



Public Engagement and Opportunity Analysis for the Village of Menands Comprehensive Plan



UNIVERSITY
AT ALBANY
State University of New York

April 30, 2018

Prepared by the University at Albany (UAlbany) Master of Regional Planning (MRP) Studio

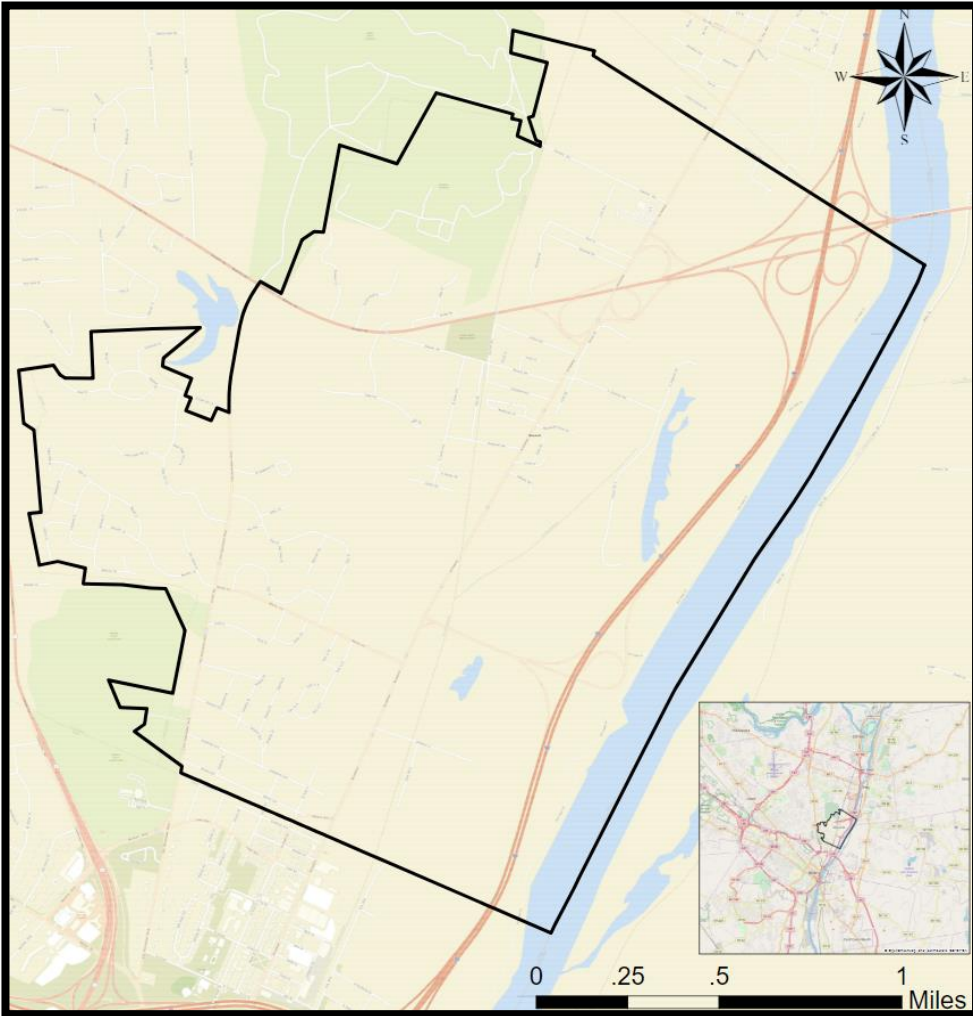
First Steps Toward the Comprehensive Planning Process for the Village

A document to help guide the future growth and development of your community

- Land use potential
- Housing alternatives
- Recreation & open space
- Economic development



Village of Menands, New York



Initial Coordination Efforts

- **Capital District Regional Planning Commission began coordinating with UAlbany MRP and Menands in 2017.**
- **UAlbany assisted Menands with the application for a grant from Hudson River Valley Greenway (HRVG).**
- **Menands received the \$9,900 grant in November 2017 to put towards the comprehensive planning process.**



