopment

The 15 vacant lots on Orange Street between Swan Street and Hawk Street are ideal candidates for redevelopment as they are shovel-ready, devoid of structures, and do not require remediation. The lots are also contiguous, allowing for assembly and redevelopment at a larger scale. Habitat for Humanity is in the process of redeveloping a portion of the lots into affordable housing (see Appendix 7.3 for renderings and floorplans). The remaining lots should also be redeveloped as housing or mixed-use residential to complement the Habitat for Humanity project and stabilize the block.

## 03 Mixed-Use Redevelopment (ACES Lot at 236 Clinton Ave.)

The vacant lot at 236 Clinton Avenue fronts one of the busiest and most business-friendly corridors in Sheridan Hollow. Its location and size make it ideal for mixed-use redevelopment, with commercial or office space on the ground floor and residential uses on the upper floors. Furthermore, infilling this lot will help to create a more continuous streetwall on Clinton Avenue and will encourage nearby investment and business development.

The site owner, Albany Center for Economic Success (ACES), has established a partnership with Home Leasing to develop the site. A plan is in place to create affordable housing, commercial space for entrepreneurs, offices, and a drop-in day care.

## 04 Hungry Hollow Redevelopment

The former Hungry Hollow restaurant located at the intersection of Sheridan Avenue and Dove Street is prime, unused retail space. The building's former use as a restaurant positions it well for food-related reuse, such as a commercial kitchen. The space also has the potential to be a flex space – with different uses during different times of the day. One potential reuse scenario involves operating a daycare service during the day and renting out the kitchen space on evenings and weekends. The space could flex as a community center, as well. In combination, the rent-generating activities of the kitchen could help subsidize the operations of a daycare or other community service.



# Redevelopment Projects



existing parking lot on Road Street (photo: Times Union)



proposed redevelopment (rendering: Sheridan Hollow Neighborhood Plan)

## 05 Road Street Redevelopment

This project proposes the redevelopment of eight parcels that currently make up a surface parking lot located on Road Street at the corner of Sheridan Avenue and Swan Street. One of these parcels is owned by Sheridan Parking LLC and the remaining seven parcels are owned by the New York State.

The proposed development is mixed-use, with a combination of industrial, office, and residential spaces fronting Road Street. It would provide

easy access to nearby state government buildings and would also enhance, and be enhanced by, adjacent proposed projects, such as the revamped Swan Street stairs and Swan Street Park. The development would transform an underutilized site into a community asset that expands housing options, increases employment opportunities, and activates the streetscape and adjacent proposed park spaces.



existing conditions on Lark Street between Elk and Spruce Streets

## 06 Lark Street Rehabilitation

The block on Lark Street between Elk Street and Spruce Street is in need of rehabilitation. Many of the rowhouses would benefit from facade repairs, six are Red "X" buildings and likely require structural repair, and two are listed on the City's Vacant Building Registry. These buildings could be rehabilitated as part of the proposed Take Stock in Your Block Program (see the Policies + Programs section) and could be funded in part by grants and financing through the Community Loan Fund of the Capital Region. Rehabilitating this block would help to create an attractive gateway into Sheridan Hollow and would also complement and stabilize redevelopment at the nearby Freihofer site.

## Community Loan Fund of the Capital Region

The Community Loan Fund of the Capital Region is a non-profit community development financial institution centrally located within the BOA at 255 Orange Street. The Community Loan Fund promotes sustainable community development efforts for economically underserved people and communities by providing lending services, technical assistance, and training programs.

