

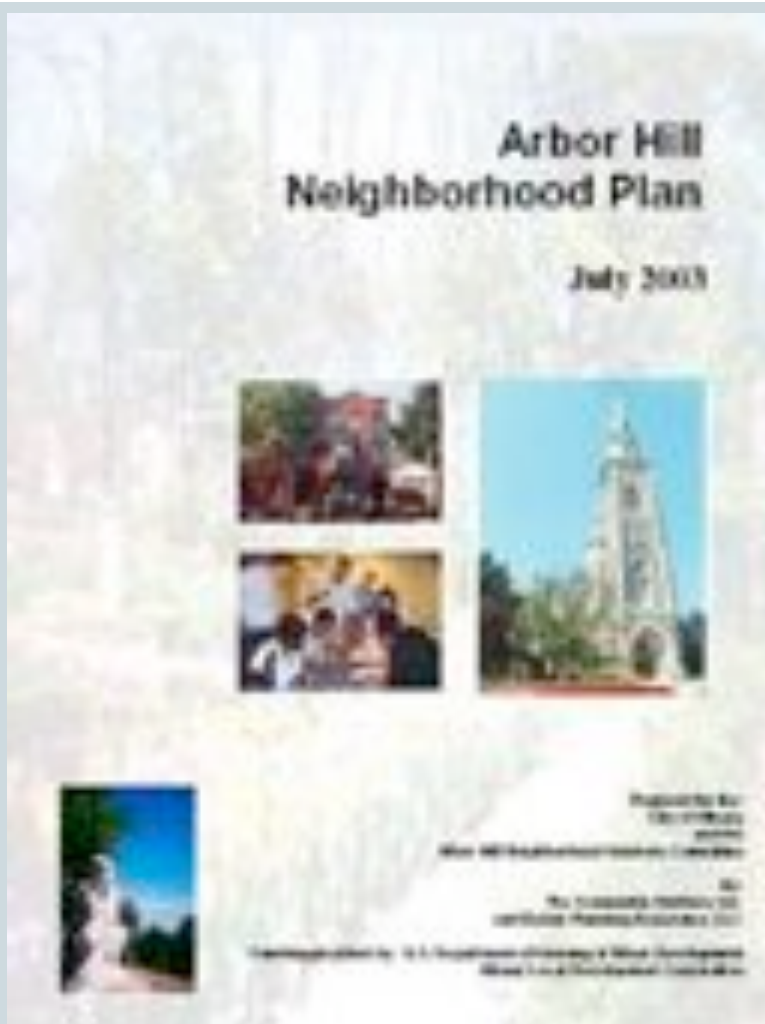
Bringing Back the Inner City Neighborhoods