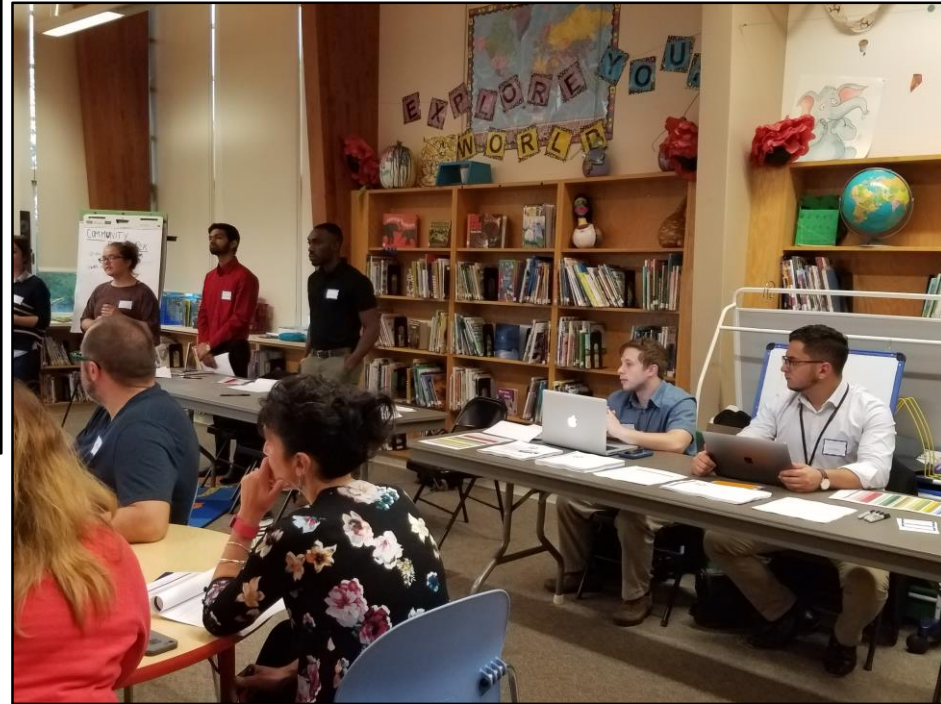
Initial Coordination Efforts

- Menands passed a resolution to commit match funds for the HRVG grant, plus additional funds for the completion its first Comprehensive Plan. This plan is funded in part by a grant from the Hudson River Valley Greenway.
- University students have contributed roughly 2,000 hours of work; including outreach, research, and analyses.
- Village Trustees, Stakeholders, and Residents have provided input throughout the planning process.

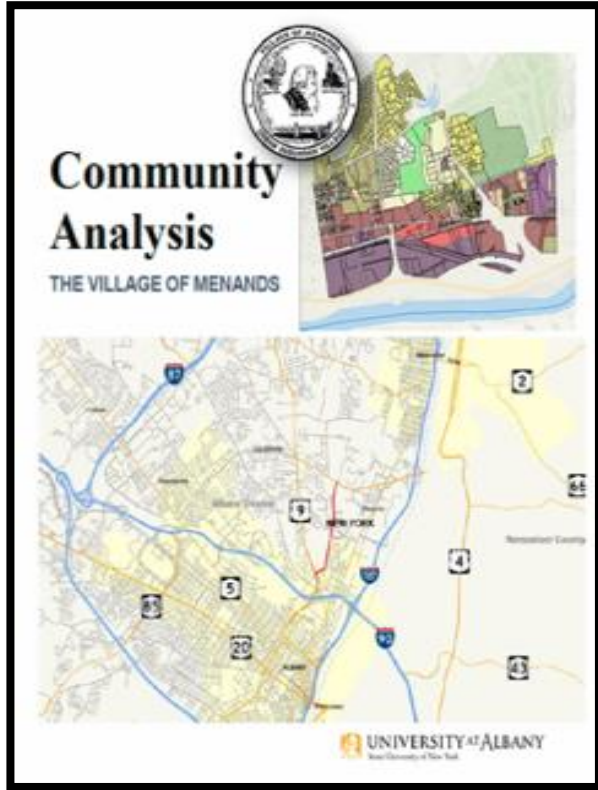


Timeline Overview - Fall 2017

- **Review and analysis of past plans and foundational/historical documents**
- **Stakeholder interview sessions**
- **Workshop event in October 2017**
- **Public presentation in December 2017**



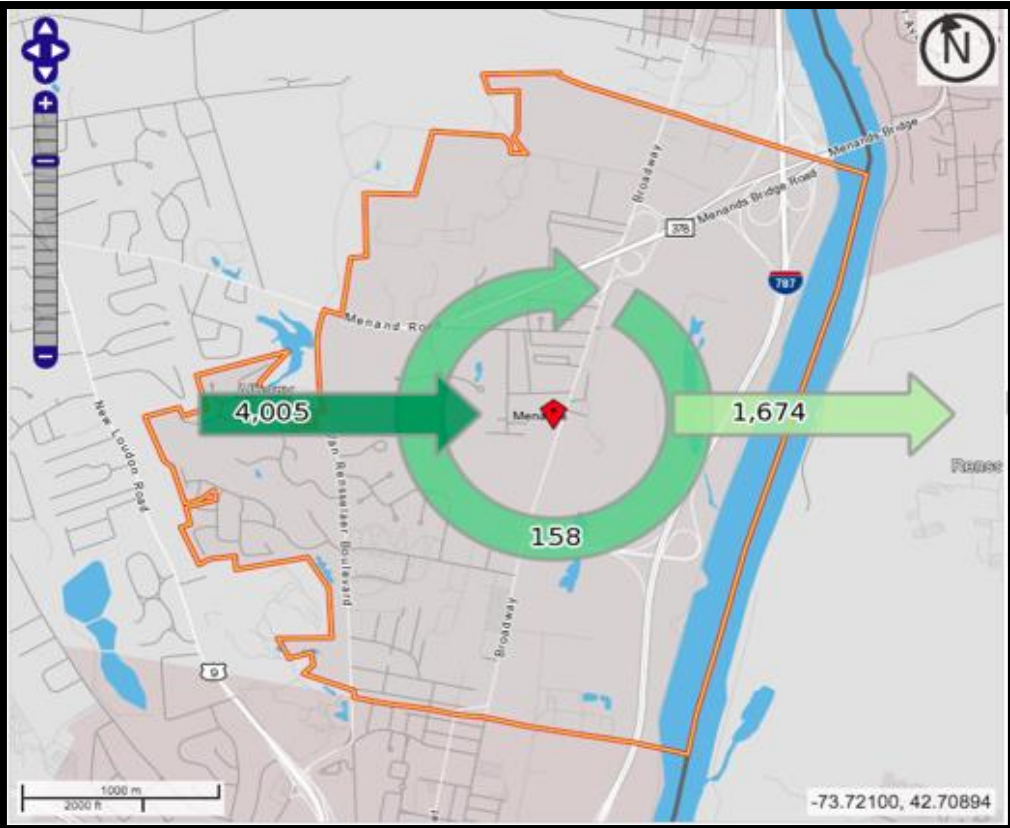
October 2017 Workshop with Stakeholders at the Menands School