### Small Business Loan Program

Women, minorities, and people of low income are eligible for low-interest small business loans from the Community Loan Fund. These loans may be used to:

- Acquire or rehabilitate property
- Purchase equipment
- Assist with cash flow or create capital
- Invest green technologies

### Non-profit Loan Program

Non-profits specializing in affordable housing, human services, and community revitalization can obtain financing from the Community Loan Fund to:

- Assist with the purchase or renovation of property for office space, affordable housing, or supportive housing
- Improve energy efficiency of buildings
- Assist with cash flow
- Purchase equipment
- Expand programs or services



# Redevelopment Projects



existing conditions

## 07 Affordable Housing Redevelopment + Parking

This project proposes the redevelopment of ten vacant parcels on Sherman and Elk Streets as townhouse-style affordable housing with on-site parking. Both rental and homeownership options could be offered in order to diversify the available housing types in the neighborhood. This project should be pursued in partnership with the Albany Housing Authority (AHA), as owner of the site. AHA operates the Townsend Park Homes public housing complex directly across the street.



existing conditions

## 08 Mixed-Use Development with Healthy Cafe (129 Lark St.)

The site of the former Li Ming Restaurant is located on a highly-visible corner lot at the intersection of Sheridan Avenue and Lark Street. A three-story, mixed-use development is proposed for the site and would fit within the existing character of the surrounding neighborhood. A healthy cafe or convenience store is proposed for the first-floor to provide more options for and increase access to fresh foods. The upper floors of the building would be residential and a small surface parking lot could be included on site to support the daytime parking needs of the first-floor establishment.



proposed conditions (rendering: Dover Kohl)

## 09 Mixed-Use Gateway (283 Sheridan Ave.)

The vacant lot at 283 Sheridan Avenue is located at an important gateway into the neighborhood. Because of its highly-visible corner location on a well-traveled corridor, significant potential exists to redevelop this lot. A mixed-use building would be ideal for the site, with first-floor retail or restaurant space and upper-floor residential. The first-floor commercial space could spill out with a small seating or plaza area to engage the sidewalk. Enhanced crosswalks and other streetscaping features in this area would also help to create a walkable neighborhood center and position this building as an attractive gateway amenity.



proposed redevelopment (rendering: PLS Development Corporation)

## 10 Lexington/Sheridan Ave. Mixed-Use Development

This project proposes several development projects adjacent to the Lexington and Sheridan Avenue intersection to transform this underutilized corner into a vibrant mixed-use community asset.

1. **The agglomeration and redevelopment of a 7-lot, 0.35-acre site on the northeast corner of the Lexington and Sheridan Avenue intersection.** The site is presently vacant and is owned by Albany Community Action Partnership (ACAP), a local non-profit. The site's corner location and proximity to other businesses make it ideal for redevelopment as a commercial space. The size of the site also presents opportunities for a multi-tenant

space. Rent-generating commercial activities at the site could help support other potential non-profit uses on site, including a daycare or community space.

2. **The conversion of a former bakery at 77-79 Lexington Avenue into a residential development.** This project is currently underway and being led by PLS Development Corporation, the non-profit arm of Christ Church of Albany.
3. **Construction of new residences on the vacant lot at 61-67 Lexington Avenue.** This project is also underway and being led by PLS Development Corporation.



former Tile Factory existing conditions

## 11 Community Manufacturing and Public Space (233, 237, and 241 Sheridan Ave.)

This proposed project entails renovating the former Tile Factory located at 237 Sheridan Avenue and opening it back up for community use as a small commercial/manufacturing space. The property owner also owns the vacant lot at 233 Sheridan Avenue, which could be integrated into the redevelopment project and allow for the expansion of the former Tile Factory. Immediately adjacent to the site is a City-owned parcel that was a former playground (241 Sheridan Avenue). Redevelopment of this City lot into a dog park or other community use would complement and enhance the redevelopment of the former Tile Factory.



# Policies + Programs



## 01 Encourage a Mix of Incomes and Ownership

The City of Albany has one of the greatest disparities in white and black homeownership rates nationwide. In Albany's predominantly white neighborhoods, the homeownership rate is approximately 70% compared to a homeownership rate of less than 15% in Sheridan Hollow, which is a predominantly minority community.

