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**ANALYSIS OF
THE SHERIDAN
HOLLOW BOA**



Inventory + Analysis

EXISTING ZONING

The City of Albany Unified Sustainable Development Ordinance (2017) is the regulatory framework that guides land use and development in the city. Most parcels in the BOA area are zoned as some form of residential (62%) or mixed-use (38%), while the few remaining parcels are zoned as light industrial.

Residential Zoning

The lots along Clinton, Orange, Sheridan, and Lark are zoned largely as **R-T, Residential Townhouse**, while a cluster of lots bounded by Lexington, Sherman, Lark, and Orange is zoned as **R-2, Residential Two-Family**. Collectively, these districts allow for a blend of single- and two-family residences in two- to three-story structures on medium- to small-size lots.

Mixed-Use Zoning

Throughout the RT zone, particularly at intersections, multiple parcels are zoned as **MU-NE, Mixed-Use Neighborhood Edge** which provide opportunities for small and start-up businesses in live-work environments. Parcels along Lexington are zoned as **MU-NC, Mixed-Use Neighborhood Center**.

This area provides a mixture of residential options, local retail, and small-scale uses to support the surrounding neighborhood. Parcels along Central are zoned as **MU-FC, Mixed-Use Form-Based Central Avenue** – a district which encourages strategic redevelopment to complement bus rapid transit services along the corridor. The southern portion of the BOA area is zoned as both **MU-CU, Mixed-Use Community Urban** and **MU-DC, Mixed-Use Downtown**. These districts, as they are closest to Downtown Albany, allow for a wide variety of retail, residential, and commercial uses and are intended to serve an area larger than a specific neighborhood.

Light-Industrial Zoning

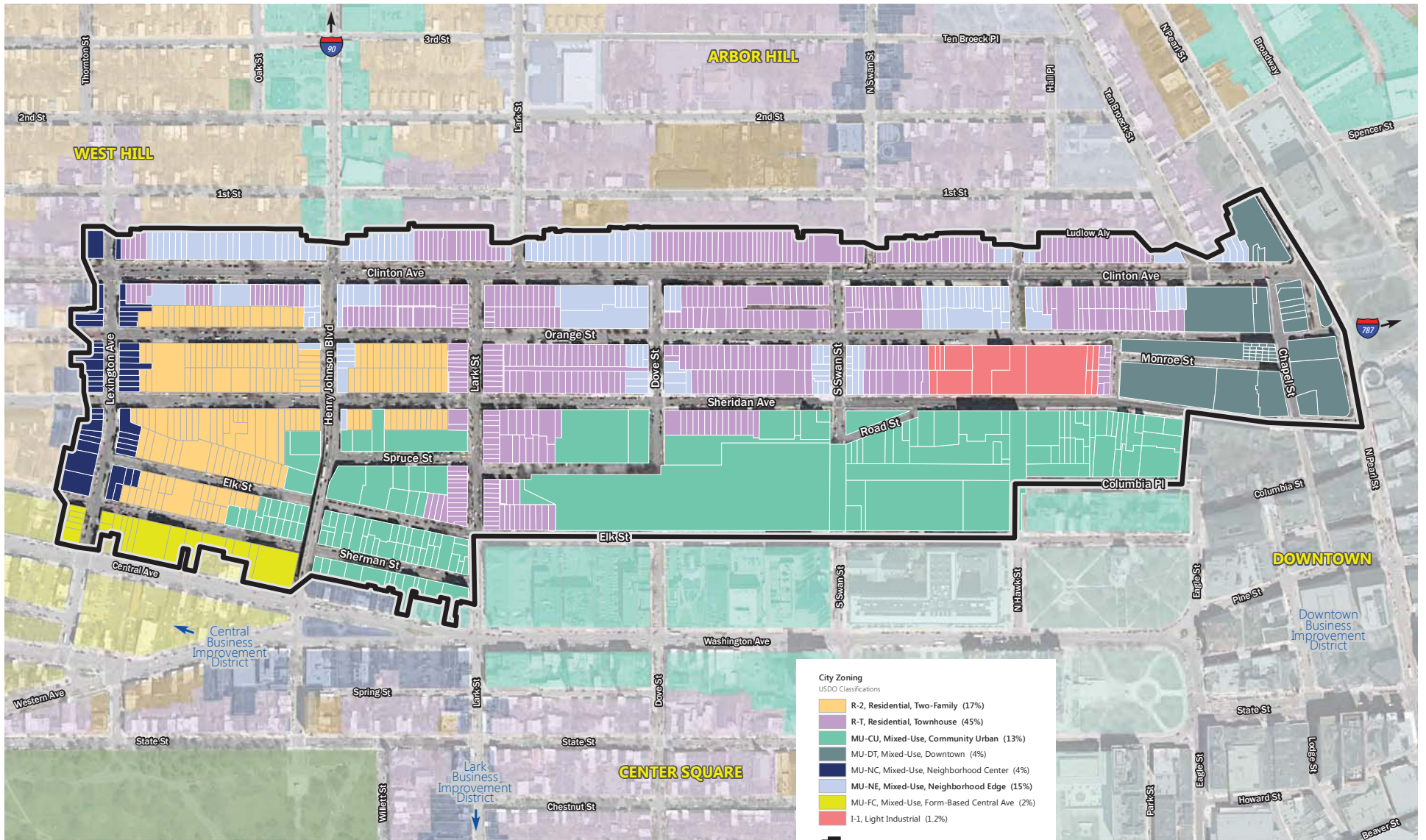
A small area of **I-1, Light Industrial** uses are permitted between Sheridan and Orange where the steam plant and decommissioned waste-recovery plant are located.

PROPOSED ZONING CHANGES

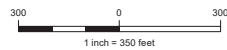
In 2017, the City of Albany updated and streamlined its Zoning Code through a project called ReZone Albany. Due to its mix of uses, the Sheridan Hollow neighborhood requested a special zoning review. Members of the neighborhood association have begun outlining a preliminary map of the proposed zoning updates that will be submitted to the City for consideration (see Appendix 2.5).

Neighborhood concerns include: ensuring that the proposed zoning updates support new housing development, encouraging redevelopment of vacant commercial spaces with complementary uses, and allowing for off-street parking. In order to increase the availability of off-street parking in the neighborhood, the following zoning strategies are recommended:

- Allow new parking lots on blocks with commercial uses;
- Allow new parking lots on blocks where existing on- and off-street parking cannot accommodate 1 car for 80% of the housing units;
- Establish design requirements for parking lots to increase landscaping and encourage productive uses, such as community and rain gardens; and
- Allow for the creation of permit-parking only lots.



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Data Source:
City of Albany Department of Planning and Development, Unified Sustainable Development Ordinance (USDO) boundaries. Adopted June 2017.



City of Albany, Albany County, New York
Sheridan Hollow BOA Nomination
EXISTING ZONING MAP

Inventory + Analysis

EXISTING LAND USE

Understanding existing land use patterns is important when considering potential redevelopment scenarios for the BOA area. Evaluating this information will assist in determining how proposed development can best fit into the existing urban fabric and will indicate where regulatory changes might be required to realize the vision for the Sheridan Hollow BOA.

Residential and Commercial

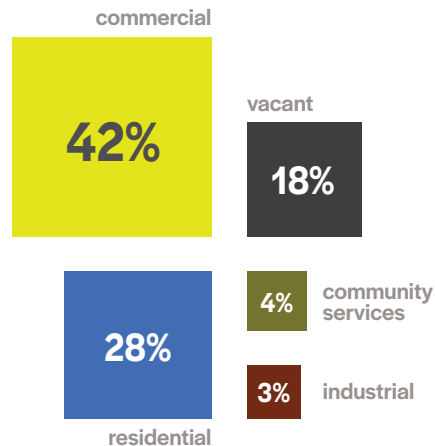
By area, land use in the study area is primarily commercial (42%) and residential (28%). Small-lot commercial uses are interspersed among the row houses and larger commercial parcels are concentrated in the southern portion of the BOA area, nearest Downtown Albany. Many of these commercial parcels include large, on-site, surface parking lots (like the Elk Street Parking Lot) which make this portion of the study area considerably less dense. Residential parcels are comprised mostly of multi-family row houses along Clinton Avenue, Orange Street, and Sheridan Avenue. By number of parcels, residential uses (50%) dominate the BOA area, but their small lot sizes rank them second overall in terms of total area.

Vacant

Vacant land use (18%) covers the third largest area of the BOA, behind commercial and residential. Nearly 274 parcels (or 25% of all parcels) are vacant. These vacant parcels are dispersed throughout the neighborhood and create gaps in the urban fabric by disrupting the continuity of row houses and other occupied parcels. It is important to rehabilitate vacant parcels so that they can positively contribute to the neighborhood and to the tax base.

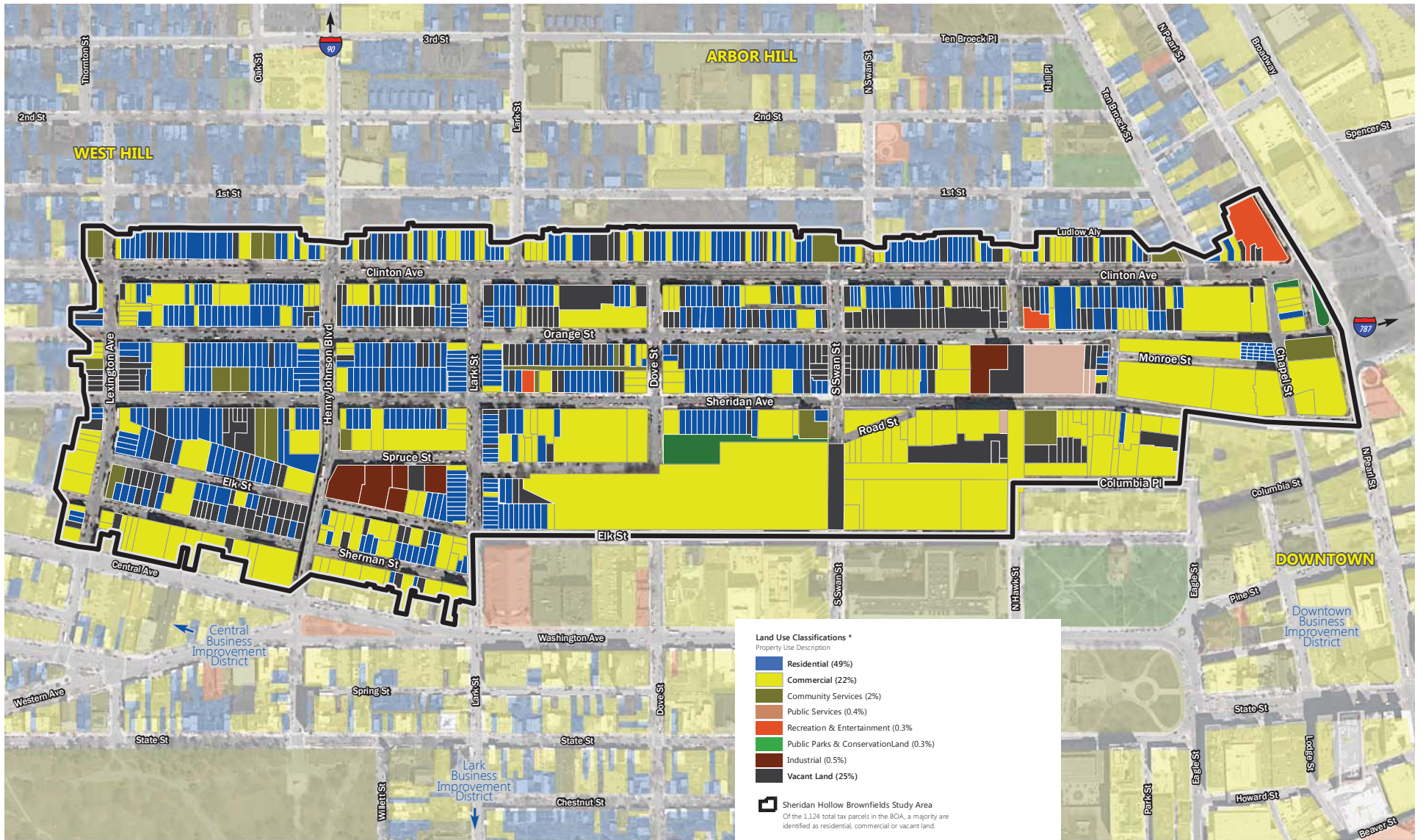
Other Uses

By land area, there are very few community services (4%), parks (1%), and recreation (1%) land uses within the BOA area. These land uses provide important resources and amenities to the community and should be bolstered where possible.

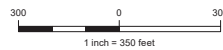


KEY FINDINGS: ZONING + LAND USE

1. Parcels in the BOA are zoned primarily as residential or mixed-use, providing a blend of residential options, local retail, and other uses consistent with the neighborhood scale.
2. Utilized land in the BOA area is largely residential or commercial. A variety of small and local businesses serve the surrounding neighborhood, though few parks, community services, and recreational amenities exist.
3. A significant portion of the BOA's land area – almost 18 acres in total – is vacant. These lots provide opportunities for the redevelopment of vacant parcels, infill, and potential new construction as well as for green space, green infrastructure, and other community uses.



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Data Source:
City of Albany Department of Assessment, property class (land use) codes. Last revised, July 2019.

* Disclaimer:
Property Class Codes are assigned by the City Assessor to describe the primary land use of a site, and is based on change of use orders submitted by the landowner or principle use, as observed by the Assessor.

It is understood that Class Codes may be misleading in their reflection of existing property use. For example, a parcel may be coded as vacant land, but currently used as a community garden or other neighborhood green space.



City of Albany, Albany County, New York
Sheridan Hollow BOA Nomination
EXISTING LAND USE MAP

Inventory + Analysis

LAND OWNERSHIP PATTERNS

Ownership patterns can impact the type, location, and potential for future redevelopment. Some projects may be easier to implement on publicly-owned property while others may be more appropriate on private parcels. Information on ownership patterns facilitates the engagement of land- and building-owners, enabling relevant organizations and agencies to provide repair resources and to work with the City of Albany's Department of Buildings and Regulatory Compliance to motivate owners of vacant and abandoned buildings to bring their property up to code or to sell.

Private Ownership

By land area, the BOA is primarily privately-owned (79%). Of the more than 1,000 privately-owned parcels in the BOA, 58 are owned by the Albany County Land Bank and 11 are currently in Habitat for Humanity's pipeline for new construction.

Public Ownership

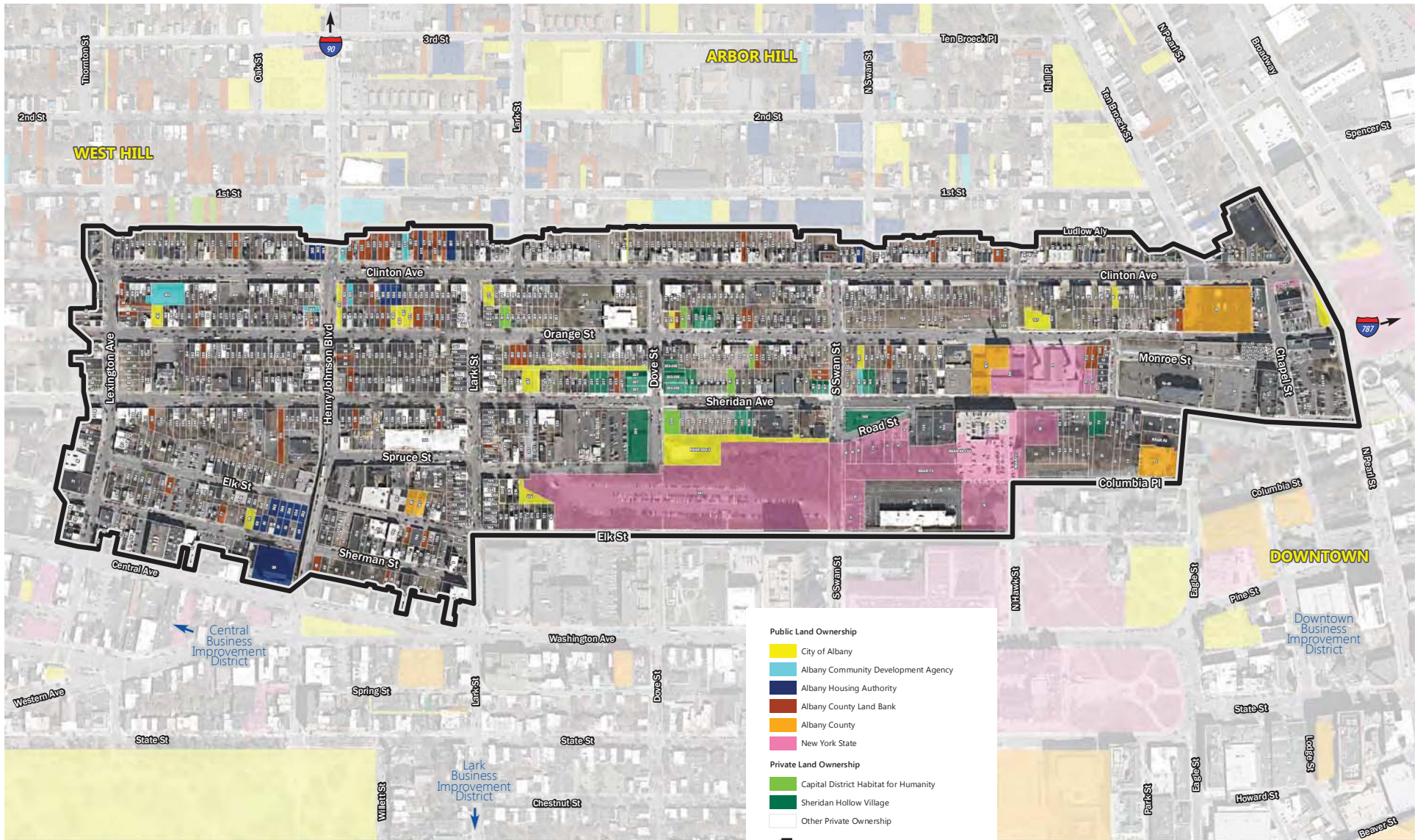
Nearly 21 acres of land in the BOA area are publicly-owned, with the largest share (almost 15 acres) being owned by New York State. The State owns parking lots on Elk and Road Streets as well as the Sheridan Hollow Garage, which provide parking for the nearby Capitol complex. The City and County of Albany also own land in the BOA area, including parks and open spaces and municipal buildings. The Albany Housing Authority owns 11 parcels in the BOA area and provides 158 units of public housing for eligible seniors at the Townsend Park Homes on Central Avenue. The Albany Community Development Corporation owns 4 vacant parcels throughout the BOA area.