Public presentation on community profile data in December 2017 presented information such as:

- **Population**
- **Number of housing units**
 - **Owner-occupied**
 - **Renter-occupied**
- **Median housing value**
- **Employment**

Inflow/Outflow Job Counts Menands, NY



JOB COUNTS MAP LEGEND:	
	4,005 - Employed in Selection Area, Live Outside
	1,674 - Live in Selection Area, Employed Outside
	158 - Employed and Live in Selection Area

***Green overlay arrows do not indicate directionality of worker flow between home and employment locations**

***2015 U.S. Census On the Map Tool**
<https://onthemap.ces.census.gov/>

Timeline Overview - Spring 2018

- **Stakeholder Interviews Summary**
- **Public Engagement Efforts:**
 - **Village website content**
 - **Social media presence**
 - **Menands Activities Report**
 - **Menands Community Survey**
 - **Two open house events**

Village Vision: Comprehensive Plan
Village of Menands
Community Survey


Menands Community Survey

To gain public input early in the process to guide the later phases of research, public engagement, and drafting the comprehensive plan.

Survey questions covered:

- Demographics
- Housing Alternatives
- Transportation Features
- Economic Development
- Future of Menands Waterfront
- Village Vision

Village Vision: Comprehensive Plan
Village of Menands Community Survey



What is the purpose of this Community Survey?
The Village of Menands is developing a Comprehensive Plan with help from the University at Albany Graduate Planning Studio. A Comprehensive Plan is a guiding document for the growth and development of a municipality. This Community Survey seeks your opinions on important issues that may affect the future of Menands and will provide useful information for the Comprehensive Plan. We invite all residents and property owners in Menands to complete this survey. This survey takes 5 to 10 minutes of your time to complete. | **Survey responses are anonymous so please do not include your name on this form.**

For more information on the Comprehensive Plan or to complete the survey online, visit the Village website at: <http://villageofmenands.com>. Drop off your completed paper survey in person or mail your completed survey to Menands Village Hall, 280 Broadway, Menands, NY 12204 by **March 29, 2018**.

1. Please rate the following elements as they relate to the future of Menands.

	1 - Low Priority	2	3	4	5 - High Priority
a) Revitalization of industrial areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Reuse of vacant commercial buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Preservation of historic buildings and places	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Recreational facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Open space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Access to waterfront	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Sustainable/green technology	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Community beautification projects	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1A) Please include any additional comments here:

2. Please rate the need for the following housing types in Menands.

	1 - Low Priority	2	3	4	5 - High Priority
a) Condominiums (owner occupied)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Apartments (rental)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Single-family homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Duplex/2-family homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Active adult/senior living communities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2A) Please include any additional comments here:

Survey Distribution & Collection

Survey Collection Period: March 10th to April 12th

Response Rate: 330 Participants

Distribution Methods:

- **Village of Menands website**
- **Village of Menands Facebook page**
- **Menands School e-news**
- **Menands electronic alert system**
- **Menands Activities Report**
- **Participating businesses & organizations**
- **Menands Fire Company Fish Fry Dinner**