Encouraging a mix of incomes and increasing homeownership rates among minority populations are critical strategies to revitalizing Sheridan Hollow, supporting a diverse residential community, and addressing historic disinvestment. In particular,

successful implementation of these strategies will allow for local wealth creation, increase tenure, and provide families with housing stability which, over time, can contribute to better financial outcomes for households. The following actions are recommended:

**1. Enforce inclusionary zoning requirements:** Albany's Unified Sustainable Development Ordinance includes incentives and requirements for the provision of affordable housing. Developers should be encouraged to utilize the available incentives for affordable housing, and City

enforcement of affordable housing requirements in the approval of new developments should be prioritized.

**2. Prioritize homeownership in neighborhoods where ownership rates are significantly below the city as a whole:** Several funding sources exist to support homeownership. However, advocacy by AHP and its partners is needed to ensure that available funding resources are strategically distributed to communities with the greatest need.

### 3. Continue funding existing programs that support homeownership:

Several programs and non-profits already exist to support first-time homebuyers, and these programs and organizations should continue to be financially supported by government agencies, non-profits, and through the creation of new revenue streams, including:

- Downpayment assistance programs (e.g., Albany's Home Acquisition Program, Federal Home Loan Bank's Homebuyer Dream program)
- Mortgage products for homeownership (e.g., State of New York Mortgage Agency's (SONYMA) Neighborhood Revitalization Program, SONYMA and FHA acquisition and repair funding)
- Affordable Housing Partnership Homeownership Center, which provides housing counseling assistance and credit repair programs and connects homebuyers to technical and training resources
- Historic Albany Foundation, which provides resources for completing repairs to historic properties and information about available tax credits
- Albany County Land Bank (ACLB), which offers an Equitable Ownership Program that provides reduced pricing and lower closing costs to low-income, first time buyers of Land Bank properties in targeted neighborhoods. ACLB also offers a Neighbors for Neighborhoods Program that makes rehabilitated rental properties available for sale to local owners.

- Albany County Housing Trust Fund should be permanently funded utilizing revenue streams such as a percentage of mortgage recording taxes or filing fees. Assistance to homebuyers purchasing in neighborhoods with low ownership rates should be established as a priority program.

### 4. Establish a training program to build community development capacity:

In partnership with the ACLB and Historic Albany Foundation, expand the Restoration Faire Developer Training program. Currently, this program provides information on acquiring land bank buildings, the building permit process, and financing and incentives. However, additional training and mentoring resources are needed to fully develop this program and build capacity within the local community to pursue redevelopment projects. One model is the Jumpstart Germantown Training Program and Developer's Network, which provides new developers with information on the basics of real estate development — including property sourcing, due diligence, financing, design and construction, and leasing and selling — and offers mentorship opportunities.

## Jumpstart Germantown Training Program & Developer's Network

Jumpstart Germantown is a community development program focused on revitalizing the Germantown section of Philadelphia. The program provides local entrepreneurs and aspiring developers with training, mentoring, networking, and financial resources and utilizes a collaborative approach to real estate development that emphasizes resource and information sharing.

Jumpstart's unique training program, developer's network, and loan program provides a strong foundation that:

- Creates opportunities for local residents to invest in their neighborhood
- Builds local wealth
- Supports scattered-site rehabilitation, as opposed to urban renewal
- Encourages a healthy mix of affordable and market-rate housing
- Improves neighborhood safety and raises property values by reducing blight
- Helps first-time investors become more attractive to traditional lenders
- Promotes diversity and, in turn, changes the face of real estate development



# Policies + Programs



## 02 Provide Opportunities for Residents to Age in Place

Throughout the planning process, Sheridan Hollow residents highlighted the desire to age in place in the neighborhood. A multi-faceted approach is necessary to ensure residents have the resources necessary to age in place, including:

- Providing a robust mix of uses in the neighborhood and around the neighborhood. Access to a pharmacy, medical and social services, and a grocery store are particularly important.
- Ensuring equitable access to mobility options, including public transit and safe, accessible pedestrian infrastructure.
- Encouraging residential building designs that provide a first floor bedroom and bathroom.
- Updating the City's Unified Sustainable Development Ordinance to permit live/work units within residential districts.

