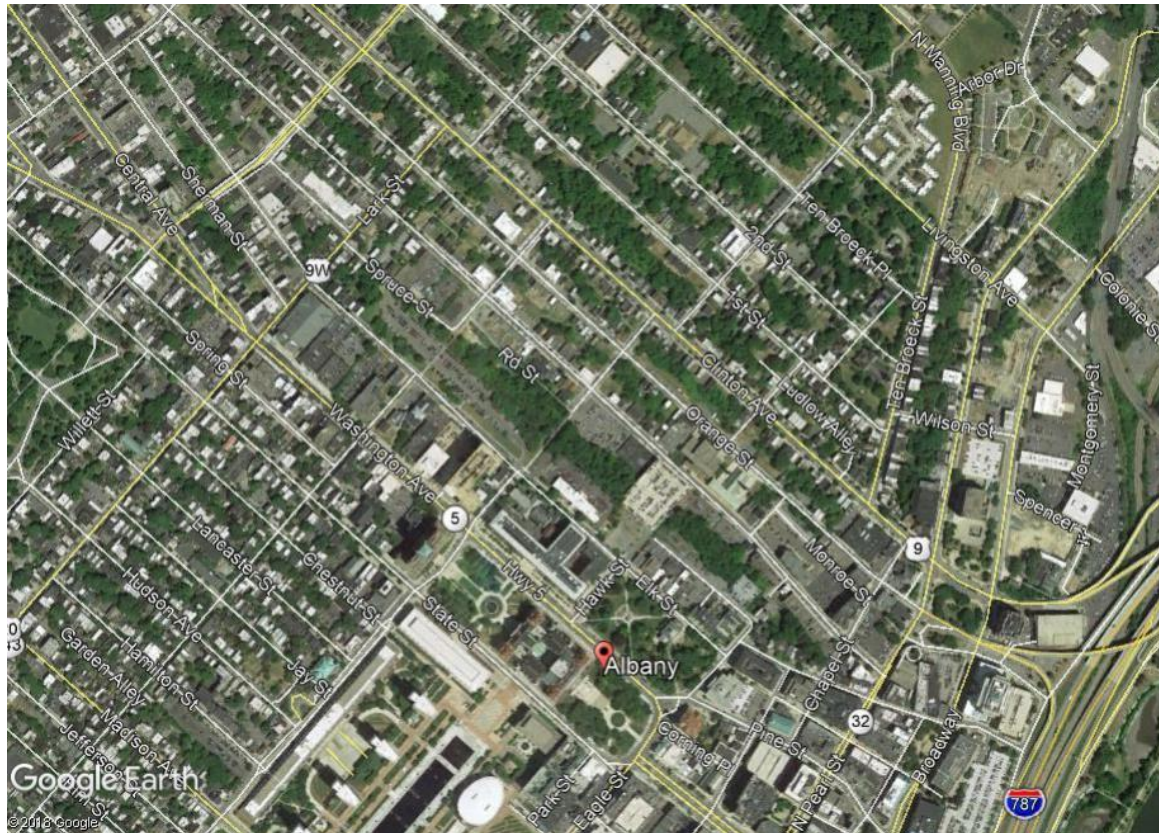


# The Future of Sheridan Hollow Zoning

AHP Follow-up Workshop

June 3, 2019



**Don Elliott, FAICP, Clarion Associates**

# Tonight

1. Update on Sheridan Hollow zoning
2. Review development opportunities and clarify ideas and concerns raised at the Sheridan Avenue vacant lot workshop in February
3. Discussion:
  - What zoning can – and cannot – do to help achieve the vision for Sheridan Hollow
  - Some tough choices