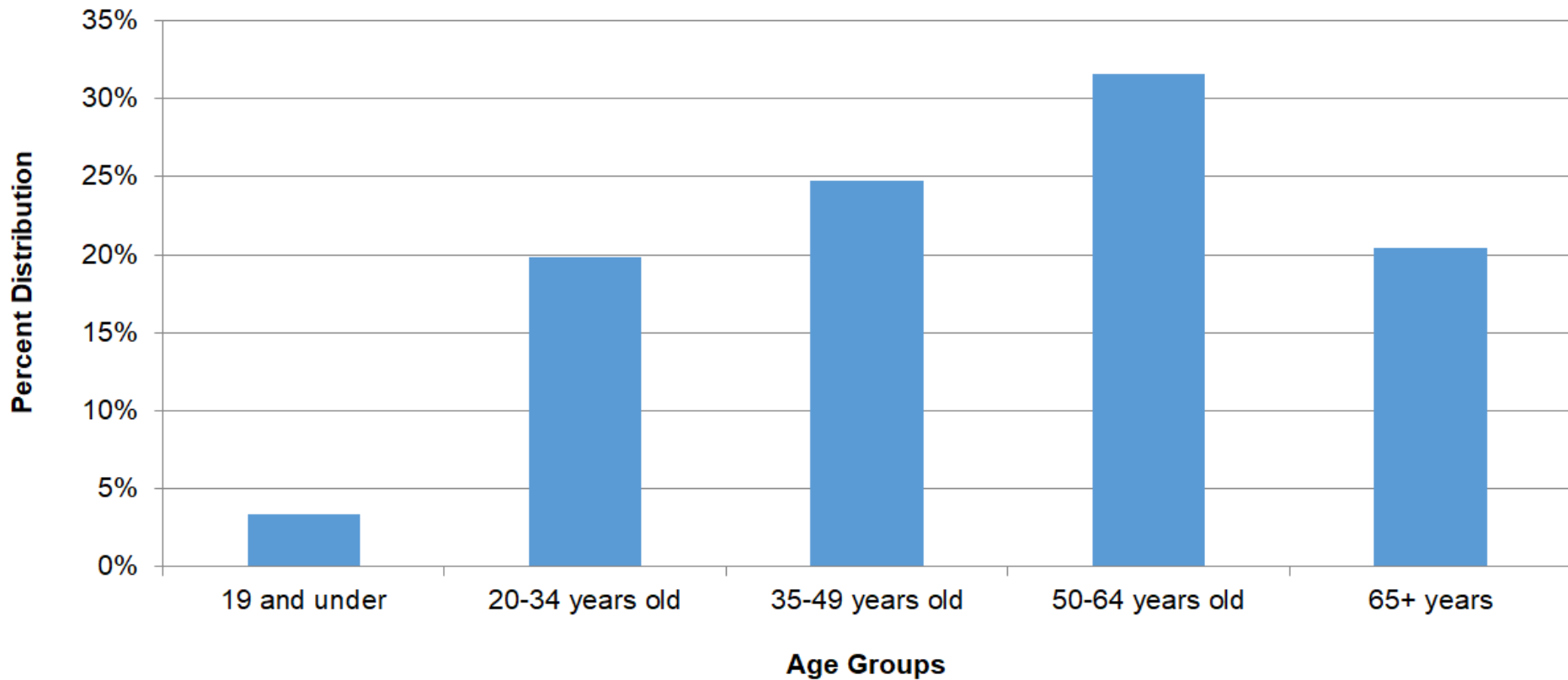
UAlbany graduate students, Sam Morreale & Michelle Rogat, provide information on the Community Survey at the Menands Fire Company Fish Fry Dinner, Friday, March 23, 2018.

Demographics of Survey Respondents

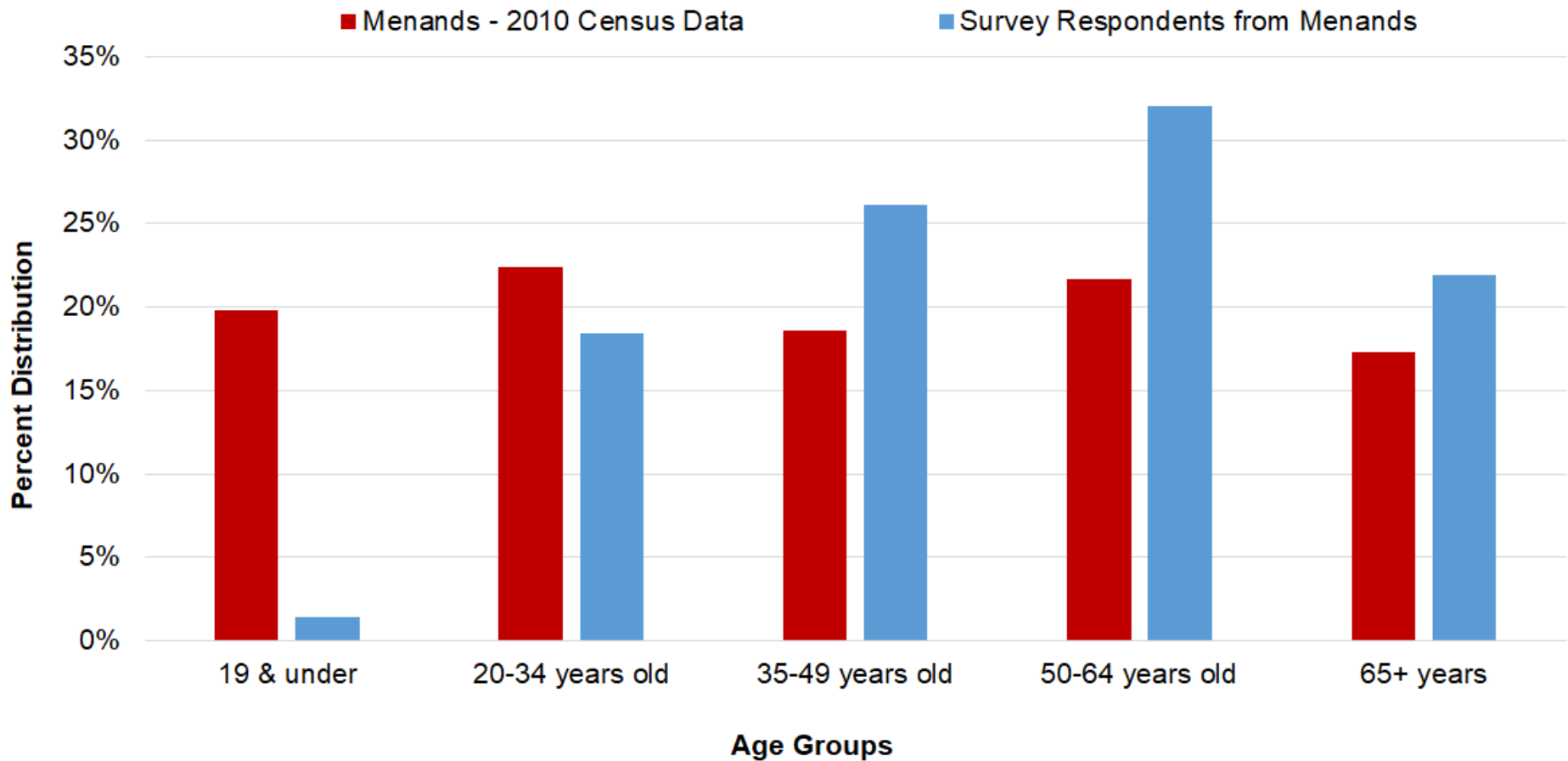
- **Age**
- **Length of Residency**
- **Status in Menands**
 - **Commercial Property Owner**
 - **Commercial Tenant**
 - **Residential Property Owner**
 - **Residential Tenant**
 - **Non-Resident Employee**
 - **Other**