## Naturally Occurring Retirement Communities (NORC)

The New York State Office of the Aging supports Naturally Occurring Retirement Communities (NORCs), which operate through multi-disciplinary partnerships to help a community become a great place to grow older. A Neighborhood NORC can be established in a community that has at least 30 percent of residents who are older adults (age 60+). NORC services can include: case management, information and assistance, healthcare management, transportation, personal care aides, shopping assistance, telephone or visiting contacts, home repairs, and group activities.



### 03 Promote and Improve Neighborhood Sustainability

AHP is in the process of developing a framework for a Sheridan Hollow Eco-District, which will include energy retrofits and solar installations on upgraded owner-occupied homes throughout the neighborhood. By providing technical support, home repair assistance, and defraying upfront costs, the Eco-District program seeks to make solar installations a viable energy alternative for low- and moderate-income residents. Solar installations and energy retrofits lower household energy costs and reduce greenhouse gas emissions. They also strengthen the quality of housing and can make Sheridan Hollow a more attractive choice for prospective tenants and homeowners. The program will also create ten internships, for which under-employed neighborhood residents will be prioritized. On-the-job training will be provided for these residents in hopes of fast-tracking their employment in the growing clean energy industry.

See Appendix 5.3 for additional information regarding a proposed framework for a Sheridan Hollow Eco-District.

### How does the Eco-District Project work?

**Marketing and Outreach.** AHP will work with the Neighborhood Association to market the program and provide homeowners with assistance in applying for the program and determining income eligibility.

**Home Energy Assessment.** A proposed scope of energy efficiency measures including but not limited to insulation, weather sealing, heating, and hot water system upgrades will be developed and evaluated to confirm that the energy savings is worth the investment.

**Solar Installation Assessment.** The home will be evaluated for the appropriateness and feasibility of solar, including building readiness.

**Determination of Needed Home Repairs to Support Energy Work.** AHP will coordinate with contractors to ensure that roof and chimney repairs, asbestos abatement, and electrical upgrades are completed as necessary to facilitate solar installation.

**Final Plan and Installation.** AHP will work with the homeowner to access grants, loans, and volunteer resources and help troubleshoot issues during construction.



# Policies + Programs



## 04 Support the Maintenance of Occupied Properties

The Sheridan Hollow neighborhood faces several challenges related to maintaining occupied properties. These challenges include:

- Over 70% of housing units were built prior to 1939, which increases the likelihood of environmental risks (i.e., lead, asbestos) and the need for substantial repairs
- The incomes of owner occupants are typically low, which increases the difficulty of qualifying for and securing loans to make improvements
- Neighborhood property values are low, which reduces owners' ability to borrow against the equity they have in their home

A three-pronged approach is recommended to address these challenges:

- 1. Prevent vacancy.** By providing resources to support the maintenance of occupied properties, vacancies, which require significant additional resources, can be prevented.
- 2. Mitigate health risks.** Poorly maintained homes are more likely to expose inhabitants to lead, asbestos, pests, and mold. Exposure to environmental hazards is particularly detrimental to Sheridan Hollow residents, as the neighborhood already has one of the highest rates of asthma in the County.

- 3. Increase sustainability.** Maintenance actions that provide co-benefits, such as energy retrofits and sustainability measures, should be prioritized to help lower energy bills, improve air quality, and increase property values.