ALBANY COUNTY LAND BANK

The Albany County Land Bank is a non-profit organization that acquires, improves, and redistributes tax-foreclosed, vacant, or abandoned properties in order to return them to productive use and bring them back on-line.

From July 2017 to June 2018, the Land Bank acquired 91 vacant or abandoned properties, responsibly disposed of 183 properties, and improved 63 properties. These activities incentivized an estimated \$11.6 million in private investment in the county.

To encourage redevelopment in the BOA area, it may be beneficial to explore the possibility of establishing a strategic acquisition fund that facilitates abandoned building acquisition by the Land Bank, enabling these properties to be packaged with other Land Bank properties to create property assemblages attractive to future developers.



- Public Land Ownership**
- City of Albany
 - Albany Community Development Agency
 - Albany Housing Authority
 - Albany County Land Bank
 - Albany County
 - New York State
- Private Land Ownership**
- Capital District Habitat for Humanity
 - Sheridan Hollow Village
 - Other Private Ownership
- Sheridan Hollow Brownfields Study Area**

991 properties in the BOA are privately owned, 88% of the total number of tax parcels in the study area.

Data Source: City of Albany Department of Assessment. Last revised, July 2019.

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City of Albany, Albany County, New York
 Sheridan Hollow BOA Nomination
LAND OWNERSHIP MAP

Inventory + Analysis

DRIVING + PARKING

Street Network

Like much of Albany, the street network throughout the BOA has long, narrow blocks. Clinton Avenue, Orange Street, Sheridan Avenue, and Elk Street span the length of the neighborhood east to west, but connections to the north and south are limited. In addition, many of the east-west streets are one-way, limiting access and mobility around the neighborhood.

Alleys

There are only a few alleys in the BOA (e.g., Ludlow Alley and Road Street), which allow vehicular access to the rear of lots such that residents can park behind their homes. Use of these alleys frees up on-street parking spaces.

Traffic

The most heavily trafficked street in the BOA area is Henry Johnson Boulevard, which provides a north-south connection from Route 5 (Central Avenue) to Route 9, and eventually to the New York State Thruway. On average, Henry Johnson Boulevard experiences more than 15,000 vehicles per day. Lark Street (Route 9W) is similarly busy and experiences almost 7,000 vehicles per day; traffic volumes along this road are particularly high during morning and evening commutes. The most heavily

trafficked east-west corridor in the BOA is Clinton Avenue (Route 9), which experiences 6,000 vehicles per day. The parking lots and garages that serve State employees at the Capitol complex are also major traffic generators in the neighborhood.

Traffic, particularly on Henry Johnson Boulevard, Clinton Avenue, and at the intersection of Lark Street and Clinton Avenue, creates safety risks for pedestrians. Children often play along these streets, as little backyard space is available along these corridors. Traffic also poses public health risks related to air pollution, compounding the impacts of respiratory issues like asthma.

Parking

More than 13 acres of land area in the BOA are devoted to parking lots. During the workweek, many of these lots are used by employees who work downtown or at the Capitol complex. To avoid paying to park, some workers opt for on-street parking in the BOA because it is not metered. While the influx of traffic into the BOA may help support local businesses, it also makes it more difficult for residents to find parking near their homes. Business owners have also complained that their customers cannot find on-street parking spaces.

RESIDENTIAL PARKING PERMIT SYSTEM

Residential parking permits are often used as a strategy to prevent outside commuters from taking on-street parking spaces in neighborhoods. However, the City of Albany's residential parking permit system is not currently allowed in the Sheridan Hollow neighborhood. New York State Vehicle and Traffic Law (Section 1640-M), which authorizes the City's residential parking permit system, prohibits the creation of more than 2,750 residential parking permit spaces within three-quarters of a mile from the Empire State Plaza, despite the presence of approximately 9,000 residential spaces in this area. In order to expand the residential parking permit system to Sheridan Hollow, the New York State Legislature would need to modify the existing law to increase the number of residential parking permit spaces allowed within three-quarters of a mile from the Empire State Plaza. Legislative action, however, is unlikely since State worker unions strongly advocate for parking availability around Empire State Plaza.



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Data Source:
 Capital District Transportation Authority (CDTA)
 City of Albany GIS Services

Inventory + Analysis

PUBLIC TRANSIT, WALKING, + CYCLING

Alternative modes of transportation – such as taking the bus and walking – are particularly prevalent in the BOA area, with more than 27% of working-age residents commuting via public transit and another 25% commuting on foot. As such, reliable public transit options and safe, accessible, and extensive pedestrian connections are important elements of the BOA's transportation network.

Public Transit

A variety of Capital District Transportation Authority (CDTA) bus routes traverse the BOA, providing service to Downtown Albany, the Albany International Airport, and shopping along Central Avenue among other destinations. The New York Route 5 Corridor (BusPlus Red Line) bus rapid transit line also runs along Central Avenue, bringing

downtown residents to grocery stores, services, and jobs at the western edges of the city and in neighboring suburbs. This bus line is particularly popular and residents of adjacent neighborhoods walk through Sheridan Hollow to access the bus.

Pedestrian Network

Pedestrian activity in the BOA area largely follows the street network since, outside of sidewalks, there are no designated pedestrian trails. Sidewalks in the BOA are generally 5 feet wide with an additional 7-foot verge. The verge is normally concrete or brick and is planted with street trees at approximately 40 feet on-center. A recent sidewalk survey completed by the Department of General Services resulted in nearly all of the sidewalks in the BOA being placed on the City's list for replacement.

Another major element of the pedestrian network in the BOA is the staircases that lead down from the Capitol into the Hollow. These staircases exist at Dove Street and Swan Street and an additional connection exists via the elevator in the Sheridan Hollow Garage. These staircases are narrow, long, and not well-lit. Though they provide an important connection between parking and work for many people, they are inaccessible, uninviting, and can be dangerous, especially in winter conditions.

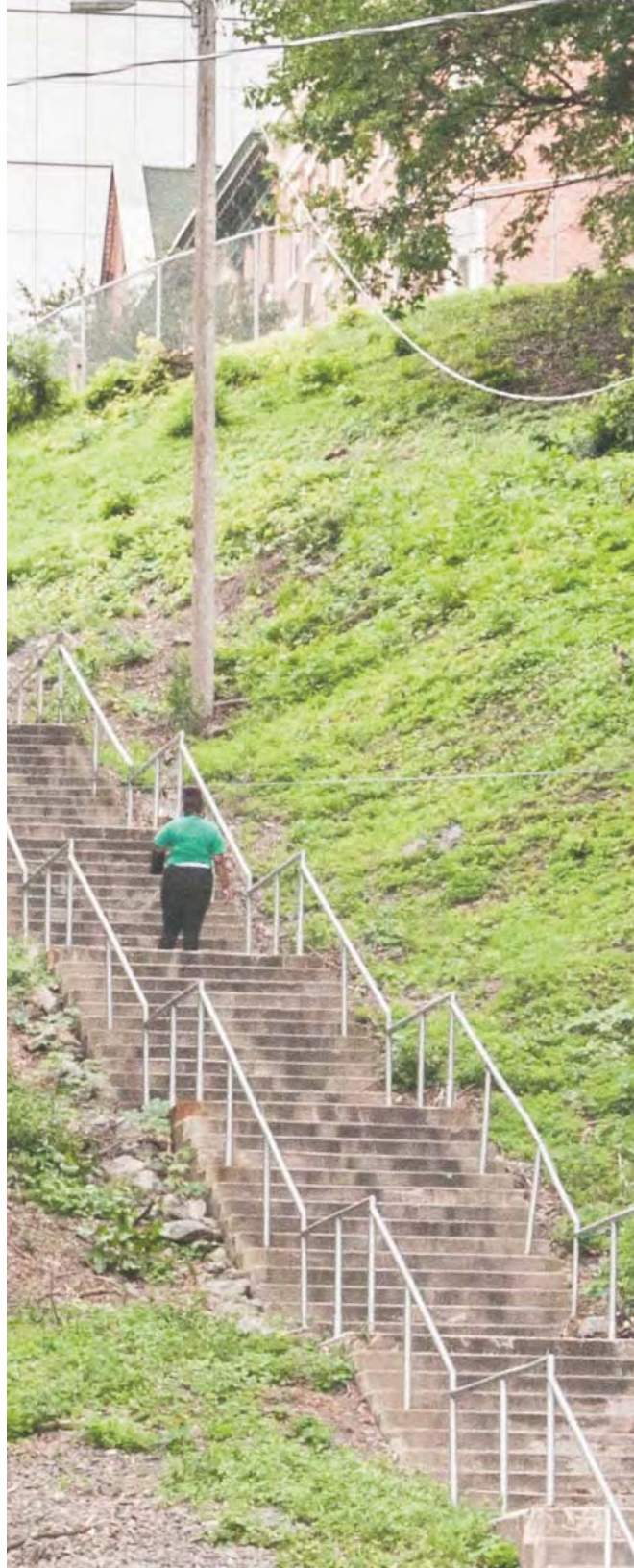
Additionally, there are two staircases that are currently closed. If opened, these staircases would improve access to public transit, jobs, and adjacent neighborhoods for Sheridan Hollow residents. To the East, the stairs provide a connection to Eagle Street and City offices and, to the West, the stairs near Henry Johnson Boulevard increase access to Central Avenue.



Bicycle Network

The City of Albany Bicycle Master Plan (2009) classifies Clinton Avenue, Lark Street, and Pearl Street in the BOA as major bikeways. Only Clinton Avenue and Lark Street, however, have marked bike facilities. Dedicated bike lanes exist on Clinton Avenue in both directions, between the roadway and the on-street parking spaces. Sharrow markings are present on Lark Street. Two bike share locations also exist within the study area at Clinton Avenue and North Pearl Street and at Clinton Avenue and Lark Street. At these locations, people can rent a bike and ride it for an hourly fee.

Cycling in the BOA area is not very popular – with 0% of working-age residents reporting commuting to work via bicycle. Minimal cycling in the BOA may result from the lack of facilities in the area as well as the difficult terrain. At present, the width and design of the Dove and Swan Street staircases make it difficult to transport a bike up or down the hill.



KEY FINDINGS: TRANSPORTATION

1. Employees who work downtown or at the Empire State Plaza use Sheridan Hollow like a parking lot, making it difficult for residents and customers at local businesses to find on-street parking. Vacant lots present opportunities to create designated off-street lots for neighborhood residents and business patrons.
2. Henry Johnson Boulevard, Lark Street, and Clinton Avenue experience high traffic volumes and, at the same time, have a large number of homes with children. Combined, these factors suggest that traffic calming measures should be prioritized along these streets to ensure the safety of children playing on the sidewalks as well as that of other pedestrians and motorists.
3. The Dove and Swan Street staircases are important and frequently used connections in the pedestrian network. However, safety and access are major factors limiting use and additional amenities are needed to promote safety and usability. Further, reopening closed stairs at the eastern and western ends of the neighborhood would increase access to places of employment and transit.

Inventory + Analysis

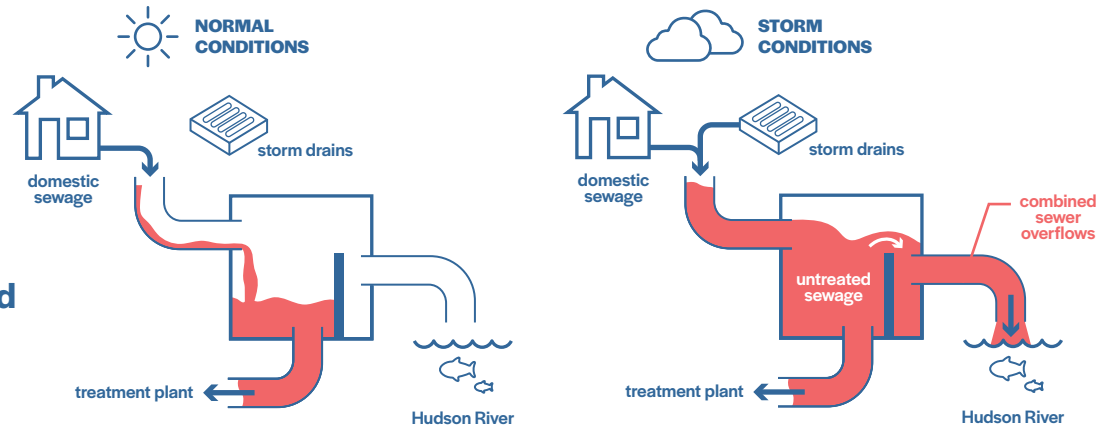
WATER, SEWER, + STORMWATER MANAGEMENT

Public water and sewer are provided in the BOA by the City of Albany. In the BOA, sewers are combined, creating the potential for combined sewer overflows (CSOs) during storm events. Stormwater management has been a continual problem for Sheridan Hollow. The topography of the ravine, combined with aging infrastructure, an overabundance of impervious surfaces, and significant modification of natural hydrologic systems (i.e., piping of Fox Creek) limits water absorption and leads to localized flooding as well as discharge of wastewater into water bodies.

Water

Public water is available throughout the entire BOA area and is provided by the City of Albany. The City's water source is the Alcove Reservoir in the Town of Coeymans. Treatment, including pre-oxidation, disinfection, coagulation, sedimentation, filtration, and pH and alkalinity adjustment, occurs at the Feura Bush Filtration Facility. In 2018, the City's Annual Water Quality Report found no violations of maximum contaminant levels. Any detected contaminants were below State thresholds for action. In 2017, the City received a grant from the State to replace residential lead service lines, which are susceptible to corrosion. While replacement of lead lines occurs throughout the city, the Water Department has implemented a program to minimize lead levels by adjusting pH and alkalinity levels in order to mitigate corrosion.

Combined Sewer System



Sewer

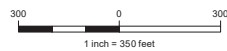
Sanitary sewer is available to all properties in the BOA area. Sewers in the BOA are combined, meaning that surface runoff and domestic sewage are collected in the same pipe. Most of the time, combined sewers transport their wastewater to a sewage treatment plant, where it is treated before being discharged into a waterbody. However, during heavy rainfall or snowmelt events in Albany, the wastewater volume might exceed the capacity of the treatment plants, resulting in untreated human and industrial waste and toxic runoff being discharged directly into the Hudson River.

Stormwater Management

In response to a regional consent order to improve the water quality of the Hudson River, the City of Albany established a Combined Sewer Overlay (CS-O) district as part of its recent rezoning effort. The purpose of this district, which the BOA area falls within, is to mitigate the impacts of new development and redevelopment on the city's combined sewer system and to abate and delay the release of stormwater into the combined sewer system. Small lots (less than one-quarter of an acre) within the overlay district are required to install at least one design feature to detain and treat the first inch of rainfall before it flows into the sewer system. These design features can include: tree wells, drainage swales, rain gardens, underground cisterns, green roofs, or blue roofs.