Age of the Survey Respondents

Age of All Survey Respondents

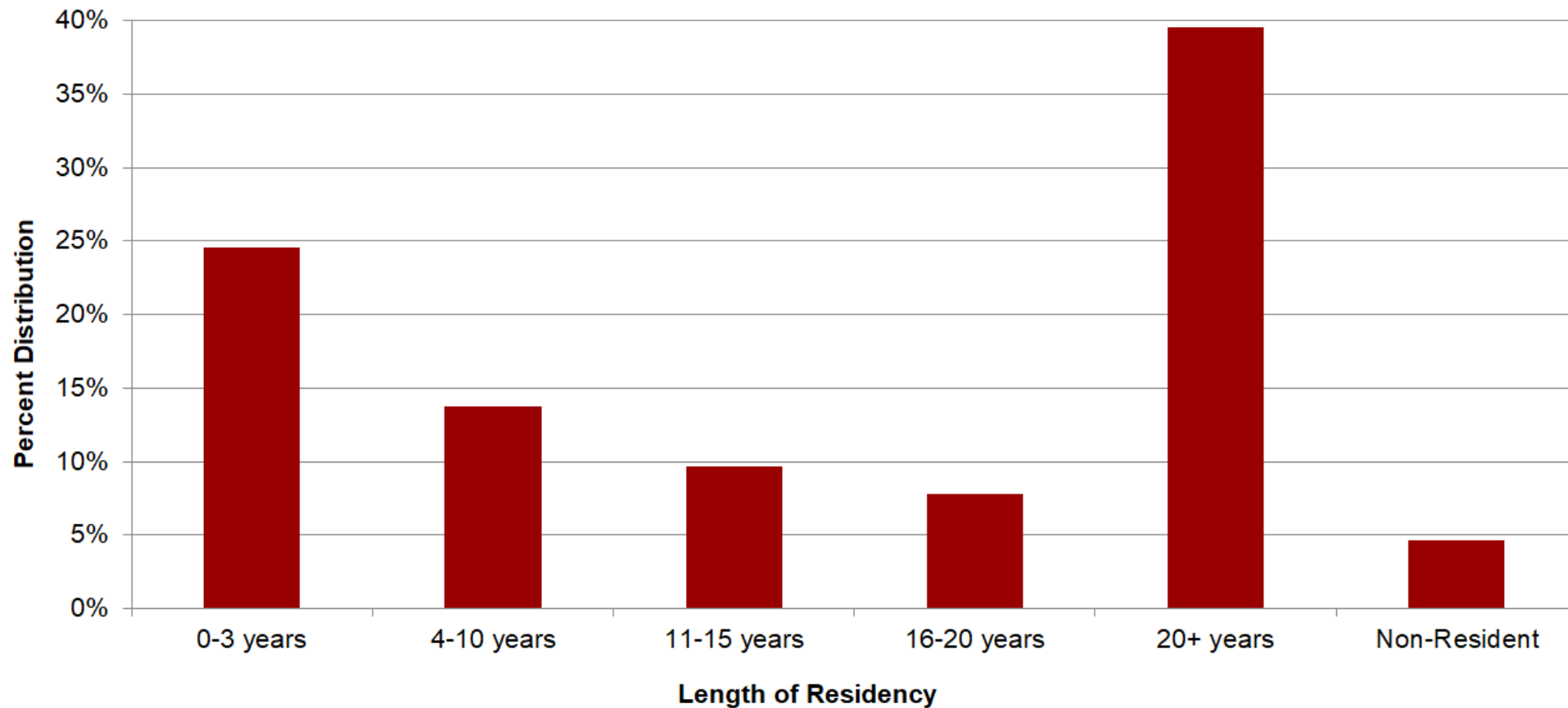


Age Comparison – Menands Population vs Survey Respondents



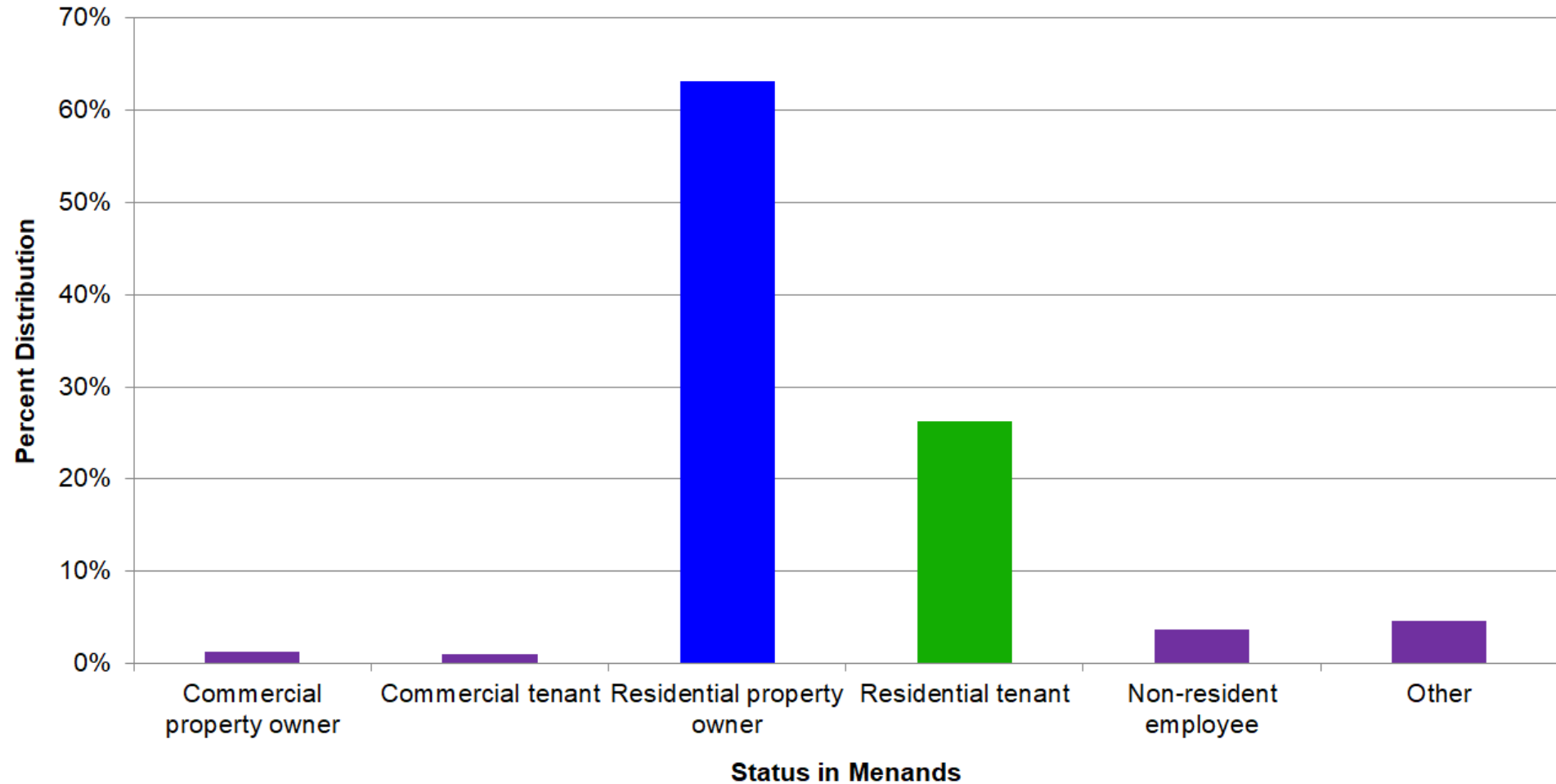
“Length of Residency of the Survey Respondents”