Several City and State resources already exist to support the maintenance of occupied properties, such as energy efficiency and weatherization programs (NYSERDA and NYS Homes & Community Renewal programs), financial assistance for home repairs (the City's Home Owner Assistance Program), and abatement of contaminants (the City's Lead Safe Housing Program). However, these resources are not well coordinated. In addition to AHP's and its partners' efforts to improve access to existing programs, the following new programs are also recommended:

- **Green & Healthy Homes Initiative (GHHI):** This program would take a whole-house approach to reduce energy consumption and mitigate health and safety hazards. Now more than ever given stay-at-home orders related to the COVID-19 pandemic, health and safety hazards must be proactively addressed. A GHHI approach to home maintenance focuses on keeping homes dry; removing pests and dander; eliminating exposure to chemicals and trip and fall hazards; providing detection mechanisms for fire and carbon monoxide; improving ventilation; and, increasing energy efficiency.

The Capital Region has a fledgling program that seeks to coordinate and integrate existing resources so that a household may be assisted in the most comprehensive way. However, additional funding and a coordinated approach among home repair agencies are needed to support and grow this program into the envisioned GHHL.

- **City-Administered Emergency Repair Program:** Establish a sustainable emergency repair program that combats blight by improving living conditions for city residents. Elements of the program would include: extensive outreach to property owners and tenants to build awareness of the program; a communication system to handle tenant complaints and notify property owners when an emergency repair is required; the development of a clear definition of what constitutes an emergency repair and which buildings and neighborhoods will be targeted for enforcement; and, the establishment of tenant protections against retaliation and displacement. Proposed financing of emergency repairs includes negotiated payment plans secured by property lien, rent escrow, and the addition of repair costs to property taxes (see Appendix 5.4 for more detailed recommendations).

- **Facade Improvement Program:** Several mixed-use buildings in Sheridan Hollow are characterized by boarded-up facades where ground floor commercial spaces once existed. Grants to support re-activating those facades, including art or merchandise display spaces, would re-energize many blocks in the neighborhood. The City of Albany has an existing program to provide facade improvement grants to small businesses and/or commercial property owners for exterior renovations. Expanding and extending this program to formerly mixed-use buildings would allow existing building owners to participate in and contribute to neighborhood redevelopment efforts.

## Coordinated Repair Services

AHP has been facilitating the coordination of repair programs through GHHL. An example of the need for coordination is when a resident applies to the Weatherization program to replace a failed heating system and insulation to keep energy bills low. Upon inspection, the weatherization program discovers that they cannot insulate the home due to a roof leak that has caused mold in the attic. By coordinating services, AHP can assist the resident in applying to the City of Albany's home repair program for a roof replacement and address the mold; access NYSEDA's Assisted Home Performance program for grants to install the new heating system; and the Weatherization program to supply insulation and air sealing services. The resident is assisted in completing applications and Income qualifying documentation is supplied once by the resident and shared with the other programs. A project is completed that otherwise may have been stalled.



# Policies + Programs



## 05 Proactively Rehabilitate and Redevelop Vacant Buildings

Several vacant buildings are located throughout the BOA area. Vacant buildings can pose a risk to public safety, negatively impact neighborhood aesthetics, and create a perception of blight. A combination of City and State strategies, new programs and resources, and improvements to existing programs are recommended to holistically address, rehabilitate, and redevelop the vacant buildings in Sheridan Hollow.

### 1. Create a “Take Stock in Your Block” program to strategically redevelop vacant buildings and create new opportunities for home ownership:

This proposed program would incentivize the rehabilitation of vacant buildings, with an emphasis on properties that have the greatest potential to transform the neighborhood and catalyze additional investment. Once buildings have been rehabilitated, they would be made available for owner occupancy and/or for purchase by nearby local owners — specifically, people who have already invested in their neighborhood and therefore have the most at stake in the success of their neighborhood. The "Take Stock in Your Block" program would make a variety of funding sources available — such as grant funding, private financing, and support incentives — to neighborhood residents to defray the high costs of building purchase, rehabilitation, and/or demolition.