# 1. Current Zoning

**CLARION**

CLARION ASSOCIATES, LLC

*In association with:*

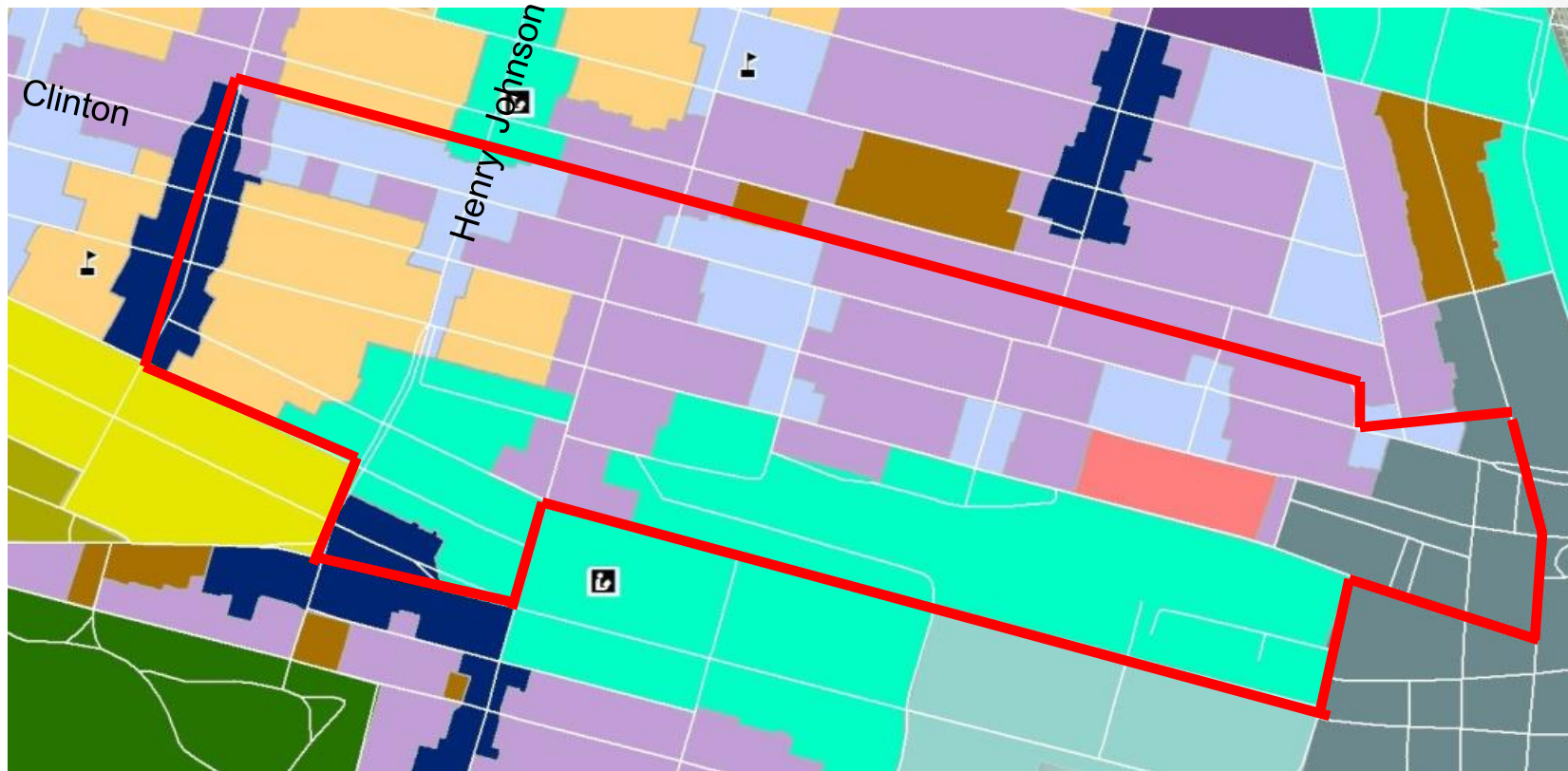
- DOVER KOHL & PARTNERS
- NELSON/NYGAARD CONSULTING ASSOCIATES
- SHERWOOD DESIGN ENGINEERS
- MICHAEL GERRARD, ESQ.
- BBC RESEARCH AND CONSULTING
- URBAN ADVANTAGE
- URBAN INTERACTIVE STUDIO






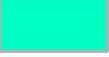

## The Unified Sustainable Development Ordinance (Zoning Code)

# ALBANY, NEW YORK

# 1. Current Zoning Map



 R-2 Residential, Two-Family  
 R-T Residential, Townhouse

 MU-NC Mixed-Use, Neighborhood Center  
 MU-NE Mixed-Use, Neighborhood Edge  
 MU-CU Mixed-Use, Community Urban  
 MU-DT Mixed-Use, Downtown  
 I-1 Light Industrial