Length of Residency of Survey Respondents



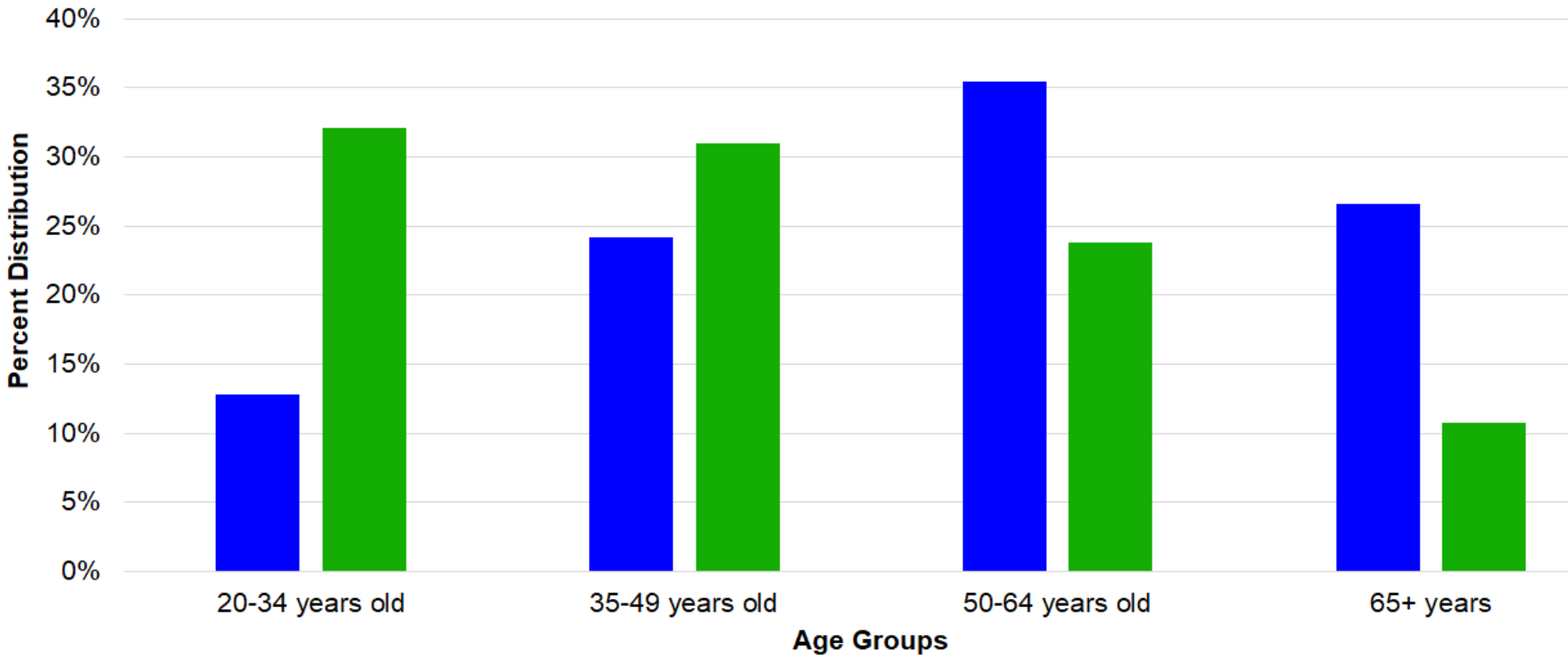
“Status of the Survey Respondents in Menands”

Status of Survey Respondents in Menands



Age of Survey Respondents

■ Residential Property Owners ■ Residential Tenants



Survey Questions & Answers

Questions asked "Please rate." Answers shown with Average Priority.