The program would assist neighborhoods in identifying key vacant buildings in need of rehabilitation. Properties would be targeted that have the greatest potential for long-term, spill over impact into the neighborhood, generating additional investment by other local investors. Unlike other existing funding streams, which require many units or very low income occupancy to be competitive, "Take Stock in Your Block" is intended to be flexible and support building rehabilitation and home ownership for a mix of incomes.

This proposed program would also incorporate an education series offered by nonprofits like Historic Albany Foundation that would empower residents

to tackle a vacant building, with workshops on how to identify building issues, develop comprehensive work scopes, select contractors and finance repairs.

See Appendix 5.2 for a detailed proposal of the "Take Stock in Your Block" program.

### 2. Implement City strategies to proactively manage vacant buildings:

Proactively managing vacant buildings will help to reduce the perception of blight, minimize the need for emergency demolitions, and improve the overall perception and aesthetic of the neighborhood. The City of Albany is encouraged to pursue the following recommendations:

- Establish an early warning system to proactively identify vacant buildings, such as monitoring water usage and roof collapse.
- Enhance code enforcement to hold property owners accountable and quickly respond to code violations that lead to building deterioration and compromise public safety.
- Create and implement an emergency demolition protocol that prioritizes building stabilization and rehabilitation over demolition (see Appendix 5.5).
- Increase neighborhood value by adding Historic District signage, history markers, and removing Red X signage. While it is important to clearly communicate structurally unstable buildings to the Fire Department, a less obvious alternative to Red X signage is recommended, as the Red X creates a stigma for the neighborhood.

### **3. Implement State strategies to support the redevelopment of vacant buildings:**

The following improvements are recommended to State legislation and funding sources to promote the redevelopment of vacant buildings:

- Improve Article 19A of New York State Real Property Actions and Proceedings Law to promote the acquisition and rehabilitation of abandoned buildings (see Appendix 5.4).
- Amend the NYS BOA program to allow for the funding of hazardous material abatement (e.g., asbestos, lead, mold), demolition, and the construction of streetscape improvements.
- Evaluate government requirements for the abatement of asbestos and other hazardous materials (e.g., asbestos notification requirements) that delay redevelopment projects and create undue financial burdens for owners/developers (see Appendix 5.1).

### **4. Establish new financing models to fund and incentivize the rehabilitation of vacant buildings:**

State and local public subsidies are needed to support and encourage the redevelopment of vacant buildings.

Recommended funding sources include:

- Creating a revolving loan fund to stabilize vacant buildings.
- Establishing a funding model for land banks to increase their ability to acquire and rehabilitate vacant buildings and, in turn, create new,

affordable home ownership opportunities (see Appendix 5.1 for specific funding recommendations).

- Creating a community development tax incentive program to support high-impact, community-led economic development initiatives (see the Massachusetts Community Investment Tax Credit as a model).

### **5. Develop technical and training resources:**

The development of a Vacant Building Toolkit, led by AHP, is recommended to empower residents, property owners, and developers to understand and implement best practices for rehabilitating and redeveloping vacant buildings. This Toolkit would provide access to technical resources, summarize funding and financing options, and provide guidance for navigating City and State permitting requirements.

The development of a workforce training program — in partnership with the City of Albany, ACLB, and Historic Albany Foundation — focused on building rehabilitation and salvage/demolition, where necessary, is also recommended to build local capacity and diversify employment opportunities for neighborhood residents.

## **Massachusetts Community Investment Tax Credit**

The state of Massachusetts offers a 50% tax credit against Commonwealth of Massachusetts tax liability. Donors invest in a Community Development Corporation's Community Investment Plan, providing working capital used to seed new programs, fill funding gaps and leverage other resources. Eligible projects may include affordable housing, job development, business development, and neighborhood revitalization, as well as creative efforts to link community development to public health, education, the creative economic, public safety, and environmental sustainability.