PART I: ARBOR HILL



Orientation to Neighborhood Series



Part I - 10:15 – 11:45 am
Arbor Hill Neighborhood Plan - 2003

Part II – 2:00 – 3:30 pm
South End Neighborhood Plan
(Capital South Plan) - 2007

Part III – 3:45 – 5:15 pm
Arbor Hill Walking Tour

Today's Panel



Monique Wahba, Principal
MW Planning

Darren Scott, Director of Planning & Development
Albany Housing Authority

Hon. Barbara Smith, Member
Albany Common Council

Doug Melnick, Planning Director
City of Albany

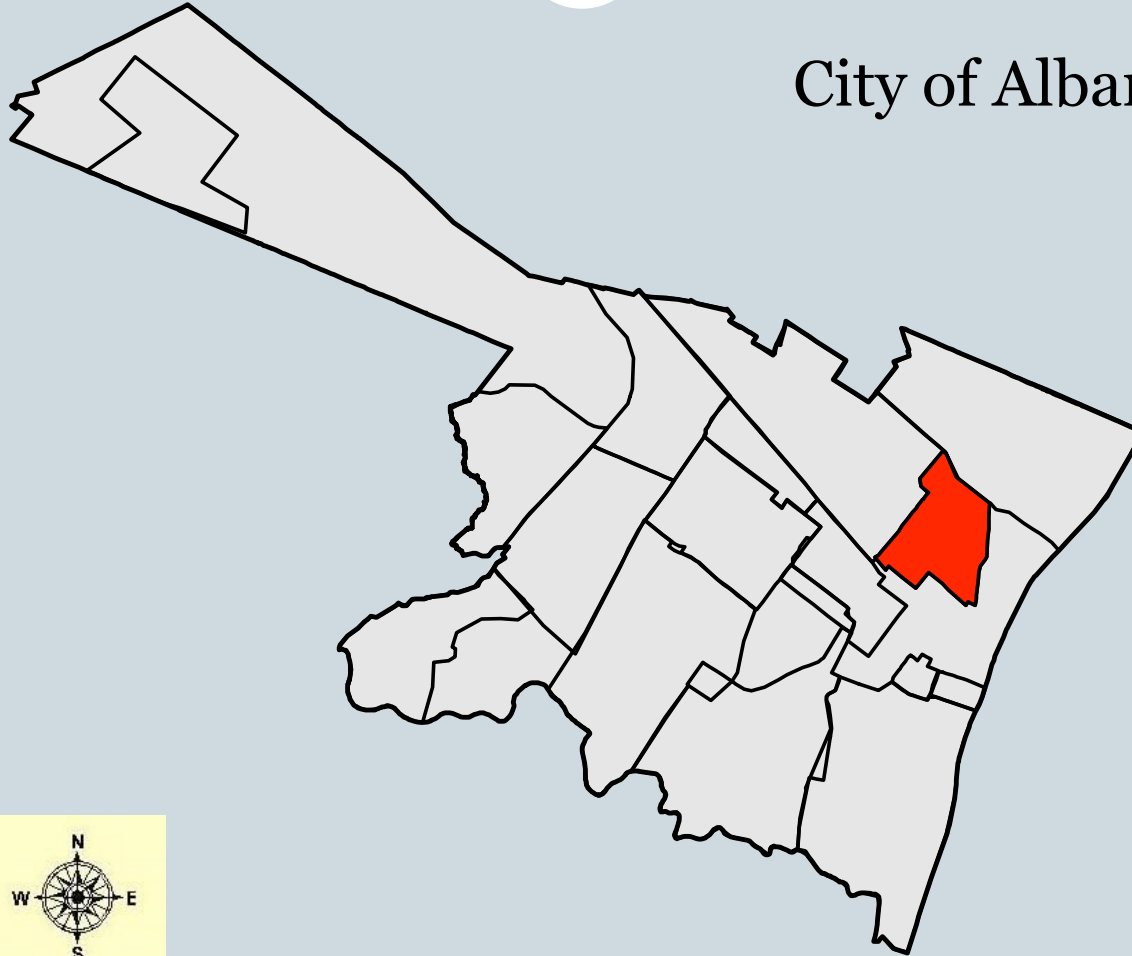
Introduction to Arbor Hill



Location



City of Albany



The Study Area



Development History

- Core developed: 1825 – 1900
- Home to industrialists, business owners and lumber barons of Erie Canal.
- Greek revival and early Italianate styles.
- Major stopover of Underground Railroad.
- Newer development history north of Livingston Avenue.



Neighborhood Profile



- Mostly Black (77%), growing Hispanic sector (8%)
- Poor (35% in poverty)
- Low educational attainment (70% graduate h.s.)
- Low rate of employment (57%)
- Continued loss in population (9% drop)

Housing Characteristics

- Mix of old, some historic and new housing.
- High rates of vacancy (22%) and abandonment.
- “Missing teeth” in urban fabric.
- Low homeownership (21%).
- Despite depressed median home values, housing is still unaffordable to many.



Business Climate

- Limited quality retail shopping and services.
- No supermarkets but several convenience stores.
- A number of hair salons.
- Growing number of ethnic restaurants and other foreign-owned businesses.



Other Plan Challenges

Quality of Life

- High rates of crime, especially drug activity.
- Visible signs of neglect.

Previous Plan Failures

- Urban League Plan
- HOPE VI



The Public Process

- Diverse Neighborhood Advisory Committee
- Public comment period at AC meetings
- Initial public meeting
- Design workshop



Reaching Consensus



Four Areas of Focus:

- I. Homeownership and Rental Housing
- II. Arts, Culture and Heritage
- III. Business and Job Development
- IV. Quality of Life

Guiding Principles



Homeownership and Rental Housing

Examples:

- Provide public housing in clusters throughout the neighborhood.
- Rehab existing housing and build compatible infill.
- Provide a variety of housing types for all ages, family sizes and incomes.