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- ◆ Street Light
- Fire Hydrants
 - In Service
 - Out of Service
- Water / Sewer Infrastructure
 - Stormwater Inlet
 - Water Mains
 - Sanitary Collection System

Sheridan Hollow Brownfields Study Area
 The Sheridan Hollow BOA is in the Central Combined Sewer District and the Orange and Quakerbush Combined Sewersheds.

Data Sources:
 City of Albany Water and Water Supply
 City of Albany Division of Traffic Engineering
 City of Albany GIS Services



City of Albany, Albany County, New York
 Sheridan Hollow BOA Nomination
UTILITIES MAP

Inventory + Analysis

UTILITY PROVISION + WASTE MANAGEMENT

Gas, electric, and broadband service are provided throughout the BOA area. Garbage and recycling collection are also provided but Sheridan Hollow experiences issues with illegal dumping and collection of waste on vacant lots.

Gas + Electric Service

National Grid provides gas and electric service in the BOA. Presently, the BOA area is served by overhead utility lines. These overhead lines are unsightly; they also limit tree height and growth and can be a liability during storms.

Broadband Service

Access to broadband in the BOA is expensive and limited. With only one provider (Spectrum) in the area, prices are driven up by the lack of competition. The COVID-19 pandemic has also magnified the importance of access to broadband as many people are now required to work or learn virtually from home. To that end, the Albany Public Library is working to establish free, public Wi-Fi hotspots and other local activists are advocating for access to free, neighborhood-wide Wi-Fi across the city.

Dumping

Regular trash and recycling pick-up are provided in the BOA area. However, the BOA experiences issues with illegal dumping. Trash often piles up on the street, in alleys, and in vacant lots, contributing to a sense of neglect in the neighborhood.

Power Generation

The Office of General Services' (OGS) steam generation plant on Sheridan Avenue uses natural gas to provide heat to Empire State Plaza. OGS and New York Power Authority considered converting the plant into a natural-gas powered co-generation facility but push-back from the Sheridan Hollow Alliance for Renewable Energy (SHARE) successfully convinced the State to use renewable sources instead. The State now plans on powering the plaza, in part, through a remote solar array in Oneida County as well as through rooftop solar installations on the power plant and parking garage in Sheridan Hollow. As part of its push for renewables, the State will also replace the diesel-powered emergency generators at the Sheridan Avenue site with state-of-the-art emission controlled units and demolish the old, steel smoke stack.

AHP recently received funding from NYSERDA to implement a rooftop solar grant program in Sheridan Hollow and surrounding neighborhoods.

KEY FINDINGS: INFRASTRUCTURE

1. Access to basic infrastructure – like water, sewer, gas, and electric systems – is provided in the BOA, though broadband access could be expanded.
2. Topography, aging infrastructure, prevalence of impervious surfaces, and modification of natural hydrologic systems complicate stormwater management in the BOA. The provision of green infrastructure, like rain gardens, bioswales, and permeable paving, throughout the neighborhood could help absorb stormwater, prevent flooding, and mitigate combined sewer overflows.
3. Illegal dumping in vacant lots contributes to blight in the BOA area. Efforts to mitigate dumping, like neighborhood clean-up, should be formalized. In addition to regular neighborhood clean-ups, efforts to address dumping can include more active use of and control over vacant lots through programs such as "Mow to Own."
4. Opportunities for solar energy generation in the BOA area should be explored. Community solar arrays and rooftop solar installations are viable ways to generate renewable power in the neighborhood.



Inventory + Analysis

NATURAL RESOURCES

The quality and quantity of natural resources in a community are directly related to its quality of life, providing clean and abundant ground and surface water, safe air to breathe, and landscapes accommodating a diverse range of habitats. Natural and environmental features may also dictate the ways in which future development can occur and planning in consideration of these features is important for preserving and protecting them.

Topography

Sheridan Hollow is located in a ravine with average slopes varying from 3.5% near its center to as steep as 45% on its southern banks. The highest elevation is found on the west end of the neighborhood and water drains east toward the Hudson River.

Flooding

Sheridan Hollow is the last ravine in the City of Albany. While the other ravines have been filled in and built upon, Sheridan Hollow remains a low-lying area between two uplands. As such, flooding during major storm events is a primary concern as excess water from these upland areas drains into Sheridan Hollow. The BOA, however, is less susceptible to flooding from the Hudson River overflowing its banks as it is located only in Zone X – FEMA's designation for areas of minimal flood hazard.

Soil Quality

Soils in the BOA are largely classified as Urban Land – Udorthents Complex (Ut) and, to a lesser extent, Urban Land (Ur). Urban Lands are generally characterized by impervious surfaces and disturbed soils with limited ability to absorb water, contributing to drainage and flood issues in the BOA. Poor soil quality also adds additional cost and complexity for developers.

Sensitive Wildlife Habitats

According to the U.S. Fish and Wildlife Service, one threatened species – the Northern Long-eared Bat – roosts in the BOA area. The nearby Hudson River is also a dynamic ecological habitat, and is home to several endangered aquatic species and rare plants.

Water Features

At present, there are no daylighted streams or ponds in the BOA area. Historically, Fox Creek flowed through the study area at surface-level, connecting two large ponds to the Hudson River. Fox Creek has been piped since the 1840s.

Wetlands

There are no State or Federal designated wetlands in the BOA area.

KEY FINDINGS: NATURAL RESOURCES

1. The steep topography of the BOA presents issues for drainage, flooding, land stability, and for general mobility throughout the neighborhood.
2. Physical and green infrastructure in the BOA area should be upgraded to better address drainage needs during storm events.
3. Because of the topography of the BOA, many houses in the neighborhood have been constructed on hills and are affected by erosion and shifting soils. Structural engineering and sustainable development practices are needed to ensure long-term stability.
4. Past industrial uses have contaminated soils in some areas, and mitigation may need to occur before redevelopment.
5. Future development should also consider potential impacts upon threatened species and sensitive wildlife habitats.

LOCAL SOILS MAP



Legend

- Sheridan Hollow BOA Study Area
- 2-ft Contour Intervals

Data Source: Albany County, Topographic 2-ft contours based on 2010 LIDAR.

FEMA Flood Hazard Areas

- 1% Annual Chance Flood Hazard
Zone AE - High Risk. Special Flood Hazard Area. There is at least a 1 in 4 chance of flooding during a 30-year mortgage in high-risk areas.
- 0.2% Annual Chance Flood Hazard
Zone X - Moderate to Low Risk. Non-Special Flood Hazard Area. Moderate flood hazard, usually the area between the limits of the 100- and 500-year floods.

Notes:
Flood maps, known officially as Flood Insurance Rate Maps, show areas of low, moderate and high flood risk.
They are shown as a series of zones. Communities use the maps to set minimum building requirements for floodplains; lenders use them to determine flood insurance requirements.

National Cooperative Soil Survey

- Map Unit Symbol - Description
- Ur - Urban land
 - Us - Udipsamments complex with 0 - 8 % slopes
 - Ut - Udorthents complex with 0 - 8 % slopes

Data Source:
U.S. Department of Agriculture, Natural Resources Conservation Service. SSURGO Soils, Albany County NY, 2001-2013.
Cornell University Geospatial Information Repository (IGLR).

Surficial Geology

- Material Description
- Is
Lacustrine sand. Generally quartz sand, well sorted, stratified, usually deposited in proglacial lakes, but may have been deposited on remnant ice, generally a near-shore deposit or near a sand
 - Iscl
Lacustrine silt and clay. Generally laminated silt and clay, deposited in proglacial lakes, generally calcareous, low permeability, potential land instability, thickness variable (up to 50 meters).
 - al
Recent alluvium. Oxidized fine sand to gravel, permeable, generally confined to flood plains within a valley, in larger valleys may be overlain by silt, subject to flooding, thickness 1-10 meters.

Data Source:
The University of the State of New York, NY Museum, NYS Geological Survey. Cadwell, Ditt, et al., New York State Museum Maps and Chart Series, Hudson Mohawk Surficial, 1986.

Bedrock Geology

- The entire Sheridan Hollow BOA Study Area is:
On - Normanskill Shale
- Lorraine, Trenton and Black River Groups, up to 4,500 ft. Middle Ordovician.
 - Normanskill Shale - minor mudstone, sandstone.

Data Source:
The University of the State of New York, State Education Department, NY Museum, NYS Geological Survey. Donald W. Fisher, Yingyao W. Baochen, Lawrence V. Rickard, Hudson Mohawk Sheet, 1970. Reprinted 1995.

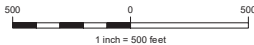
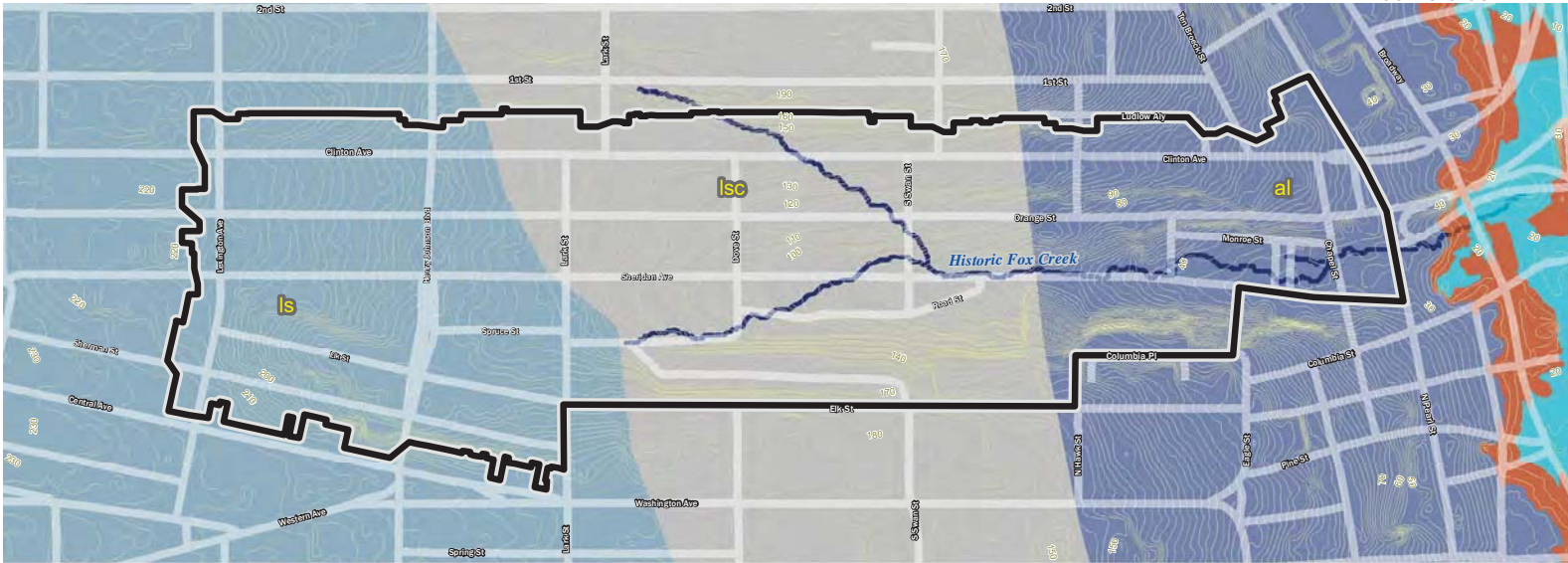
Historic Fox Creek

Fox Creek, also known as Vozenskill or "the third kil," was at some point part of a canal that has long since been covered and incorporated into the City's sewer system.

Data Source:
State University of New York at Albany, Sheridan Hollow. Steps Forward Making Redevelopment Work, 2010 Planning Studio. Digitized from c.1790 Simon DeWitt engraving.

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LOCAL GEOLOGY MAP



City of Albany, Albany County, New York
Sheridan Hollow BOA Nomination
NATURAL RESOURCES & ENVIRONMENTAL FEATURES MAP

Inventory + Analysis

PARKS + OPEN SPACE

Parks and open spaces are important for establishing and maintaining quality of life and for improving the health of a community. Convenient access to neighborhood parks and playgrounds is one of the most important factors in ensuring that people will increase and maintain a healthy level of activity over time. Parks also contribute to a strong, stable community by increasing the value of nearby residential properties and by strengthening residents' sense of community ownership, stewardship, and pride.

There are 8 parks in the BOA area, accounting for 1.75 acres of land area. All parks are in generally good condition and are well-used.

Orange Street Playground

As part of its 5-year capital plan, the City upgraded Orange Street Playground in 2018 to transform it into an accessible playground. The playground now has accessible play equipment, fitness equipment for adults, and picnic tables. The City plans to make more improvements to this park in the near future.

Orange Street Basketball Court

The Orange Street Basketball Court is a single basketball court on the corner of Hawk and Orange Streets, adjacent to the community garden.

Sheridan Hollow Commons

Sheridan Hollow Commons is a community garden and greenspace located on the west side of Dove Street, adjacent to the ACES building. The Commons features a mural, flower and garden plots, and picnic tables, and is open to all community members.

Malcolm X Park

Located on the corner of Clinton Avenue and Lark Street, Malcolm X Park is a passive greenspace with benches and a short, paved path. Of the parks in the BOA area, this park is most in need of improvements.

Hawk + Clinton Community Garden

Owned by Capital Roots, the Hawk and Clinton Community Garden has 11 plots available for gardening.

Clinton Square Park

Clinton Square Park is a vegetated greenspace behind the bus shelter at 140 North Pearl Street. The greenspace is not accessible, but does have three State historic markers commemorating the First Church in Albany, Patroon Street, and Herman Melville.



Sheridan Hollow Splash Park (Bayhill)

The Sheridan Hollow Splash Park is located at the southern end of Dove Street. It was recently renovated and features a large splash pad, an accessible playground, and benches. Plans exist to extend this park into the now-vacant lot on the corner of Dove Street and Sheridan Avenue.

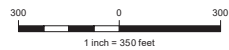
SURVEY SAYS...

What would you like to change about the neighborhood?

“ Create more activities for kids.”



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Data Sources:
 City of Albany Forester, Street Tree Survey by Davey Resource Group. Last revised 2008.
 City of Albany GIS Services, City Parks & Green Space. Last revised April 2019.
 Albany County, Topographic 2-ft contours based on 2010 USGS.



City of Albany, Albany County, New York
 Sheridan Hollow BOA Nomination
 PARKS AND OPEN SPACE MAP

Inventory + Analysis

HEALTHY LIVING ANALYSIS

Accessibility to parks, trails, and open spaces is important to community health and well-being. Parks that are accessible and within walking distance of residents' homes can catalyze active living and encourage exercise.

Proximity to Parks

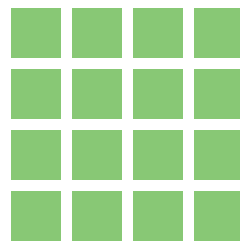
Individual levels of physical activity are, in part, dependent on the proximity and accessibility of parks to people's places of residence. Those who live closer to parks engage in higher levels of physical activity than those who do not. In fact, the Centers for Disease Control (CDC) found that creating new or enhancing access to existing park facilities led to a more than 25% increase in the percentage of people exercising on three or more days per week.

The generally accepted threshold for "close proximity" to parks is a quarter-mile – or a 5-minute walk – as this is the longest distance most people are willing to walk to use an amenity or service, like a park. As shown on the previous page, extending a quarter-mile radius out from every park in the BOA encapsulates almost the entire area, meaning that nearly all residents are within a 5-minute walk of a park located in the BOA. This finding also suggests that existing parks are well-dispersed throughout the BOA area, such that no area is particularly underserved.

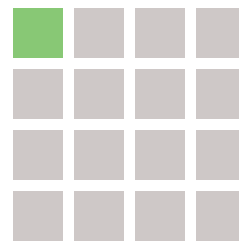
Amount of Parkland

In addition to the location of parks throughout the BOA area, the size and collective acreage of these parks is also important. Communities with higher ratios of parkland to total land area have residents who are healthier, weigh less, and are at lower risk of obesity.

The National Parks and Recreation Association (NPRA) guideline is 10 acres of parkland for every 1,000 residents. It follows that the Sheridan Hollow BOA would need to provide 32 acres of parkland for its 3,198 residents in order to satisfy the NPRA guideline. Presently, the BOA provides less than 2 acres of total parkland, suggesting that park space in the BOA is lacking.