Funds are funneled through State certified Community Development Corporations and are invested in community development business plans. Multi-year funding is available.



# Policies + Programs



## 06 Create Opportunities to Improve and Redevelop Vacant Lots

A suite of programs, policies, and resources are recommended to mitigate the impacts of vacant lots in the Sheridan Hollow neighborhood. All of these recommendations will require partnerships between government and non-profit organizations to achieve.

**1. Create an “Adopt a Lot” program to support improvements by local residents:** The City of Albany and the Albany Community Land Trust are presently piloting a program to provide small grants to residents who agree to “adopt” vacant lots that are owned by the Albany County Land Bank

(ACLB). Grants can be used for improvements, such as community gardens and pop-up retail opportunities for small businesses, or as a stipend for lot maintenance. Promoting this program in the BOA, which is home to multiple ACLB-owned vacant lots, would be an effective way to encourage reuse of these sites and to build a sense of community ownership and pride.

**2. Establish a Strategic Acquisition Fund to better position vacant lots for redevelopment:** ACLB is in the process of developing a Strategic Acquisition Fund to acquire underutilized properties and

to aggregate smaller properties that could be combined into a larger development. Abandoned buildings could also be packaged with vacant lots to increase the scale and effects of redevelopment.

**3. Explore tax incentive programs:** The creation of a Land Assemblage Tax Credit program would incentivize developers to assemble vacant lots into larger redevelopment projects and would also support the implementation of the ACLB's Strategic Acquisition Fund.



**4. Provide technical resources to support the improvement of vacant lots:** Local nonprofit TAP, Inc. partnered with AHP to develop a Vacant Lot Toolkit – an online resource manual that residents, property owners, and developers can access to learn about best practices for redeveloping vacant lots (see Appendix 2.4 for key findings and recommendations that informed the development of the Toolkit). The manual guides users through the technical processes of zoning, ownership, stormwater management, and other legal requirements. The Albany Vacant Lot Toolkit can be accessed at:

<https://www.vacantlottoolkit-albanyny.com/>

## Pittsburgh Vacant Lot Toolkit

In 2015, the City of Pittsburgh adopted an "Adopt-a-Lot" Ordinance to its city code and created a program by which residents could use City-owned vacant lots for food, flower, or rain gardens. To explain this program in a more accessible and easy-to-understand way, the Department of City Planning created a companion Vacant Lot Toolkit. The toolkit is a highly-visual instructional guide that walks users through the process of adopting and reusing vacant lots and also provides sample plans for different types of projects.

Pittsburgh's Adopt-a-Lot program is quite robust and offers two ways to adopt a lot: through license or through lease. Licenses are for one year and can only be used for flower or edible gardens. Leases can be used for edible, flower, or rain gardens and, after the successful completion of a one-year term, can be renewed for up to three additional years. Lessees can also apply to have a market stand on their lot so that they can sell what is grown on site, up to \$1,000 in sales.



# Policies + Programs



## 07 Increase Parking Availability for Residents

Locating a parking spot in Sheridan Hollow can be challenging for residents for a variety of reasons. On-street parking is in high demand for both residents and State employees during weekdays; there is a lack of off-street parking lots available to residents; and current zoning ordinances and State laws prevent the creation of additional on- and off-street parking for the exclusive use of residents. Addressing parking availability issues in Sheridan Hollow requires a multi-pronged approach, including the following recommendations:

- Conduct a parking study to document on-street parking utilization at different times during the day on weekdays and weekends.
- In partnership with State representatives, introduce legislation to expand the City of Albany's residential permit parking system to improve access to on-street parking for Sheridan Hollow residents during weekdays.
- Change Albany's Unified Sustainable Development Ordinance to permit small, landscaped off-street parking lots in residential and mixed-use districts.
- Promote CDTA's Universal Access Program as a viable transportation option for State employees and tenants of the newly renovated Home Leasing properties.





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Welcome to our  
GARDEN