1-Low
Priority

2

3

4

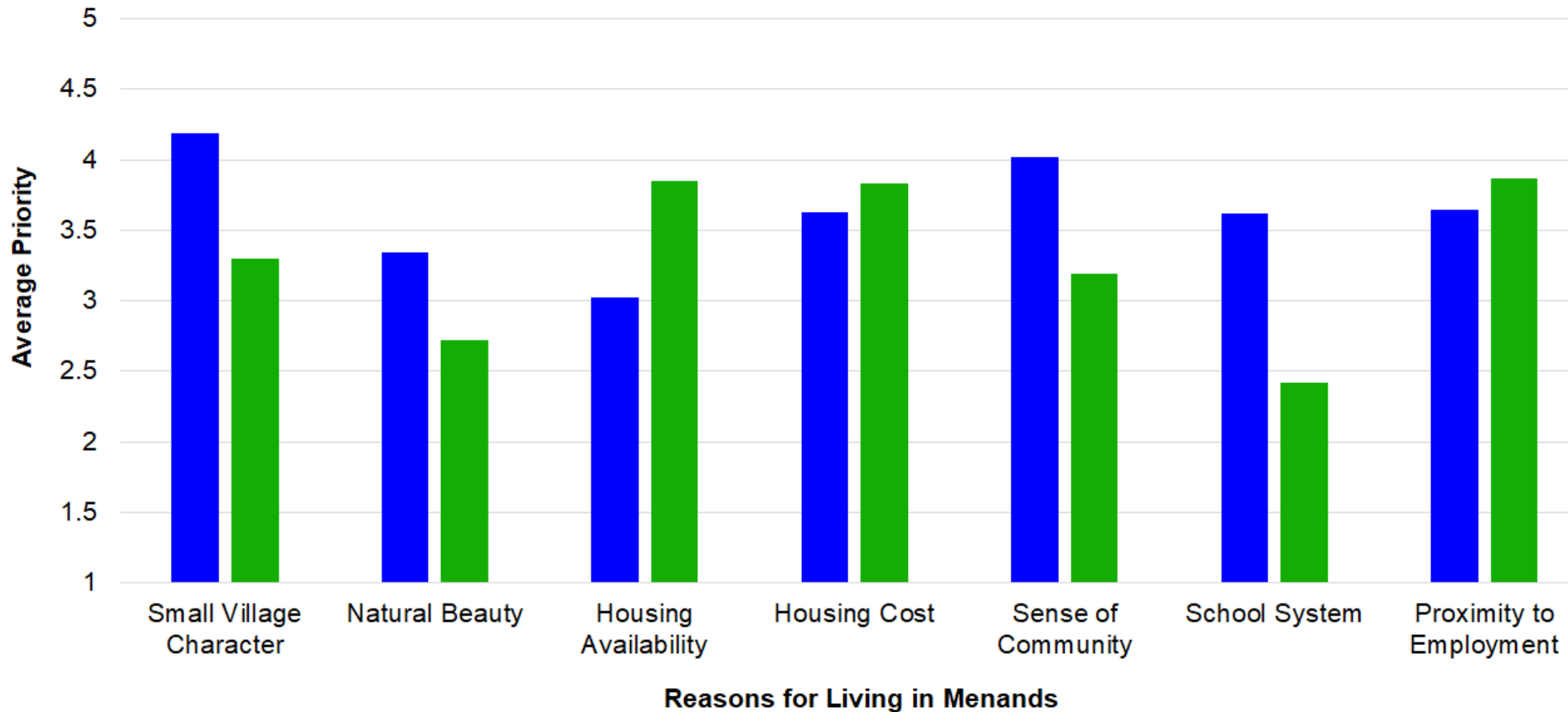
5-High
Priority

Questions asked to "Check all that apply."
Answers are shown with Percent Distribution.

**“Rate the reasons you
choose to live in Menands”**

Reasons Survey Respondents Choose to Live in Menands

■ Residential Property Owners ■ Residential Tenants



Reasons that Survey Respondents Choose to Live in Menands