32 acres
recommended amount of
parkland for 3,200 people



2 acres
amount of parkland
in the BOA area

KEY FINDINGS:

PARKS + HEALTHY LIVING

1. The BOA area includes a variety of park spaces, such as playgrounds, pocket parks, and community gardens. It lacks, however, active spaces – particularly larger, open spaces for organized sports.
2. Parks in the BOA area are well-dispersed throughout the neighborhood, allowing most residents to walk 5 minutes or less to their closest park.
3. With only 2 acres of land area devoted to parks, the BOA area would benefit from more park space. Opportunities exist to convert vacant land into more formalized open spaces, such as the State-owned hillside through which the Swan Street staircase passes.
4. There are no designated trails in the BOA. Connectivity and access to parks can be enhanced by creating greenways or trail corridors that connect open spaces in the BOA to adjacent park systems, including the Mohawk-Hudson Bike-Hike Trail, the Corning Preserve, and Washington Park.



SURVEY SAYS...

What items would you use most in our parks?

“Vegetable gardens, picnic tables, and play equipment.”

Inventory + Analysis

FOOD ACCESS

The majority of the Sheridan Hollow neighborhood is categorized by the U.S. Food and Drug Administration (USDA) as a food desert, where access to fresh produce and healthy food is limited. Food deserts are particularly prevalent in low-income areas, like Sheridan Hollow, where convenience stores that provide processed, sugary, and fatty foods far outnumber whole food providers. For Sheridan Hollow's census tract, one-in-two people reside more than one mile from a grocery store, and access to healthy food is also strained by low income and a high number of households without vehicles.

Healthy Food Options in the BOA

Community Gardens: There are two community gardens in Sheridan Hollow – the Commons and the Hawk and Clinton Community Garden. The latter only has 11 plots and all are currently in use.

Nearby Healthy Food Options

Healthy Convenience Stores: While there are numerous corner stores in the BOA, there are no healthy convenience stores. Healthy convenience stores are sponsored by Capitol Roots and offer fresh produce at affordable prices. The closest healthy convenience stores are Lark News and Grocery at 252 Lark Street and Ida Yarbrough Supermarket at 260 North Pearl Street.



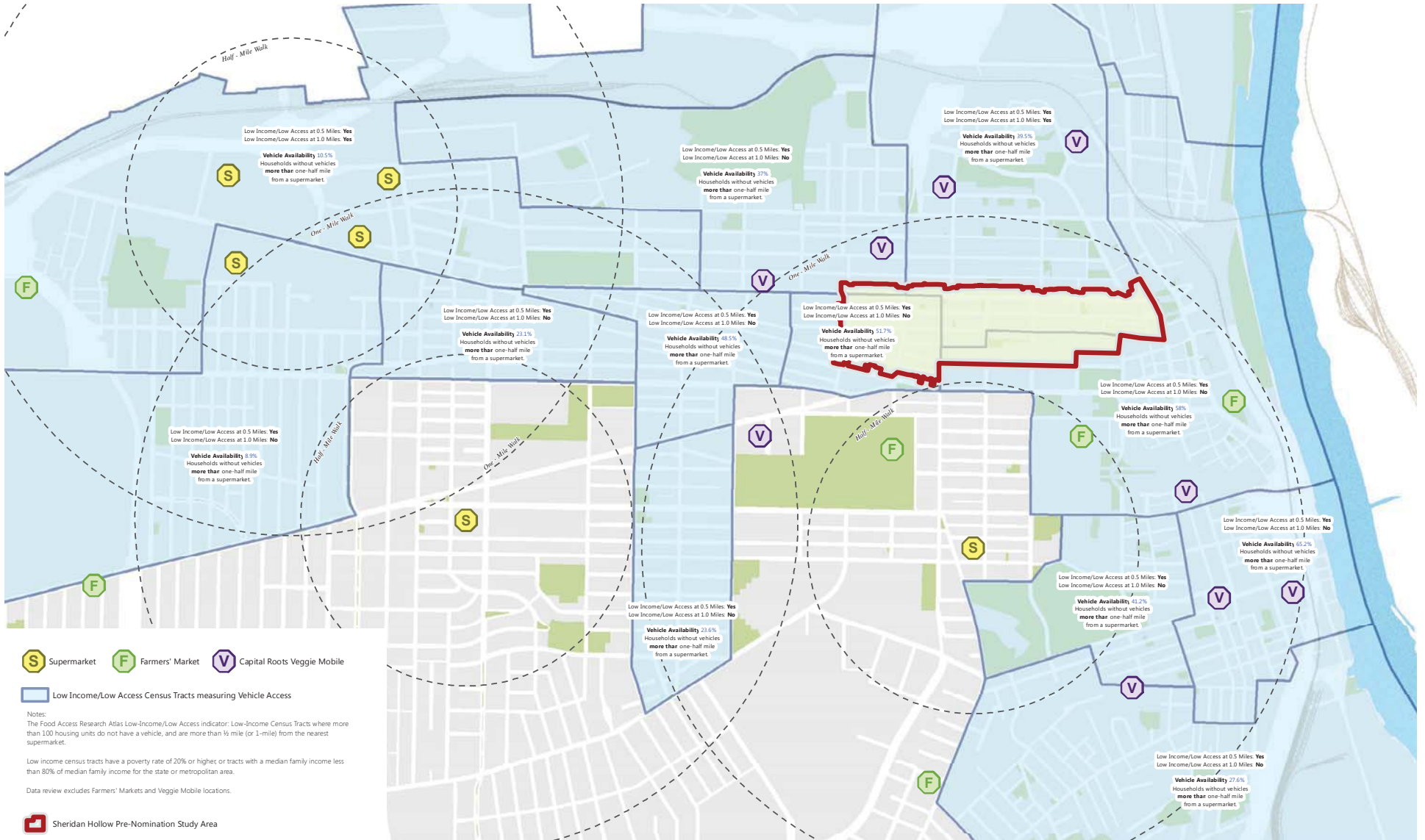
Veggie Mobile: The Capital Roots Veggie Mobile makes stops on Thursdays just outside the BOA at the intersection of Oak Street and Second Street and at the Creighton Storey Homes. The Veggie Mobile operates year-round and offers a variety of fresh produce at wholesale prices. It also accepts food stamps.

Grocery Stores: At present, there are no grocery stores within the Sheridan Hollow neighborhood. The closest grocery store is Lark Natural Foods at 217 Lark Street, about a half-mile outside the BOA. Most residents travel to the Price Chopper on Lark Street or the grocery stores on Central Avenue.

Farmers Markets: The closest farmers markets to the BOA are the Empire State Plaza Farmers Market and the Downtown Albany Farmers Market, both located downtown. There is also a seasonal Farmers Market in Washington Park, which is open on Saturdays in August and September.

KEY FINDINGS: FOOD ACCESS

1. Sheridan Hollow is a food desert and access to healthy food options within the BOA are very limited.
2. Considering the limited availability at both community gardens in the BOA and resident demand for plots, it is likely feasible to expand community garden space in the neighborhood and to encourage larger scale urban agriculture. Some of the presently vacant lots in the neighborhood could be converted to community gardens.
3. Additional partnerships with Capital Roots should be explored to create healthy convenience stores and to add Veggie Mobile stops in the neighborhood.
4. While the neighborhood may not have the residential density or large enough lots to support a grocery store, alternative options for affordable food production and preparation could include commissary kitchens and culinary incubators.



Data Sources:
 Economic Research Service (ERS), U.S. Department of Agriculture (USDA) Food Access Research Atlas (last updated 8/20/2019): <https://www.ers.usda.gov/data-products/food-access-research-atlas/documentation/>
 Block level demographic data from the U.S. Census 2010.
 Block level income, SNAP benefits, and vehicle availability data from the 2010-14 American Community Survey.
 Low-income and Low-Supermarket-Access Census Tracts, 2010-2015. <https://www.ers.usda.gov/publications/pub-details/?pubid=82100>.
 Trade Dimensions TDLine (a Nielsen company), a proprietary source of individual supermarket store listings.



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City of Albany, Albany County, New York
 Sheridan Hollow BOA Nomination
FOOD ACCESS MAP

Inventory + Analysis

HISTORIC RESOURCES

The Sheridan Hollow neighborhood is one of the oldest in the city and is rich in historic resources. The BOA encompasses parts of two historic districts – the Clinton Avenue / North Pearl / Clinton Square National Historic District and the Lark Street Local Historic District – as well as two buildings listed on the National Register of Historic Places.

Clinton Avenue / North Pearl / Clinton Square National Historic District

A large portion of the Clinton Avenue / North Pearl / Clinton Square National Historic District is located within the BOA. The district is comprised primarily of the row houses along Clinton Avenue, which date from the mid-nineteenth through the late-nineteenth century. Many of these row houses remain intact, both inside and out, though urban blight and decay contribute to the continued need for stabilization and preservation.

Lark Street Local Historic District

The Lark Street Local Historic District extends along Lark Street from Elk Street to Orange Street. The district is lined on both sides by nineteenth century row houses.

The Palace Theatre

The Palace Theatre, located at 19 Clinton Avenue, is a historic theatre listed on the National Register of Historic Places and is a contributing structure to the Clinton Avenue / North Pearl / Clinton Square National Historic District. Originally constructed in 1931, the 2,844-seat theatre features an ornate Austrian Baroque design with red marble staircases, a brass chandelier, and murals. In 2002, a restoration project was undertaken at the theatre to bring it closer to its original, historic design.

The First Church (North Dutch Church)

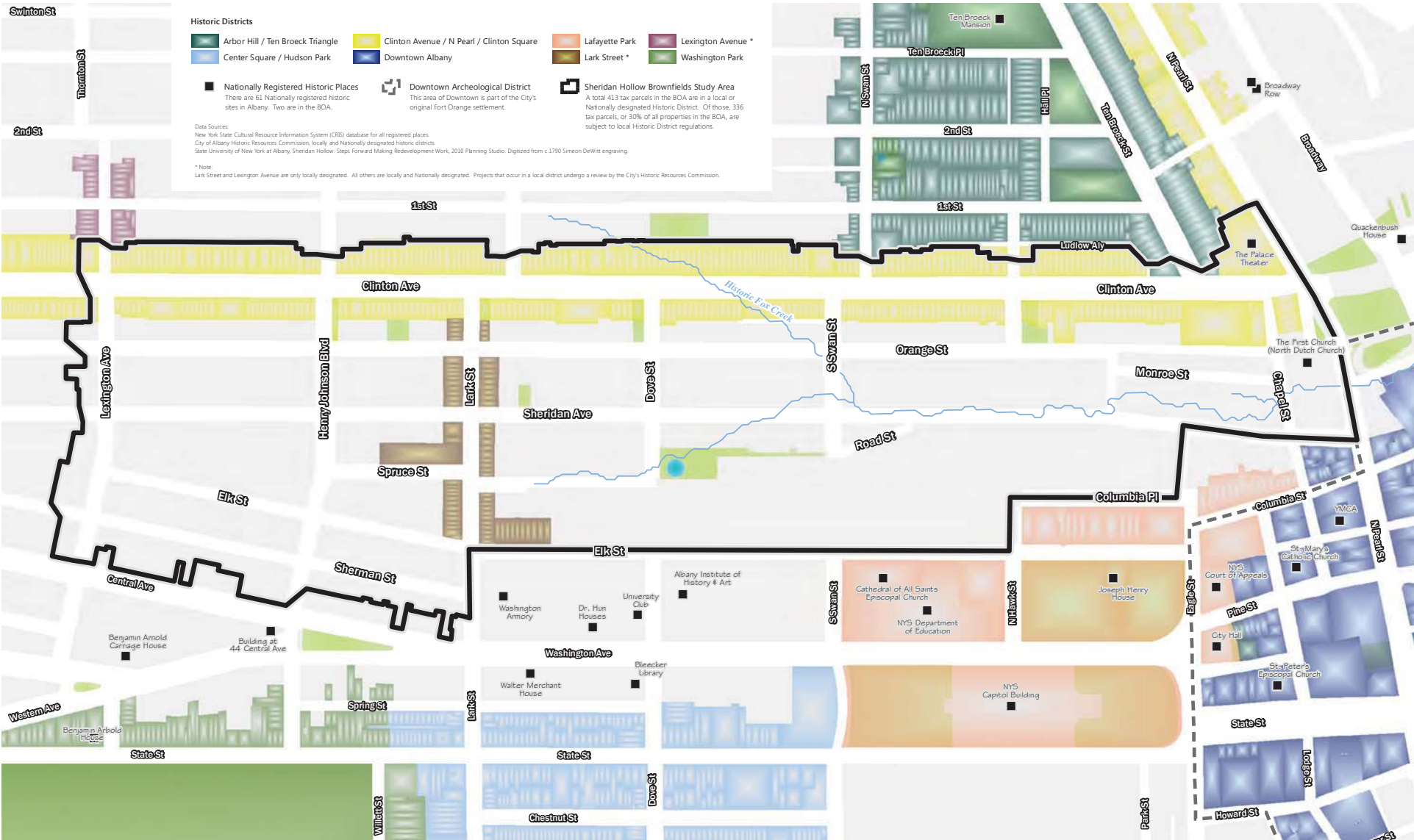
Located at the intersection of North Pearl and Orange Streets, the First Church is the oldest church in Albany and the fourth-oldest building in the city. Completed in 1799, the church features two, twin spires constructed of brick and stone. While Governor of New York, Theodore Roosevelt attended services at the First Church.



The Palace Theatre



The First Church



Historic Districts

- Arbor Hill / Ten Broeck Triangle
- Clinton Avenue / N Pearl / Clinton Square
- Lafayette Park
- Lexington Avenue *
- Center Square / Hudson Park
- Downtown Albany
- Lark Street *
- Washington Park

- Nationally Registered Historic Places**
There are 61 Nationally registered historic sites in Albany. Two are in the BOA.
- Downtown Archeological District**
This area of Downtown is part of the City's original Fort Orange settlement.
- Sheridan Hollow Brownfields Study Area**
A total 413 tax parcels in the BOA are in a local or Nationally designated Historic District. Of those, 336 tax parcels, or 30% of all properties in the BOA, are subject to local Historic District regulations.

Data Sources:
New York State Cultural Resource Information System (CRIS) database for all registered places.
City of Albany Historic Resources Commission, locally and Nationally designated historic districts.
State University of New York at Albany, Sheridan Hollow: Steps Forward Making Redevelopment Work, 2010 Planning Studio. Digitized from c. 1790 Simeon DeWitt engraving.

* Note:
Lark Street and Lexington Avenue are only locally designated. All others are locally and Nationally designated. Projects that occur in a local district undergo a review by the City's Historic Resources Commission.

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ARCHAEOLOGICAL SITES

Archaeological sites include remains and traces of human activity and are important in documenting and understanding various cultures, traditions, and practices, especially those that predate European contact in the Americas. Under the New York State Historic Preservation Act, it is required that avoidance or mitigation measures are developed during the planning process to limit potential impacts by any projects that might affect archaeological sites. For more detailed information regarding archaeological sites and sensitivity in the BOA, please see Appendix 1.1.

Sites

A total of 45 archaeological sites were identified in or within 500 feet of the BOA. Dated archaeological artifacts range from the seventeenth to the twentieth centuries, with 2 deposits from the seventeenth century, 9 from the eighteenth century, 25 from the nineteenth century, and 9 from the twentieth century. In addition, pre-contact archaeological artifacts were identified in some locations, usually mixed with later historic materials. The predominance of nineteenth century sites reinforces the heavy development of the area during that time period.

Previous Surveys

A total of 15 archaeological surveys have been completed in the BOA. Most of these surveys resulted in the discovery of material that warranted

the creation of an archaeological site. The prevalence of archaeological sites in the BOA suggests the high potential to locate additional archaeological materials throughout the neighborhood in the future.