# 1. Current Zoning Permitted Uses

Table 375-3-1-: Permitted Use Table																			
P=Permitted Use   C=Conditional Use   A=Accessory Use   T=Temporary Use   V=Vacant Property Use																			
Proposed Zoning District	Residential						Mixed-Use								Special Purpose			Use-Specific Standard in Section 375-3	
	R-1L	R-1M	R-2	R-T	R-M	R-V	MU-NE	MU-NC	MU-CU	MU-CH	MU-DT	MU-CI	MU-FW	MU-FC	MU-FS	MU-FM	I-1		I-2
District Standards 375-2	(C)(1)(d)	(C)(2)(d)	(C)(3)(d)	(C)(4)(d)	(C)(5)(d)	(C)(6)(d)	(D)(1)(d)	(D)(2)(d)	(D)(3)(d)	(D)(4)(d)	(D)(5)(d)	(D)(6)(d)	(D)(7)(d)	(D)(8)(d)	(D)(9)(d)	(D)(10)(d)	(E)(1)(d)	(E)(2)(d)	(E)(3)(d)
LAND USE CATEGORY	(C)(1)(d)	(C)(2)(d)	(C)(3)(d)	(C)(4)(d)	(C)(5)(d)	(C)(6)(d)	(D)(1)(d)	(D)(2)(d)	(D)(3)(d)	(D)(4)(d)	(D)(5)(d)	(D)(6)(d)	(D)(7)(d)	(D)(8)(d)	(D)(9)(d)	(D)(10)(d)	(E)(1)(d)	(E)(2)(d)	(E)(3)(d)
<b>RESIDENTIAL USES</b>																			
<b>Household Living</b>																			
Dwelling, Single-Family Detached	P	P	P		P	P	P									P			(C)(2)(a)(1)
Dwelling, Two-Family Detached			P		P	P	P									P			(C)(2)(a)(2)
Dwelling, Townhouse			C	P	P	P	P	P	P	P	P	P	P	P	P				(C)(2)(a)(3)
Dwelling, Live-Work					C	C	P	P	P	P	P	P	P	P	P	P	P	P	(C)(2)(a)(4)
Dwelling, Multi-Family					P	P	P	P	P	P	P	P	P	P	P	C			(C)(2)(a)(5)
<b>Group Living</b>																			
Assisted Living Facility or Nursing Home					C	P	C	P	P	P	P	P	P	P	P	C			(C)(2)(b)(1)
Community Residential Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				(C)(2)(b)(2)
Dormitory					P		C	C	P	C	P	C	P	C	C				(C)(2)(b)(3)
Group Living, Other					C	C	C	C	C	C	C	C	C	C	C				(C)(2)(b)(4)
Rooming House								C	C	C	C	C	C	C					(C)(2)(b)(5)
<b>CIVIC &amp; INSTITUTIONAL USES</b>																			

Three more pages like this

## 2. The Vision Statement

“Our vision for Sheridan Hollow is for a great place to live and work and a community where people want to stay”

We will strive to create: a vibrant, diverse, mixed use neighborhood whose unique history and culture are celebrated; the environment is protected; development is equitable and sustainable; citizens are involved; incomes are mixed; affordability is maintained; local ownership is increased; and quality of life for all residents increased.

# 2. The AHP TAP Workshop

Current Conditions:



# 2. The AHP TAP Workshop

Current Conditions:





# 2. The AHP TAP Workshop

Current Conditions:



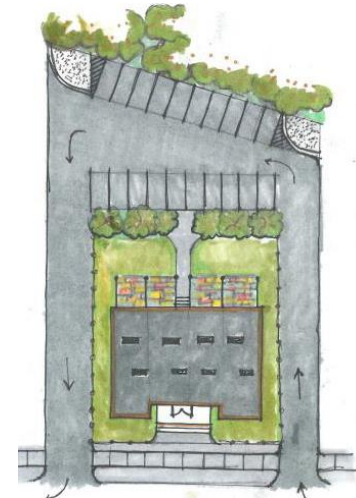
## 2. Sheridan Hollow Development

Ideas Include:

1. Need for parking closer to existing housing
2. Desire for horizontal owner-occupied housing
3. Desire for apartments over commercial on Clinton Avenue
4. Need to allow and encourage creative uses in the former Freihofer building
5. Need to allow creative uses of vacant lots – including parking and community gardens
6. Other??