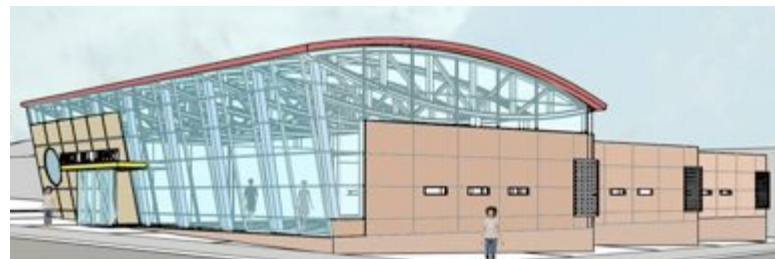
Plan Implementation



Arbor Hill Implementation Team

- Purpose
- Composition
- Quarterly meetings

Major Accomplishments



New Housing Development

- Land assembly for new public and private owner-occupied housing



Rehabilitation & Compatible Infill

- Rehabilitation of historic buildings
- Removal of blight
- Compatible infill



Business Development

- Support small business growth
- Encourage street vitality by combining residential with commercial development.



Business Development

\$5 million in Restore NY

- One building on N Swan Street,
- Six on Henry Johnson Boulevard, and
- Reuse of St Joseph's Academy.



Neighborhood Stabilization Program

- Over \$5 million
- Acquire foreclosed and/or abandoned properties for redevelopment and resale
- Down payment assistance for homeownership, and
- Rehabilitation of low income rental units (50% AMI).
- Focus on Clinton Avenue.



Arts, Culture and Heritage

- Rehabilitation of the historic Palace Theater
- Neighborhood programming, like the annual Gospel Gala.



Arts, Culture and Heritage

- Development of the Myers Residence as an Underground Railroad site.



Arts, Culture and Heritage

- Greater engagement of Ten Broeck Mansion in the neighborhood.



Arts, Culture and Heritage

- Reuse of St Joseph's Academy (40,000 sq ft) as artist live/work space.



Arts, Culture and Heritage

- Reuse of King Building
 - TB Mansion offices
 - 2 residential units
- Pedestrian connection between N Swan Street and the nearby Ten Broeck Mansion



Arts, Culture and Heritage



Land assembly on HJB for a new Arbor Hill library.

- \$5 million, 12,000 sq. ft. facility to open 2010.
- First to serve Arbor Hill in 47 yrs, first for West Hill.



Quality of Life

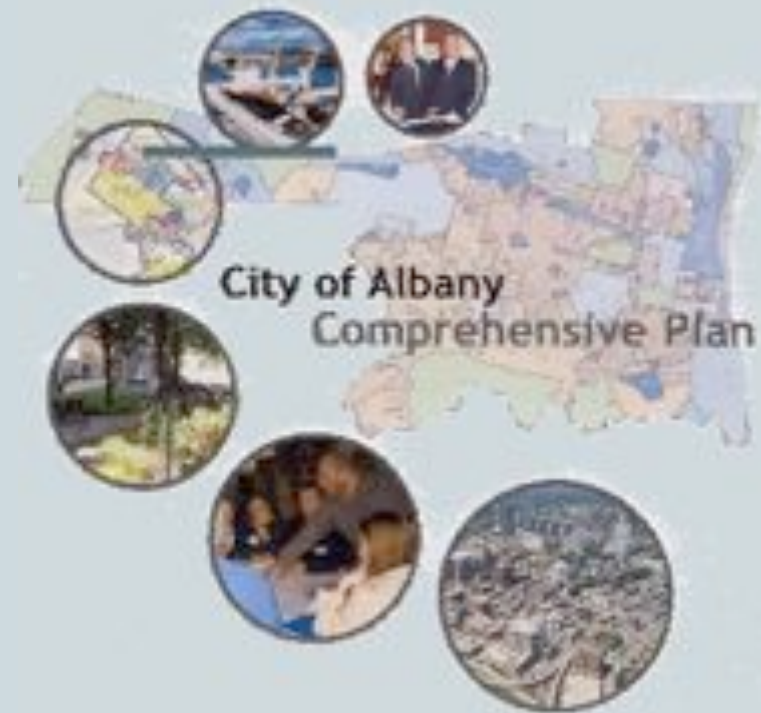
- Emergence of the Arbor Hill Neighborhood Association.
- Neighborhood organized clean-ups and block parties.



Broader City Planning Initiatives

Comprehensive Plan

- Consultant on board: WRT
- To incorporate:
 - Existing neighborhood plans
 - Bicycle Master Plan
 - LWRP Update
 - Climate Action and Adaptation Plan



Broader City Planning Initiatives



Sustainability

- AIA's Sustainable Design Assessment Team complete
- Mayor has signed U.S. Conference of Mayors Climate Protection Agreement
- Albany has recently joined ICLEI-Local Governments for Sustainability
- Climate Action and Adaptation Plan TBD

Thank You for Your Attention



For More Info:

Visit: www.albanyny.gov

Contact: Monique Wahba, MW Planning
www.mwplanning.net