Archaeological Sensitivity

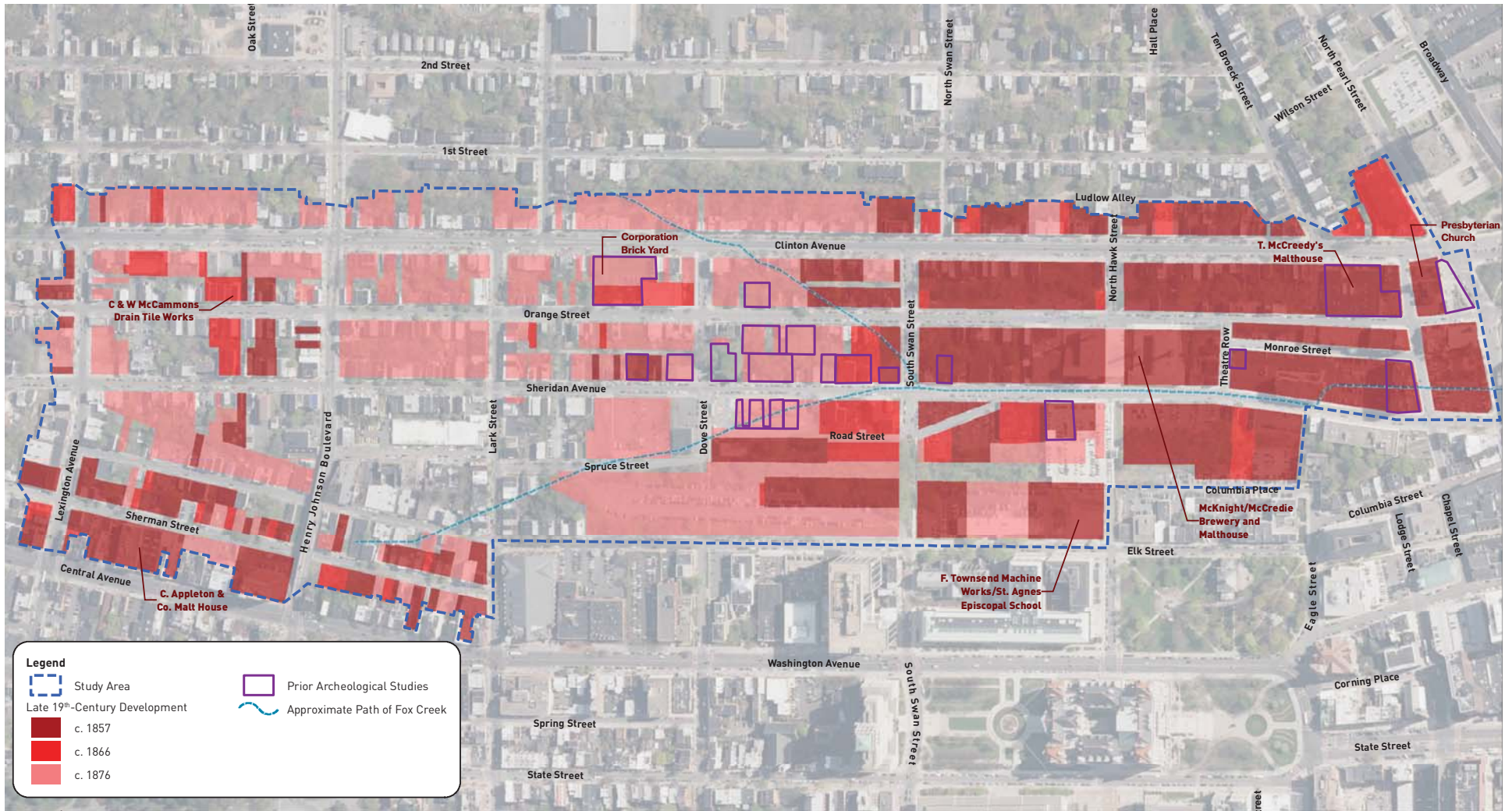
Archaeologically sensitive areas contain one or more variables that make them likely locations for evidence of past human activities. In the BOA area, there is low potential for intact pre-contact archaeological deposits due to heavy historical and modern development. While proximity to the Hudson River and Fox Creek likely did attract Native American occupants, the probability of finding in situ archaeological deposits within the BOA area is unlikely.

The probability of finding eighteenth and nineteenth century deposits is high. North Hawk Street, Elk Street, and the area adjacent to Road Street are likely sites of eighteenth century deposits. In these areas, deposits may reflect evidence of domestic use, tanning, militaria, or the Dutch-Native trade and could include: foundation remains, cisterns, wood-lined pits, gun flints, musket balls, or trade beads. Archaeological deposits from the nineteenth century may reflect evidence of brick making, malt houses, and early public infrastructure and could include: tempering pits, kiln bases, public wells, sewers, or drains.

KEY FINDINGS:

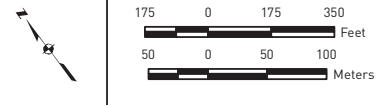
HISTORY + ARCHAEOLOGY

1. The BOA has a rich history, as evidenced by its multiple historic districts, historic buildings, and archaeological sites.
2. A recent review of historic sites in the BOA determined that three additional sites may be eligible for the National Register including: the Albany Family Court site which shows evidence of domestic life dating to the 1770s as well as a brewery from the early 1800s; the Sheridan Hollow Garage site which may have remains of houses built in the early 1800s; and the area near the intersection of Pearl Street and Sheridan Avenue which used to be the location of the City Stockade dating from the 1750s.
3. Archaeological sensitivity in the BOA is particularly high for eighteenth and nineteenth century deposits. As such, projects proposed within the BOA should evaluate the potential for any archaeological deposits on a given site and consider what, if any, archaeological field investigation is warranted on a project by project basis.



Legend

- Study Area
- Prior Archeological Studies
- Late 19th-Century Development
- c. 1857
- c. 1866
- c. 1876
- Approximate Path of Fox Creek



Archeological Sensitivity, 1850-1875
 (Hartgen 2016; NYSITS 2014)



Inventory + Analysis

KEY BUILDINGS

There are multiple key buildings in the BOA that act as anchor institutions for the Sheridan Hollow neighborhood and provide residents with access to important community services, programs, and resources. Other vacant buildings also offer opportunities for redevelopment and adaptive reuse.

AHP Homeownership Center

Located at 255 Orange Street in the BOA, AHP's Homeownership Center is an important community asset. It provides a wide variety of homeowner support and asset building services on-site, and it also offers credit counseling, homebuyer workshops, and buyer brokers to those interested in pursuing homeownership throughout the region.

Albany Community Land Trust

Albany Community Land Trust (ACLT) is also located at 255 Orange Street. ACLT specializes in the acquisition and redevelopment of vacant buildings and preserves them as affordable rental and homeownership housing. The Land Trust owns several buildings in, and immediately adjacent to, the BOA.

United Tenants of Albany

Through its offices at 255 Orange Street, United Tenants of Albany protects tenants' rights to safe and decent housing through counseling and advocacy.

COMMUNITY SERVICES



Albany County Family Court

The Albany County Family Court building is a 90,000 square-foot facility that houses the County's judicial facilities. It was constructed in 2005 and is located at 30 Clinton Avenue.

Albany Community Action Partnership

The Albany Community Action Partnership (ACAP) is located in the BOA at 333 Sheridan Avenue. ACAP provides Head Start childhood education and job training services and weatherization programs.

Albany Housing Coalition

Located at 278 Clinton Avenue, the Albany Housing Coalition provides veterans housing and services, including assistance for homeless veterans.

Albany Center for Economic Success

The Albany Center for Economic Success (ACES) is a non-profit, small business incubator located at 255 Orange Street in the BOA. It is an important anchor institution in the neighborhood, providing office space and technical and training assistance to small businesses. The businesses located in the incubator generate economic activity and provide services to the neighborhood. ACES also owns several large vacant parcels adjacent to its main building, which can be strategically redeveloped.

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 under-served people and communities by providing lending services, technical assistance, and training programs.

Historic Albany Foundation

The Historic Albany Foundation is located at 89 Lexington Avenue and provides resources and technical assistance for the rehabilitation and preservation of older buildings.

REDEVELOPMENT POTENTIAL



Townsend Park Homes

Operated by the Albany Housing Authority and subsidized by HUD, Townsend Park Homes is a 158-unit senior housing complex located at 45 Central Avenue. On-site laundry, a computer lab, and a community room are included.

Interfaith Partnership for the Homeless

The Interfaith Partnership for the Homeless operates a drop-in center and emergency shelter at the newly renovated former St. Casimir's school and convent (315 Sheridan Avenue). The drop-in center serves an average of 70 people per day, and provides a variety of services for chronically homeless, at-risk individuals and families, and low-income residents of the community.



Freihofer Building

Located at 268 Spruce Street in the BOA, this building formerly housed the Freihofer Baking Company. Other previous uses included auto parts repair and manufacturing, which may have left the site and structure contaminated. At present, the building is vacant. Assuming as-necessary remediation, the building has the potential to be reused for a variety of different operations including: fruit processing, light manufacturing, craft brewing, and food service.

Former Hungry Hollow

Now vacant, the cornerstone commercial space in the mixed-use development at 203 Sheridan Avenue should be reused.

OUTSIDE THE BOA



Empire State Plaza

Located just south of the BOA, Empire State Plaza is a complex of several State government buildings that serve the City of Albany's administrative capacity as the capital of New York State. The plaza is a major job center and employs thousands of people, some of whom park in and patronize businesses in Sheridan Hollow.

Albany Public Library – Main Branch

The Albany Public Library's Main Branch is located at 161 Washington Avenue and offers quiet reading areas, community and study rooms, and a remodeled youth space. It also provides a variety of community services including tutoring, legal consulting, and personal finance programs.

Inventory + Analysis

BUILDING CONDITIONS

Building conditions and appearance are important to the overall health of the neighborhood. Buildings in poor condition or with deteriorating facades contribute to a sense of disinvestment in the community and do not make Sheridan Hollow an attractive destination for potential residents or developers.

Structure Conditions

A 2010 study conducted by the University at Albany surveyed 260 structures within the BOA area, and found that 67 (26%) had minor deterioration, 20 (8%) had substantial deterioration, and 3 (1%) were dilapidated. In addition, 95 buildings had windows or doors boarded up. The study also noted that deterioration occurs at a higher degree as one travels east, towards Downtown Albany.

In 2016, a small pilot survey was completed to update the 2010 study for roughly 14% of structures in the neighborhood. This survey found that, on a scale from 0 (dilapidated) to 15 (good condition), building conditions averaged 10, meaning that most buildings showed some evidence of at least minor deterioration.

CONDITIONS SURVEY

The University at Albany studies described at left utilized a "windshield survey" approach to observe building conditions in the BOA. For this approach, researchers observe the conditions of buildings from the vantage point of a facing sidewalk or road. Because researchers do not enter the building or conduct any structural analyses, the windshield survey approach is somewhat subjective but it is also a good indicator of the outward appearance and aesthetic of structures.

The University at Albany researchers graded and cumulated the condition scores of each element of the building including its roof, doors, windows, exterior surfaces, and foundation.

Condition scores were measured as follows:

- Critical defect (0): absence of roof, wall, stairs/porch, or windows
- Major defect (1): sagging roof, hole in roof, hole or crack in foundation, sloping outside walls, crumbling chimney, hole in wall, shattered windows
- Minor defect (2): cracked windows, broken door, broken stair step
- No defect (3): building element is intact

Overall building ratings ranged from dilapidated (0-3), to major deterioration (4-7), to minor deterioration (8-11), to good condition (12-15).



major deterioration



minor deterioration



good condition



TROUBLE
AD



28

ONE WAY

Inventory + Analysis

RECENT DEVELOPMENTS

While the BOA continues to struggle with vacancy and deteriorating housing conditions, recent investment has generated momentum in the neighborhood. Since 2003, approximately \$218.5 million has been invested in the BOA. Selected development projects are described below:

McLaren Engineering

In 2016, McLaren Engineering – a full-service engineering firm with 11 offices worldwide – opened an office at 5 Clinton Square to better serve its Capital District clients.

17 Chapel Street

In 2015, this project created 24 luxury condos and loft apartments at 17 Chapel Street. Each condo has a base price of \$333,200 for a 1,650 square-foot unit and the loft apartments will rent for \$1,000 to \$1,500 for 900 to 1,800 square-foot units. This project helps to diversify the available housing options in Sheridan Hollow and make the neighborhood more attractive to households of various income levels.

The Monroe Apartments

Completed in 2013, this project redeveloped the former Boyd printing plant at 49 Sheridan Avenue into 44 luxury apartments.



Sheridan Hollow Village

Completed in 2016 in collaboration with Habitat for Humanity and Housing Visions, Sheridan Hollow Village is a 57-unit, mixed-use, mixed-income sustainable development at 203 Sheridan Avenue.

Habitat for Humanity

To date, Habitat for Humanity has built 34 homes in Sheridan Hollow – 14 on Sheridan Avenue and 20 on Lark and Orange Streets. Habitat is also in the process of acquiring additional properties along Orange and Swan Streets.

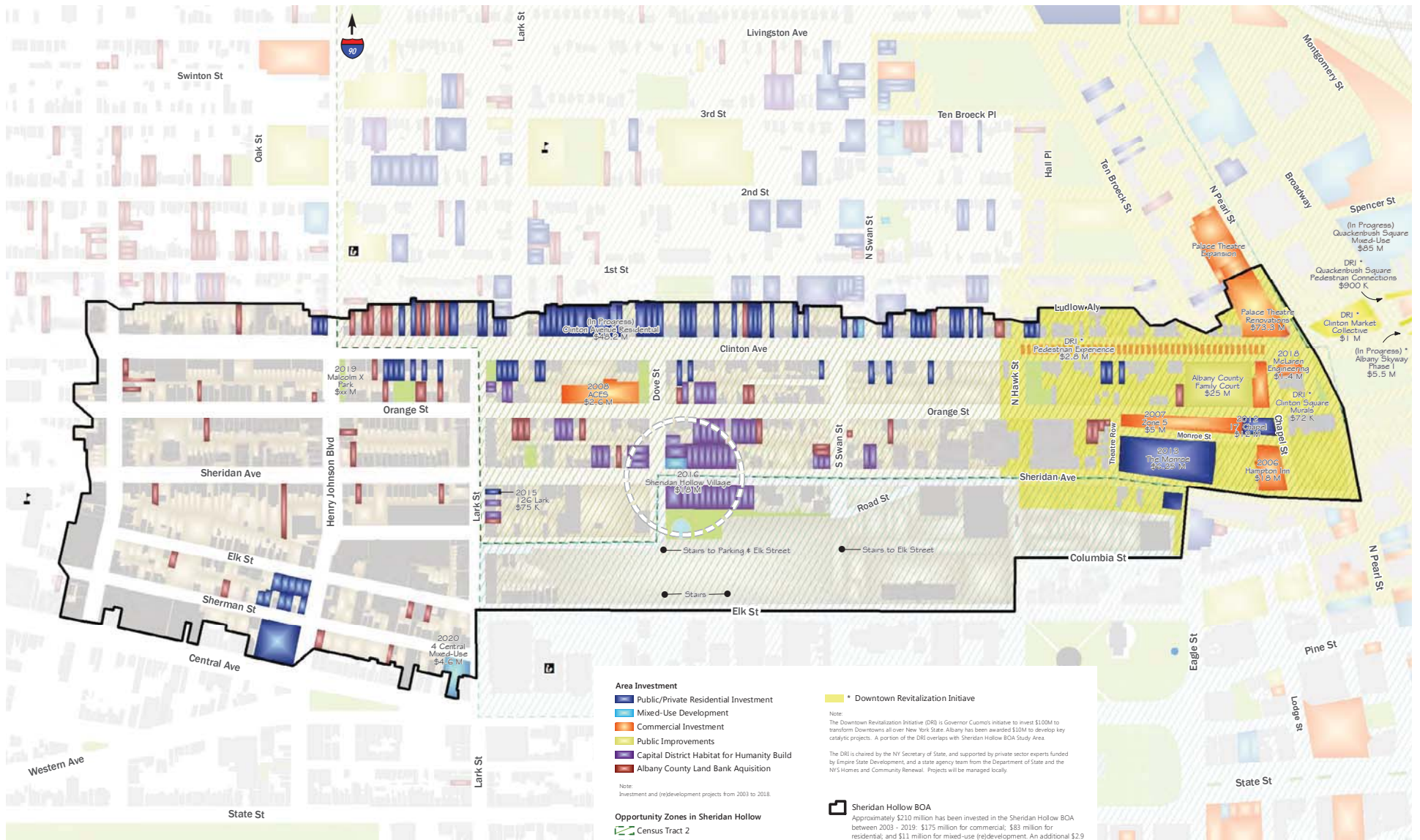


Home Leasing

Home Leasing, an affordable housing developer, is renovating 70 row houses along Clinton Avenue. These renovations will create 210 new apartments and are subsidized through tax credits.

Redburn Development

Redburn Development completed renovations to the The Knick in 2019. The Knick is an apartment complex consisting of 132 market rate apartments. It is located at 16 Sheridan Avenue, near the eastern border of the BOA area.



- Area Investment**
- Public/Private Residential Investment
 - Mixed-Use Development
 - Commercial Investment
 - Public Improvements
 - Capital District Habitat for Humanity Build
 - Albany County Land Bank Acquisition

Note:
Investment and redevelopment projects from 2003 to 2018.

- Opportunity Zones in Sheridan Hollow**
- Census Tract 2
 - Census Tract 11

Note:
Opportunity Zones encourage long-term investments in low-income urban and rural communities nationwide. Opportunity Zones provide a tax incentive for investors to re-invest their unrealized capital gains into dedicated Opportunity Funds.

*** Downtown Revitalization Initiative**

Note:
The Downtown Revitalization Initiative (DRI) is Governor Cuomo's initiative to invest \$100M to transform Downtowns all over New York State. Albany has been awarded \$10M to develop key catalytic projects. A portion of the DRI overlaps with Sheridan Hollow BOA Study Area.