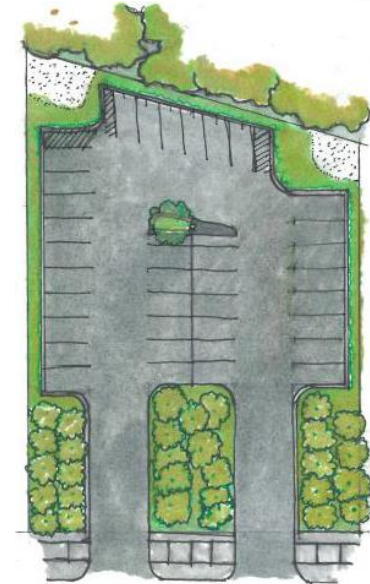
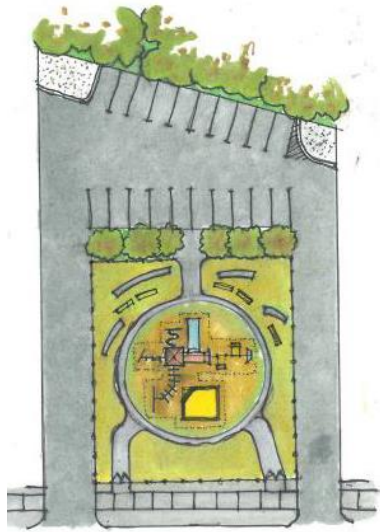
# 2. The Vacant Lot Workshop

Ideas for Vacant Lots:

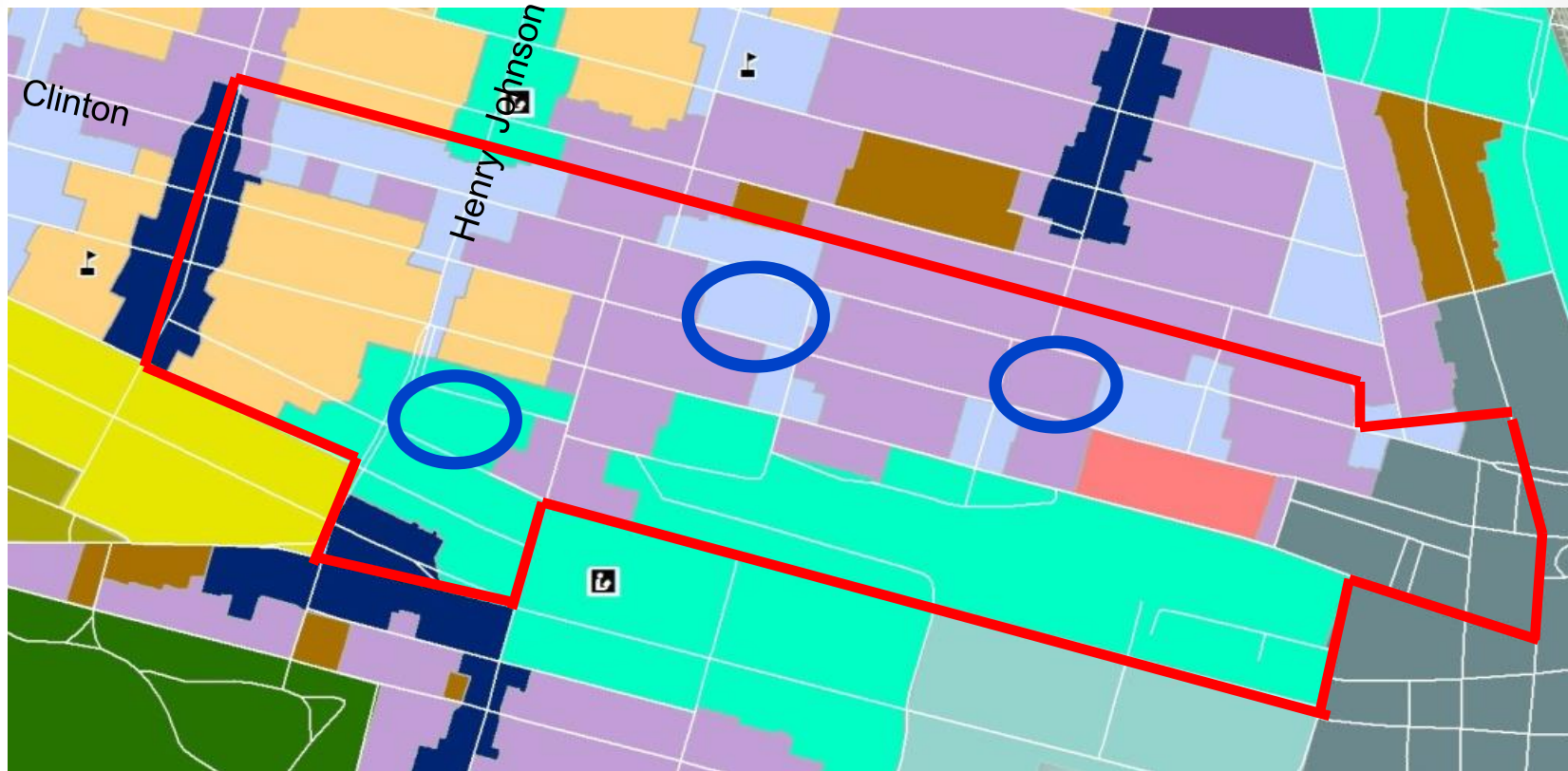




# 2. The Vacant Lot Workshop

Ideas for Vacant Lots:



# 1. Current Zoning Map



 R-2 Residential, Two-Family  
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# 2. The AHP TAP Workshop

Opportunity / Focus Areas:

Possible New Horizontal Ownership Housing



# 2. The AHP TAP Workshop

Opportunity / Focus Areas:

Ground Floor Commercial / Apartments on Floors 2 and 3



# 2. The AHP TAP Workshop

Opportunity / Focus Areas: Freihofer site  
Commercial kitchen / food processing / retail?





# 3. What Can Zoning Do?

Does zoning allow the desired uses

Use	Allowed?
Horizontal ownership housing	Yes
Ground floor commercial with 2 floors of apartments above	Yes, Retail is conditional use
Commercial kitchen / food processing / retail	Yes, at artisan level of activity
Use of vacant lot for driveway	No
Use of vacant lot for parking lot	No
Use of vacant lot for community garden	No
Use of vacant lot for playground	Yes

# 3. What Can Zoning Do?

## Zoning can:

- Allow preferred uses without a hearing
- Allow more sensitive uses after a hearing to determine whether it “fits” in that location
- Allow more flexible uses in existing buildings to encourage their reuse
- Place conditions on allowed land uses
  - For example, limiting their size or hours of operation
- Grant height / intensity / lot coverage / parking incentives for preferred uses
  - After long discussion, the current USDO offers incentives only for affordable housing, energy efficient development, and development that reduces risks of flooding after storms

# 3. What Can Zoning Do?

## Zoning can:

- Raise or lower the amount of on-site parking required for different uses to prevent traffic congestion
- Require that new buildings and additions meet design quality standards
- Require that new buildings and additions install landscaping
- Require that minimum amounts of lighting be provided for safety – or limit the location and design of lighting to prevent glare

# 3. What Can Zoning Do?

## Zoning CANNOT:

- “Make a Market” – i.e. it cannot force property owners to create new land uses or buildings where there is not enough buying power to support those uses.
  - And if there is not enough buying power to support a two story use, then offering to allow a third story as an “incentive” for that use probably won’t work.
- Allow or prohibit uses based on whether they are owner or renter occupied
  - Zoning is based on land use, and most states prohibits zoning based on ownership

# 3. What Can Zoning Do?

## Zoning CANNOT:

- Allow the neighborhood to decide whether to approve a proposed land use, owner, or tenant
  - Your property rights cannot depend on whether your neighbors like you (or not)
  - Uses and development must be approved by a City elected or appointed official or staff based on fairly objective standards
- Allow or limit on-street parking:
  - That is a police / public works / parking authority decision
- Commit the City to offer tax or financial incentives
  - That is a City Council decision

# 3. What Can Zoning Do?

The City is exploring more flexible alternatives that would allow more redevelopment that could also increase off-street parking;



# 3. What Can Zoning Do?



# 3. What Can Zoning Do?





# Questions

1. Has your thinking about the best use of vacant lots and buildings changed as new development has occurred?
2. What are your thoughts on the tension between:
  - A. Increasing the number of dwelling units permitted on a block (in new townhouses or apartments) -- which tends to increase property values, attract new investment, and grow the local population needed to support stores in the neighborhood

**AND**

- B. Reducing the number of dwelling units permitted on a block (for example, by limiting development to 1 and 2-family structures) -- which tends to reduce competition for on-street parking, and allow for easier access to back yards and garbage management, but also reduce the potential buying power to support new stores)

# Questions

# Discussion

# Comments

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