The DRI is chaired by the NY Secretary of State, and supported by private sector experts funded by Empire State Development, and a state agency team from the Department of State and the NYS Homes and Community Renewal. Projects will be managed locally.

Sheridan Hollow BOA
Approximately \$210 million has been invested in the Sheridan Hollow BOA between 2003 - 2019: \$175 million for commercial; \$83 million for residential; and \$11 million for mixed-use/redevelopment. An additional \$2.9 million is estimated from the DRI.

Data Sources:
City of Albany, GIS Services, Opportunity Zone Story Map, 2018. <http://arcg.is/0i0Dew>
Capital Albany Corporation, DRI Plan and Award Booklet, July 2019. <https://on.ny.gov/2Zac1n1>

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RECENT DEVELOPMENTS (cont.)

Rehabilitation Support Services

Rehabilitation Support Services is investing \$5.4 million in a new housing development at 104 Clinton Avenue, near Hawk Street. The new development will contain 20 apartment units, and 10 of these new units will serve as supportive housing for homeless individuals with a serious mental illness.

Interfaith Partnership for the Homeless

Interfaith Partnership for the Homeless (IPH) recently opened the new Hoffman Family Center located at 315 Sheridan Avenue, in the former St. Casimir's School. The new facility includes a drop-in center with health services and five new apartments for disabled, chronically homeless individuals.

Albany Housing Coalition

The Albany Housing Coalition invested \$2.2 million to rehabilitate three homes on Clinton Avenue (290, 292, and 320) to create nine permanent supportive housing units for homeless veterans.

KEY FINDINGS: BUILT ENVIRONMENT

1. The BOA has a strong foundation of anchor institutions that provide important community services to neighborhood residents and could act as partners in neighborhood revitalization efforts.
2. Several vacant buildings in the BOA, including the Freihofer Building, offer opportunities for adaptive reuse.
3. Overall, building conditions in the BOA are poor. Deteriorating facades contribute to blight and should be rehabilitated to improve the appearance and desirability of the neighborhood.
4. Recent investments in the BOA have helped spur commercial, residential, and mixed-use development. It will be important for future investment to build off these developments in order to avoid the scattered site approach to redevelopment that has not served the neighborhood well.
5. New, market-rate housing only exists in the eastern portion of the BOA adjacent to downtown, while all development west of the Steam Plant is subsidized to low income. Future redevelopment should focus on creating homeownership opportunities for a mix of incomes.



LIGHT
INDUSTRY
SPACE
FOR
RENT

465-5586

Inventory + Analysis

UNDERUTILIZED SITES

Vacant and underutilized properties often contribute to a sense of decline and lack of investment in a given area, and can contribute to blight and crime. Identifying the amount, location, and ownership of vacant and underutilized properties helps to provide a greater understanding of where to target redevelopment initiatives in the BOA.

Vacant Land

Vacant land in the BOA is pervasive; nearly every block has at least one vacant parcel and some blocks are almost entirely vacant. By land area, vacant land consumes 18% of the BOA and nearly one-in-four parcels is vacant.

Vacant Buildings

Thirteen buildings within the BOA are registered in the City of Albany's Vacant Building Registry. The registry helps building inspectors track vacant buildings, prevent them from falling into disrepair, and hold their owners accountable. Buildings in the registry incur an annual fee for every year they remain vacant. To protect the structure from further decay, buildings are also subject to regular inspection.

Red "X" Buildings

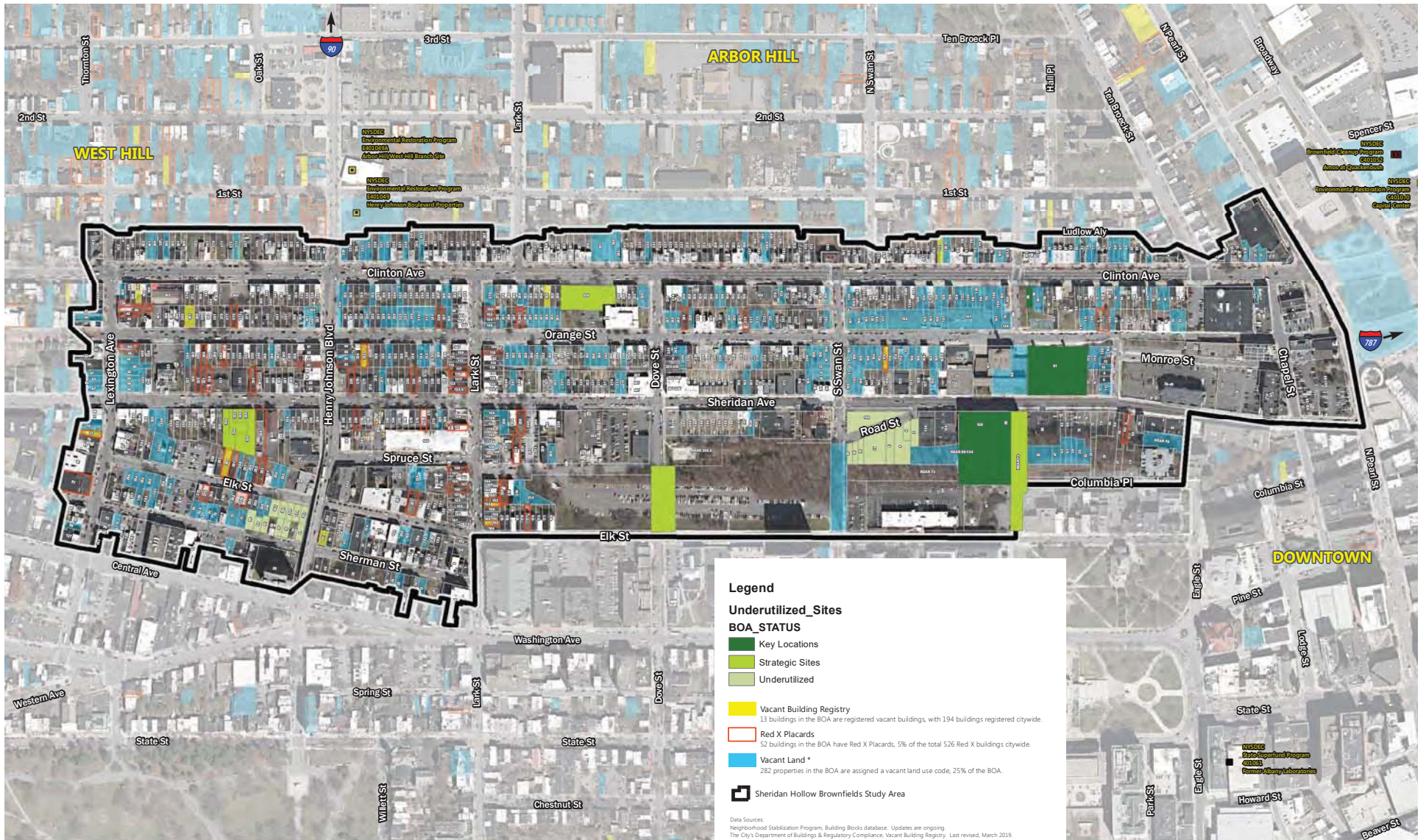
A total of 51 vacant buildings in the BOA have Red "X" placards posted on their street-facing facades. These placards signify that the building has been determined by the City of Albany's Fire Department to be unsafe for emergency personnel, indicating that entry to the building should only occur if there are known risks to human or animal life. Buildings can receive the Red "X" designation for a variety of structural issues, including: holes in the floor, missing fire escapes, unsafe stairs, and open roofs. The Red "X" does not, however, designate buildings for demolition or rehabilitation. Red "X" buildings are inspected by the Fire Department twice a year and any code violations, if not satisfactorily cleared, can refer the property owner to Codes or Vacant Building Court.

SURVEY SAYS...

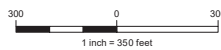
What would you most like to do with a vacant lot?

▼ Build a house or create a playground or activity center for kids."





The City of Albany, GIS Services, the Affordable Housing Partnership and Albany Community Land Trust (AHP/ACLT) provides this figure for illustrative purposes only. Unauthorized attempts to modify or utilize this figure for other than its intended purposes are prohibited. All locations are approximate. The City and AHP/ACLT make no claims or guarantees about the accuracy or currency of the data provided and expressly disclaims liability for errors and omissions in its content.



Legend

Underutilized_Sites

BOA_STATUS

- Key Locations
- Strategic Sites
- Underutilized

- Vacant Building Registry
13 buildings in the BOA are registered vacant buildings, with 194 buildings registered citywide.
- Red X Placards
52 buildings in the BOA have Red X Placards, 5% of the total 526 Red X buildings citywide.
- Vacant Land *
282 properties in the BOA are assigned a vacant land use code, 25% of the BOA.

Sheridan Hollow Brownfields Study Area

Data Sources:
Neighborhood Stabilization Program, Building Bids database. Updates are ongoing.
The City's Department of Buildings & Regulatory Compliance, Vacant Building Registry. Last revised, March 2019.
The Albany Fire Department "Red X" Placards identify vacant and structurally unsafe buildings. Last revised, September 2019.

* Notes:
Property Class Codes are assigned by the City Assessor to describe the primary land use of a site, and is based on change of use orders submitted by the landowner or principle use, as ordered by the Assessor.
Vacant Land is defined as: not in use, temporarily in use, or lacks permanent improvement. It is understood that Class Codes may be misleading in their reflection of existing property use. For example, a parcel may be coded as vacant land, but currently in use as a community garden or other neighborhood green space.



City of Albany, Albany County, New York
Sheridan Hollow BOA Nomination
UNDERUTILIZED SITES LOCATION MAP
 Series of 3 Maps: Strategic Sites; Building Inventory

Inventory + Analysis

POTENTIAL BROWNFIELDS

Brownfields are sites whose redevelopment may be complicated by the potential presence of environmental contaminants like hazardous substances, asbestos, lead-based paint, and petroleum. A total of 144 sites within the BOA have been identified as potential brownfields because they either experienced a spill or leak event or were historical dry cleaner or auto station locations (see Appendix 4.1 for a desktop environmental review and Appendix 4.7 for soil testing at select sites). Remediating these sites is a critical first step in addressing public health risks and facilitating redevelopment.

Spill Incident Sites

44 sites within the BOA are listed on the NY Spill Incident Database. These sites experienced spills of petroleum or other hazardous materials that may have polluted soil or water on site. Spills that met the threshold for cleanup have since been cleaned and the associated incident report has been closed.

Leaking Storage Tank Incident Sites

The NYS Leaking Storage Tank Incident Database, which reports the unintended release of fuel products from underground storage tanks, lists four incidents in the study area. Three of these incidents were reported at the Albany Townsend Homes and the other was reported at the former Verizon garage at 236 Sheridan Avenue. Each incident has since been cleaned and closed.

Historical Cleaners

50 sites within the BOA were identified as potential dry cleaner or laundromat sites based on historic uses. Chemicals associated with dry cleaning have the potential to introduce contaminants into the environment through spills, leaks, vaporization, or improper disposal.

Historical Auto Stations

46 sites within the BOA were identified as potential gas stations, filling stations, or auto repair/service stations based on historic uses. Chemicals associated with auto repair have the potential to introduce contaminants into the environment through spills, leaks, vaporization, or improper disposal.

Phase I ESAs

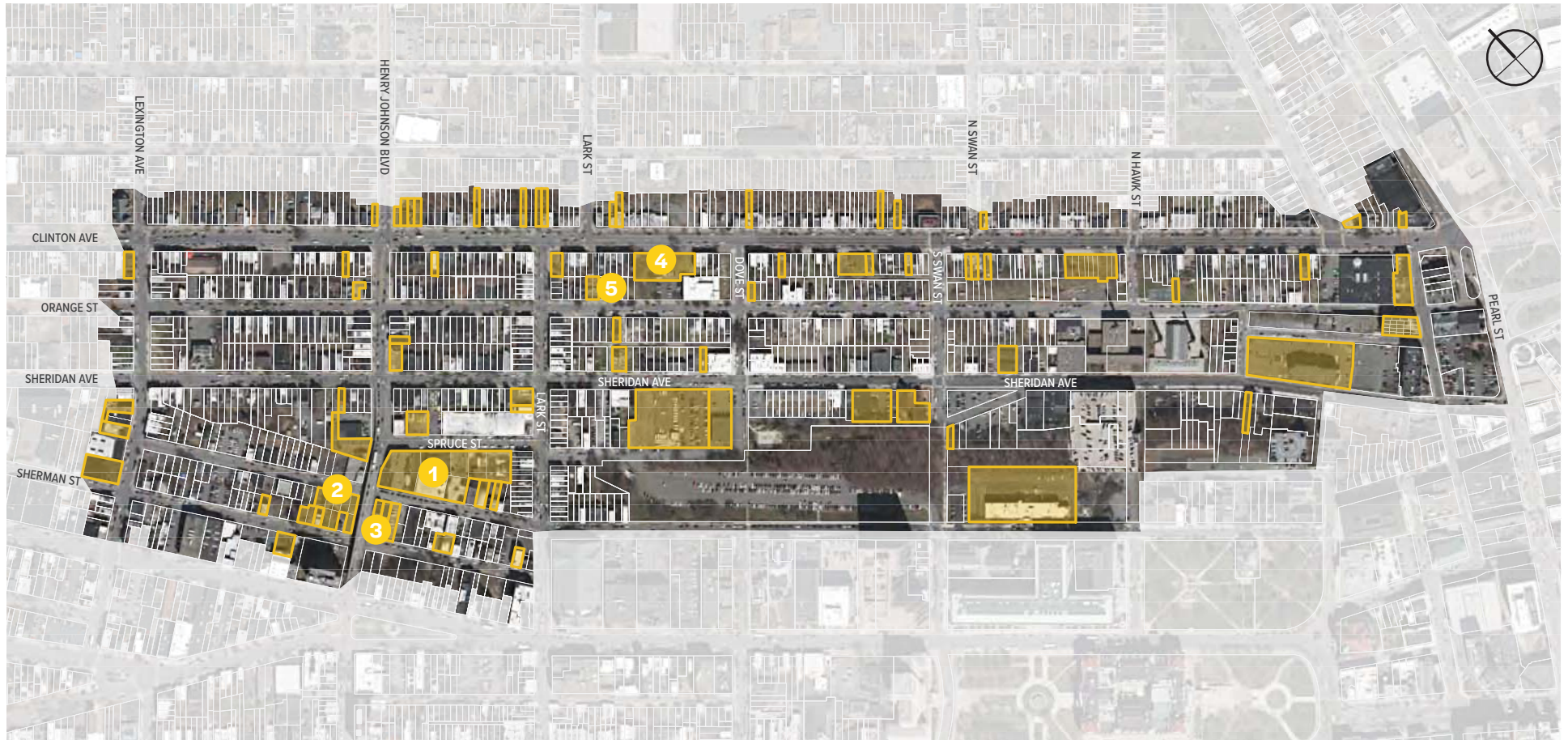
Several Phase I Environmental Site Assessments (ESA) were performed by Ambient Environmental Inc. at sites throughout the BOA that are pertinent to the recommendations included in this Plan (see Appendices 4.2 through 4.6). The findings of these assessments are detailed in the following pages. Ambient recommends that – in addition to the sites where Phase I ESAs were already conducted – any site identified as having an "environmental concern" should also undergo comprehensive investigation prior to demolition, renovation, or construction activities at the site.

WHAT IS A PHASE I ESA?

A Phase I ESA assesses whether current or historical property uses could have potentially impacted the soil or groundwater at the site and therefore could pose a threat to the environment and/or human health. The assessment makes recommendations about what actions, if any, are necessary to address environmental concerns on site. If further investigation is necessary, a Phase II ESA may be recommended to collect soil, groundwater, and/or vapor samples from the site to test for the presence of contamination.

Phase I ESAs use a standard language to identify a variety of environmental concerns as follows:


- **Recognized Environmental Concern (REC).** Indicates a known contamination or the potential for the subsurface to have been impacted by contamination. Often necessitates a Phase II ESA.
- **Historic Recognized Environmental Concern (HREC).** Identifies a site that has previously been impacted by contamination but has since been investigated and properly remediated.
- **Business Environmental Risk (BER).** Identifies an environmental risk that can impact business associated with the current or planned use of a site. Often refers to asbestos or lead paint.






POTENTIAL BROWNFIELDS


 Potential Brownfield Sites

SITES WITH PHASE 1 ESAs

-  **1** Freihofer Plant
(middle structure has been demolished, but hazards remain)

 **2** Elk + Sherman Street Lots

 **3** 228 Elk Street
-  **4** 236 Clinton Avenue

 **5** 293-295 Orange Street

Inventory + Analysis

FREIHOFFER PLANT PHASE I ESA

Site Description

The Freihofer site at 222-268 Spruce Street is presently vacant and unused. The 1.55-acre complex formerly consisted of three buildings and an attached garage, all in various states of disrepair. In February 2020, a neighboring Elk Street building's roof collapsed and caused significant damage to adjacent properties, including the Freihofer Plant. Due to public safety concerns, the City demolished the middle structure at the Freihofer Plant.

Historically, the site was home to the Freihofer Baking Company, which closed in the late 1980s. Since 1982, other uses at the site included: a bottling facility, poultry dressing shop, linoleum and carpet company, and shipping company. Most recently, an auto parts company operated out of the garage until a fire ceased operations in 2013.

Recognized Environmental Conditions (RECs)

The Phase I ESA (see Appendix 4.2), performed in June of 2017, found multiple Recognized Environmental Concerns at the site that indicate the presence of hazardous substances.

In the garage, six floor drains were found to be filled with standing water and oil residue, likely resulting from the dismantling of cars. The discharge point of these drains is presently unknown. The fire that occurred in the garage in February of 2013 left a

film of black ash and soot on the floor, walls, and ceiling, and may contain constituents to which human exposure should be limited, especially given that plastic, rubber, oil, and gasoline were possibly burned in the fire.

Due to structural integrity issues, a large 4,000 square foot portion of the first floor in the building at 240 Spruce Street collapsed. Four 55-gallon drums, a large number of 5-gallon buckets, and other miscellaneous debris were found in the collapsed pit, and standing water was noted to have a visible sheen. The pit has become overgrown with trees and vegetation, and has created an opening in the building envelope through which animals can enter. Used motors were stored in the basement of this building and oil and grease were found during the site visit. Spills from these motors could have traveled to the observed floor drains, though any potential release to the surrounding property is unknown. Two above-ground storage tanks were also found in the basement, though the failing structural integrity of the collapsed building prevented investigation of their condition and contents.

Throughout the site, numerous fluorescent light bulbs and ballasts were observed, and some were found broken or on the ground. These bulbs and ballasts could potentially contain mercury and PCBs, which may have entered the floor drains and contaminated the discharge points though further

investigation would be necessary to confirm. Large amounts of animal scat and bird droppings are also present throughout the site and within the collapsed building, and exposure to these materials could cause health issues.

Historic Recognized Environmental Concerns (HRECs)

HRECs are past conditions at the site that have been properly cleaned up and addressed to the satisfaction of the applicable regulatory agency. One HREC was found to have existed at the site during the Phase I ESA. Historic research determined that a 10,000-gallon, steel, underground storage tank was installed on the site in 1965 and contained either #2 fuel oil, #6 fuel oil, or gasoline. The tank was reportedly removed in 1987 and surrounding contaminated soil was said to be disposed of, but there is no documentation of this tank removal.

De Minimis Conditions

The Phase I ESA also determined other conditions that were noteworthy but that would likely not present a threat to human or environmental health nor be the subject of an enforcement action. Specifically, the ESA noted that numerous automotive repair shops historically occupied areas surrounding the site, and the potential release of hazardous materials from these shops could have contaminated underlying soil and groundwater, though this is unlikely.



Inventory + Analysis

ELK + SHERMAN STREET PHASE I ESA

Site Description

The Elk and Sherman Street site is approximately 0.5 acres in size and is comprised of ten lots including 232-242 Elk Street and 49, 53, 57, 61, and 65 Sherman Street. All of these lots are presently vacant and unused, with no structures. Historically, the site has been primarily residential. In 1892, nine dwellings, one store, and one stable were in use at the site. In 1908, two dwellings were demolished and a saloon was added. All buildings remained until 1966 when several dwellings began to be demolished. In 1993, 238 Elk Street became an auto parts store with an attached garage, but was demolished sometime after July 2015.

Recognized Environmental Conditions (RECs)

A Phase I ESA was performed for the site in July 2017 (see Appendix 4.3). Numerous jugs, pails, and containers of unknown contents were observed throughout the site, though further investigation was constrained by vegetation overgrowth. The historic presence of an auto wrecking junkyard adjacent to 242 Elk Street suggests the potential for contamination in this portion of the site. A Phase II limited site investigation performed in 2011 also detected concentrations of mercury in the soil at 242 Elk Street and lead in the soil at 238 Elk Street that exceed NYSDEC Commercial Soil

Cleanup Objectives. A groundwater sample from 242 Elk Street detected mercury, arsenic, barium, chromium, and lead at concentrations above the NYSDEC Technical and Operational Guidance Series 1.1.1, though dissolved metal concentrations did not exceed groundwater standards. There is no indication that remedial action has been taken to address these findings since their discovery in 2011.

Historic Recognized Environmental Concerns (HRECs)

The Elk and Sherman Street site is located northeast of the Townsend Park Homes, which is identified in the NYSDEC Underground Storage Tanks, Leaking Tanks, and Spills databases. The Townsend Park Homes are cross-gradient to the site with respect to anticipated groundwater flow direction, indicating that leaks could have impacted soil and groundwater at the site. Two previous incidents were reported with regards to the tightness of on-site underground storage tanks in 1988 and 1993, but both achieved regulatory closure and met applicable cleanup standards. Another spill-related incident was reported in 2003, but also achieved regulatory closure. At present, one 1,000-gallon diesel underground storage tank is still in service at the site.



De Minimis Conditions

The Phase I ESA noted that numerous automotive repair shops and cleaners historically occupied areas surrounding the site, and the potential release of hazardous materials from these shops could have contaminated underlying soil and groundwater, though this is unlikely. Illegal dumping of tires, PVC piping, empty motor oil containers, and trash were also noted throughout the site. These materials are not hazardous but should be removed.

228 ELK STREET PHASE I ESA

Site Description

The 228 Elk Street site has one building with a large garage space. It is currently abandoned. Unused items such as an old car, mattresses, broken electronics, and garbage fill the building.

Recognized Environmental Conditions (RECs)

During the Phase I ESA (see Appendix 4.4), performed in November of 2019, a floor drain was observed in the building and uncontrolled disposal and debris and containers of hazardous materials were also discovered in and around the building. Due to the current condition of the building, historic use of the site, and historic contamination in the general area, the overall condition of the site was considered a REC.

Business Environmental Risks (BERs)

The potential for the presence of asbestos-containing materials and lead paint was observed. A hazardous materials inspection is recommended.



Inventory + Analysis

236 CLINTON AVENUE PHASE I ESA

Site Description

The Clinton Avenue and Orange Street site is approximately 1.25 acres in size and is comprised of two vacant lots at 236 Clinton Avenue and 281 Orange Street, an in-use office building at 255 Orange Street, and a parking lot. The office building was not included in the Phase I ESA. The rest of the site is presently vacant and undeveloped. Historically, the site was used for residential dwelling as early as the late 1800s. Later, a bakery and bake house occupied much of the site and had facilities for truck storage as well as a gasoline tank. By 1950, the bakery was converted to a stained glass works facility and the gasoline tank was still present. After the 1950s, a majority of the buildings were demolished and the site was used primarily for parking.



Recognized Environmental Conditions (RECs)

During the Phase I ESA (see Appendix 4.5), performed in July of 2017, a former fill pipe was observed in the foundation wall on the north side of the site. This pipe indicates the historic presence of an aboveground or underground storage tank, which could have potentially released petroleum, lead, chemicals, and other contaminants into the site. The historic presence of automobile repair shops adjacent to the site at 293 and 295 Orange Street also present the potential for contamination at the site due to waste oil and other automobile fluids being dumped into the city sewer drain.

Business Environmental Risks (BERs)

The Phase I ESA identified a BER across the street from the site at 247 Orange Street due to reported releases of petroleum and other automobile fluids into the sewer system, which could have introduced vapors and other contaminants. However, no visible stains or odors were observed during the site visit.

293-295 ORANGE STREET PHASE I ESA

Site Description

The 293-295 Orange Street site is comprised of two connected buildings which were previously used as an automobile garage. The buildings are now abandoned and filled with garbage and unused materials. An overgrown green space with scattered garbage is located behind the buildings.

Recognized Environmental Conditions (RECs)

During the Phase I ESA (see Appendix 4.6), performed in November of 2019, a floor drain was observed in the building and uncontrolled disposal, debris, and containers of hazardous materials were also discovered in and around the building. Due to the current condition of the building, historic use of the site, and historic contamination in the general area, the overall condition of the site was considered a REC.

Business Environmental Risks (BERs)

The potential for the presence of asbestos-containing materials and lead paint was observed. A hazardous materials inspection is recommended.



Inventory + Analysis

STRATEGIC SITES



A primary purpose of this Plan is to identify strategic sites in the neighborhood with the greatest redevelopment potential and to provide site-specific plans to stimulate their improvement. Through the planning process, a total of 9 sites in the BOA were identified as strategic sites.

Criteria for Selection

To be considered a strategic site, properties were required to meet one or more of the criteria listed at right. The most heavily weighted criteria (shown in bold) were a site's redevelopment potential, including its ownership and vacant or underutilized status, as well as public support. Public support includes input received during the BOA planning process as well as projects with long-term, consistent public support that precede this planning process.

Criteria:

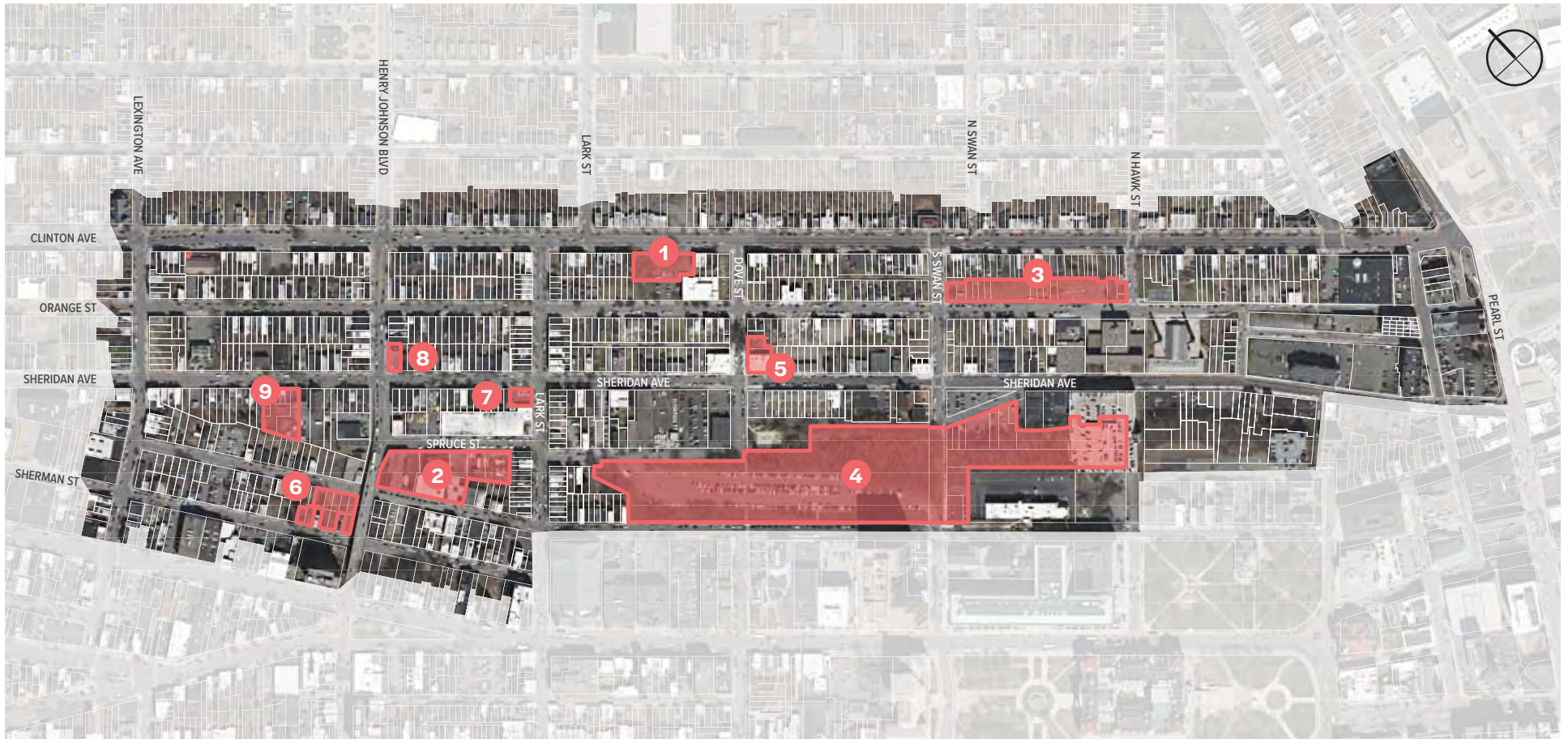
- **Redevelopment potential (i.e., site control, willing property owner)**
- **Public support**
- Presence of known and/or suspected contamination on site, due to either current or past uses
- Abandoned, vacant, or underutilized status.
- Excessive length of time that the structure or lot has remained vacant, with little or no interest in redevelopment by current or future owners
- Important location in visually or physically connecting Sheridan Hollow to surrounding neighborhoods
- Difficulty in redeveloping the site without prohibitive up-front environmental and/or archaeological testing
- Sufficient size to support redevelopment

Some of the identified strategic sites have been occupied by past industrial uses and, due to the nature of these uses, may contain known or suspected contamination, which may deter future investment. However, by identifying the properties best suited for redevelopment and determining methods for remediation and revitalization, the BOA program can help the neighborhood overcome barriers related to historic contamination, both perceived and real.

PRE-NOMINATION STUDY STRATEGIC SITES

The Sheridan Hollow BOA Pre-Nomination Study identified 7 strategic sites utilizing the same selection criteria outlined on this page. Since the Study's completion in 2012, several sites have been added to or removed from the initial list to reflect new developments or the discovery of new information. The 7 strategic sites originally identified in the Pre-Nomination Study are listed below:

- **236 Clinton Avenue**
(identified as Strategic Site #1 in this Nomination Study)
- **West side of Dove Street, between Clinton Avenue and Orange Street**
(transformed into community garden)
- **Horse Building, 210 Sheridan Ave**
- **Former Firehouse, 126 Clinton Ave**
(acquired and in active use by a construction company)
- **293-295 Orange Street**
(in the process of being acquired and will be demolished)
- **283 Sheridan Avenue**
(identified as Strategic Site #8 in this Nomination Study)
- **156 Clinton Avenue**
(landscape plan being created)



STRATEGIC SITES

- | | | |
|--------------------------------------|-------------------------------|------------------------------------|
| 1 ACES Lot (236 Clinton Ave.) | 4 The Hill | 7 Former Li Ming Restaurant |
| 2 Former Freihofer Plant | 5 Former Hungry Hollow | 8 283 Sheridan Avenue |
| 3 Lower Orange Street Lots | 6 Elk + Sherman Lots | 9 Sheridan Avenue Lots |

SECTION 3: ANALYSIS OF THE SHERIDAN HOLLOW BOA

Inventory + Analysis

ACES LOT 236 CLINTON AVENUE



This vacant lot is approximately 0.5 acres and is owned by the Albany Center for Economic Success (ACES), which operates its business incubator out of the adjacent building at 255 Orange Street. The lot fronts Clinton Avenue, one of the most well-traveled and business-friendly streets in the BOA, suggesting potential for a new, commercial development at the site, such as retail space for existing ACES tenants, a drop-in day care, and/or training space.

Opportunities also exist to incorporate housing into the new development in partnership with Home

Leasing, which is already working to redevelop housing on Clinton Avenue, and by leveraging monies from the Community Investment Fund, Empire State Development, and other sources.

Phase 1A and 1B Archaeological Assessments were conducted in 2006 for this site. Based on the presence of archaeological resources (brickyard, structure foundations, and privies) identified in the Phase 1B, Phase II and Phase III studies were conducted in 2019 (see Appendix 7.2).

SITE INFORMATION

Owner: ACES

Size: 0.5 acres

Current Use: Vacant

Zoning: Mixed-Use, Neighborhood Edge (MU-NE)

Structures: None

Existing Infrastructure:
Gas, water, electric, sewer

Transportation Access:

- Vehicular access provided from the rear of the site on Orange Street
- Closest bus stop is 150 feet away at the corner of Clinton and Dove

Adjacent Uses: Residential, commercial

Former Uses: Bakery, stained glass works

Potential Contamination:

- Historic presence of storage tank at the site
- Historic presence of auto repair shops adjacent to the site

Use Potential: Retail, residential

FORMER FREIHOFFER PLANT 222-268 SPRUCE STREET



The former Freihofer plant occupies two buildings and a lot resulting from the recent demolition of a third building. The site is approximately 1.55-acres and is owned by a private developer. The buildings are vacant and decaying, and the Phase I ESA suggests that remediation will be necessary. Opportunity exists to rehabilitate and reuse the extant buildings for multi-tenant commercial use. Identified high

priority uses for the site include food processing and a commercial or Uber-style kitchen. Large-scale urban agriculture could also be explored. The community is interested in utilizing this site to help alleviate food insecurity and increase access to healthy foods in the neighborhood. Including a rental storage facility in the redevelopment program would help to generate additional revenue.

SITE INFORMATION

Owner: Kostandin Kacani

Size: 1.55 acres

Current Use: Vacant

Zoning: Mixed-Use, Community Urban (MU-CU)

Structures: 3 buildings, 1 attached garage (total of 101,460 square feet)

Existing Infrastructure:
Gas, water, electric, sewer

Transportation Access:

- Truck bays on Spruce Street
- Limited access from Henry Johnson
- Closest bus stop is 275 feet away

Adjacent Uses: Residential, commercial

Former Uses: Bakery, auto shop, shipping, linoleum company, poultry dressing shop

Potential Contamination:

- Oil and grease from auto dismantling
- Black ash from fire
- Animal scat and bird droppings

Use Potential: Multi-use commercial

Inventory + Analysis

LOWER ORANGE STREET LOTS 139-187 ORANGE STREET, 74 HAWK STREET



This site is comprised of 15 vacant lots, totaling 1.2 acres. The site is one of the largest, uninterrupted vacant areas in the BOA and presents opportunities for assembly and redevelopment. Habitat for Humanity recently acquired half of the lots on this block (165 - 185) and plans to redevelop them into affordable, homeownership housing. E. W. Tompkins Co. Inc. owns the remaining lots on this block (139 - 163).

These lots offer the opportunity to achieve a mix of uses and housing types. One development scenario includes a mixed-use building with a daycare on the first floor and cooperatively owned or condominium-ownership units on the upper floors. TAP, Inc. has also offered a homeownership design concept for the north side of the block, which includes ground floor space for office or makerspace uses and residential space on the upper floors. Both of these proposals were presented to members of the Albany Barn and were well received.

SITE INFORMATION

Owners: E.W. Tompkins Co. Inc. and Habitat for Humanity

Size: 1.2 acres

Current Use: Vacant

Zoning: Mixed-Use, Neighborhood Edge (MU-NE), Residential, Townhouse (RT)

Structures: None

Existing Infrastructure:
Gas, water, electric, sewer

Transportation Access:

- No sidewalks and several curb cuts along Orange Street
- Closest bus stop is 200 feet away

Adjacent Uses: Residential, commercial vacant, industrial

Former Uses: Unknown

Potential Contamination:

- Not listed on the NYSDEC Spill Incidents or Bulk Storage databases
- Tires and other industrial materials presently stored at the site

Use Potential: Residential

THE HILL BETWEEN ELK STREET + SHERIDAN AVENUE



The hillside that separates lower Sheridan Hollow from the State office buildings on Capitol Hill is a large, 5.25-acre, publicly-owned, wooded space, with two stairway connections leading up and down the hill. The redevelopment of this space has been identified as a high priority by the community. Potential exists to transform the hillside into a formalized park space, while still maintaining the

existing tree canopy. A series of ADA-accessible trails could wind through the hillside, while the existing stairs could be enhanced with lighting, seating, and facilities for bicycles. It may also be possible to incorporate an amphitheater into the slope of the hillside.

SITE INFORMATION

Owner: New York State

Size: 5.25 acres

Current Use: Vacant

Zoning: Mixed-Use, Community Urban (MU-CU)

Structures: Two staircases

Existing Infrastructure:
Gas, water, electric, sewer

Transportation Access:

- Staircases at Dove and Swan Streets
- Vehicular entry from Elk, Spruce, and Road Streets

Adjacent Uses: Commercial, park space

Former Uses: None

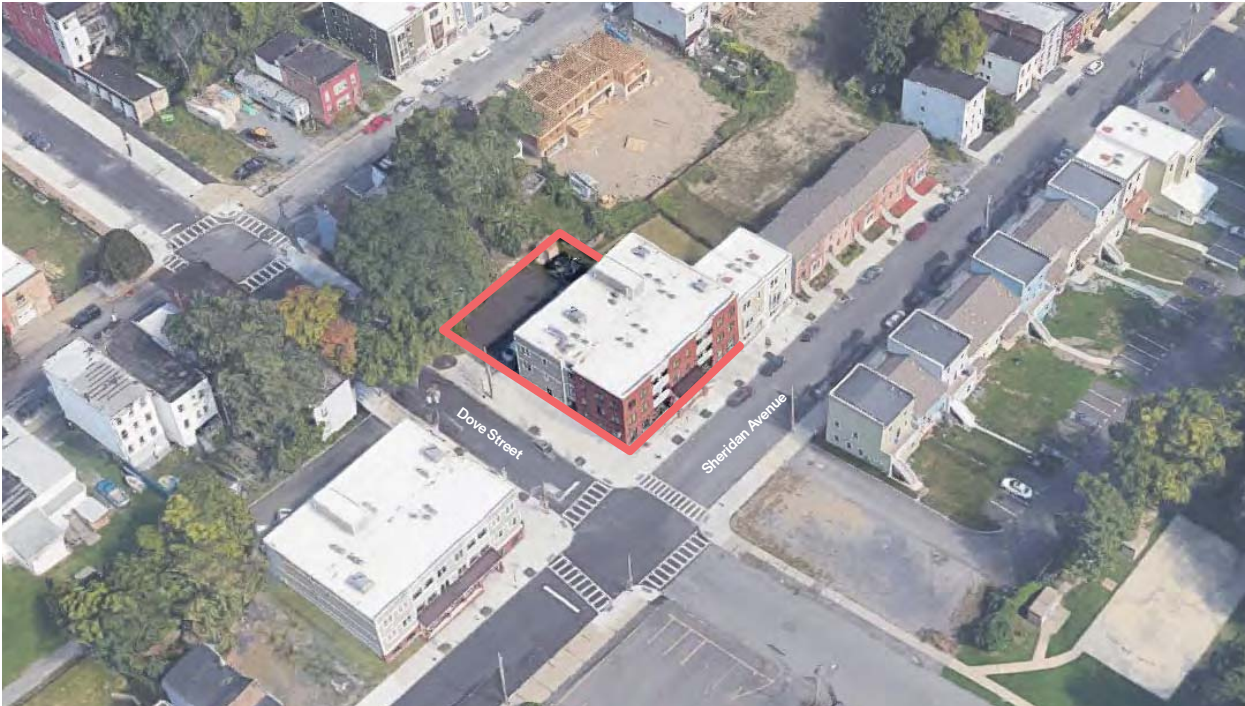
Potential Contamination:

- Not listed on the NYSDEC Spill Incidents or Bulk Storage databases

Use Potential: Park space

Inventory + Analysis

FORMER HUNGRY HOLLOW 203 SHERIDAN AVENUE



This space is the cornerstone commercial space in the newly-completed Sheridan Hollow mixed-use development. It is in a highly-visible location at the intersection of Sheridan Avenue and Dove Streets, just a short walk from the State-owned parking lots on Elk Street. As the former home to the Hungry Hollow sandwich and deli shop, the space has capacity to support commercial kitchen infrastructure.

The Hudson Valley AgriBusiness Development Corporation studied the space and identified three potential uses including a commercial kitchen, a daycare center, and a community center.

SITE INFORMATION

Owner: Sheridan Hollow Village

Size: 9,000 square feet

Current Use: Vacant

Zoning: Mixed-Use, Neighborhood Edge (MU-NE)

Structures: Mixed-use building

Existing Infrastructure:
Gas, water, electric, sewer

Transportation Access:

- On-street parking on both sides of building
- Closest bus stop is 450 feet away on Clinton and Dove

Adjacent Uses: Residential, commercial

Former Uses: Park space

Potential Contamination: None

Use Potential: Commercial, community services

ELK + SHERMAN LOTS 232-242 ELK STREET + 49, 53, 57, 61, 65 SHERMAN STREET



This site is an aggregation of 10 vacant parcels, totaling approximately 0.5 acres. The site is owned by the Albany Housing Authority, which also owns and operates the Townsend Park Homes public housing complex directly across the street. To add to the Authority's portfolio of affordable housing options and diversify the supply in Sheridan Hollow,

this site could be redeveloped with affordable, townhouse-style housing. Both rental and homeownership options could be pursued.

SITE INFORMATION

Owner: Albany Housing Authority

Size: 0.5 acres

Current Use: Vacant

Zoning: Mixed-Use, Community Urban (MU-CU)

Structures: None

Existing Infrastructure:
Gas, water, electric, sewer

Transportation Access:

- Curb cuts on Sherman Avenue, Henry Johnson Boulevard, and Elk Street
- Closest bus stop is 225 feet away

Adjacent Uses: Residential, commercial

Former Uses: Residences, auto parts store

Potential Contamination:

- Historic presence of auto junkyard
- Potential for soil and groundwater impacts from nearby UST
- Illegal dumping extant on site

Use Potential: Residential

Inventory + Analysis

FORMER LI MING RESTAURANT 129 LARK STREET



This site is a larger corner lot, located at the intersection of Sheridan Avenue and Lark Street. The Li Ming Restaurant used to operate in this location at the single-story building that still remains on site. A three-story, mixed-use building would fit with the existing character of the neighborhood surrounding the site. The first floor could be integrated with a commercial use – potentially a specialty food or

healthy convenience store – while the upper two floors could be residential. If necessary, a small parking lot could also be included on-site to support the daytime parking needs of the first-floor retail establishment.

SITE INFORMATION

Owner: Dennis Grant

Size: 0.1 acres

Current Use: Vacant

Zoning: Residential, Townhouse (R-T)

Structures: Single-story building

Existing Infrastructure:
Gas, water, electric, sewer

Transportation Access:

- Vehicular access from Sheridan Avenue and Lark Street
- Closest bus stop is 550 feet away

Adjacent Uses: Residential, commercial

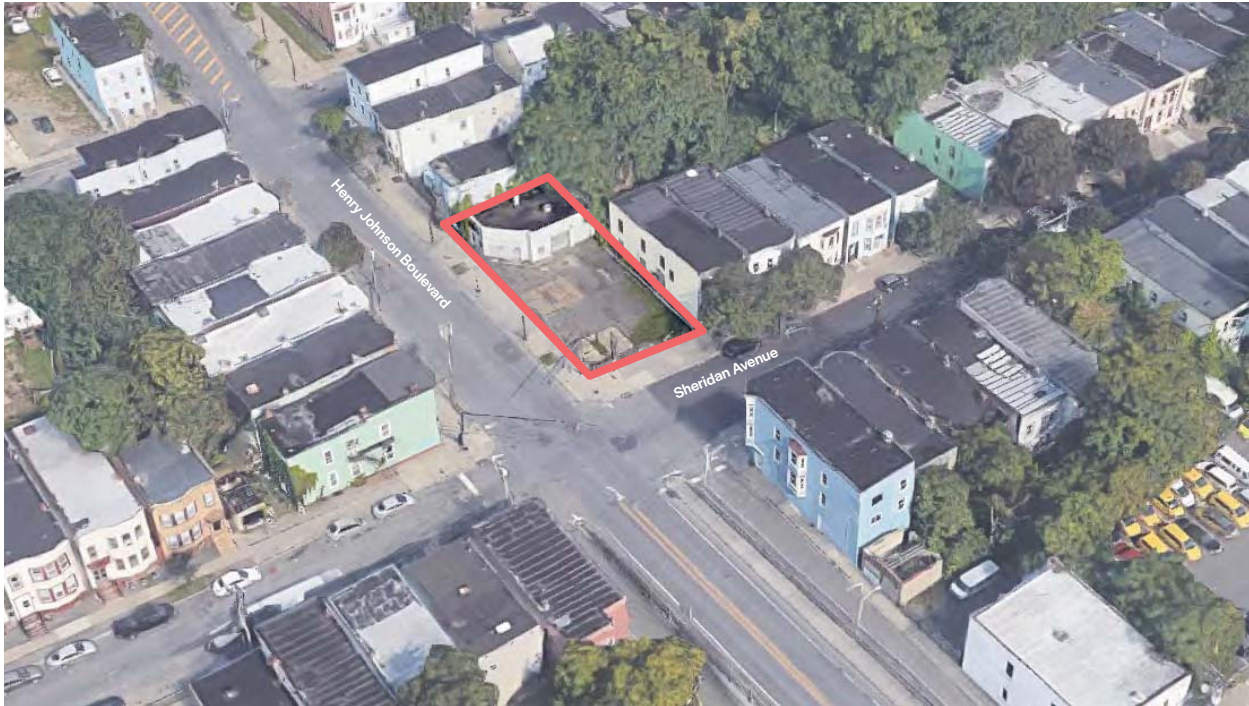
Former Uses: Restaurant, parking lot

Potential Contamination:

- Not listed on the NYSDEC Spill Incidents or Bulk Storage databases
- Automobiles and boats presently stored on site

Use Potential: Mixed-use

283 SHERIDAN AVENUE



This site is a 0.1-acre corner lot prominently located at an important gateway into the BOA, where the Henry Johnson Boulevard overpass returns to surface grade and intersects with Sheridan Avenue. The presently vacant site was historically used as a gas station and may require remediation. Because of its highly-visible corner location on a well-traveled corridor, potential exists to redevelop this lot with a

mixed-use building and plaza space. First floor uses could be retail or restaurant space, while upper floors would be residential. Enhanced crosswalks and pedestrian refuges could also be added to improve walkability at this busy and often-confusing intersection.

SITE INFORMATION

Owner: Albany Metal Fabrication, LLC

Size: 0.1 acres

Current Use: Vacant

Zoning: Mixed-Use, Neighborhood Edge (MU-NE)

Structures: Single-story building

Existing Infrastructure:
Gas, water, electric, sewer

Transportation Access:

- Vehicular access from Sheridan Avenue and Henry Johnson Boulevard
- Bus stop at site

Adjacent Uses: Residential, commercial

Former Uses: Gas station

Potential Contamination:

- Not listed on the NYSDEC Spill Incidents or Bulk Storage databases
- Historic use as gas station

Use Potential: Mixed-use

Inventory + Analysis

SHERIDAN AVENUE LOTS 326-336 SHERIDAN AVENUE



This 0.5-acre site is comprised of 6 parcels, each with homes destroyed by a fire in September of 2018. Since the fire, the homes have been demolished and the lots lay vacant. TAP Inc., a local non-profit, devised several redevelopment scenarios for the site including: owner-occupied housing, an apartment building, a community garden, a playground, and a parking lot.

SITE INFORMATION

Owner: Multiple private owners

Size: 0.5 acres

Current Use: Vacant

Zoning: Residential, Two-Family (R-2)

Structures: None

Existing Infrastructure:

Gas, water, electric, sewer

Transportation Access:

- Vehicular access from Sheridan Avenue
- Closest bus stop is 300 feet away

Adjacent Uses: Residential

Former Uses: Residential

Potential Contamination:

- Not listed on the NYSDEC Spill Incidents or Bulk Storage databases
- Previous homes at the site destroyed by fire

Use Potential: Residential, community services

SUMMARY

Inventory + Analysis

Sheridan Hollow is a largely residential community, with some neighborhood-scale commercial uses and a few, small pocket parks dispersed throughout. The neighborhood is defined primarily by two- and three-story rowhouses that abut the sidewalk on small, narrow lots.

Due to age and deferred maintenance, many homes in the neighborhood show signs of deterioration some with boarded up windows and doors. Numerous vacant parcels and vacant buildings also disrupt the urban fabric and contribute to blight and disinvestment.

Several streets in the neighborhood experience relatively heavy traffic during morning and evening commutes, like Henry Johnson Boulevard and Lark Street. During the workday, Sheridan Hollow's supply of non-metered, on-street parking is utilized largely by State employees who work at nearby Capitol Hill. Limited daytime parking availability impacts residents and neighborhood businesses. The neighborhood is also served by a variety of CDTA bus routes and has two bike share locations. Though the neighborhood is compact, sidewalk improvements and streetscape enhancements could promote walkability.

Topography, aging infrastructure, prevalence of impervious surfaces, and modifications of the natural hydrologic system complicate stormwater management in the neighborhood and exacerbate localized flooding during storm events. The provision of green infrastructure, like rain gardens, bioswales, and permeable paving, could help to better absorb stormwater and prevent flooding.

Sheridan Hollow has a legacy of contamination, with multiple sites throughout the neighborhood being environmentally impacted by their past uses. These former industrial, auto repair, and gas station sites are potentially brownfields, which may complicate their redevelopment.

Several brownfield sites and other vacant or underutilized sites were identified as strategic sites. These sites are dispersed throughout the neighborhood and range in size from single parcels (e.g., former Hungry Hollow) to large sites (e.g., former Freihofer Plant and the Hill). Their significant redevelopment potential could help catalyze revitalization and economic growth throughout the BOA area.