Residential Property Owners

- Small village character
- Sense of community
- School system

Both Owners And Tenants

- Natural beauty
- Proximity to employment
- Housing cost

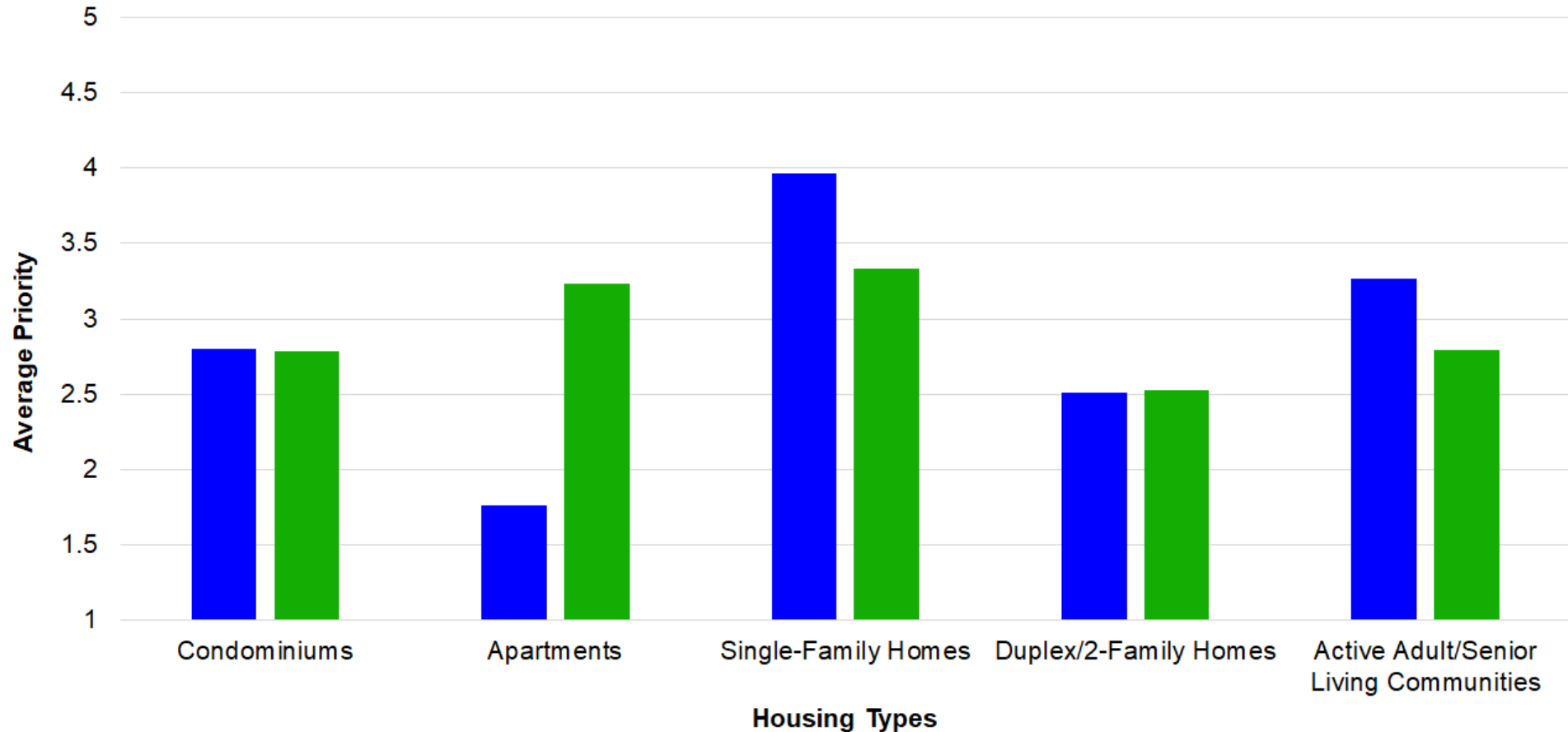
Residential Tenants

- Housing availability

**“Rate the need for the following
housing types in Menands”**

Survey Respondents' Priorities for Housing Types in Menands

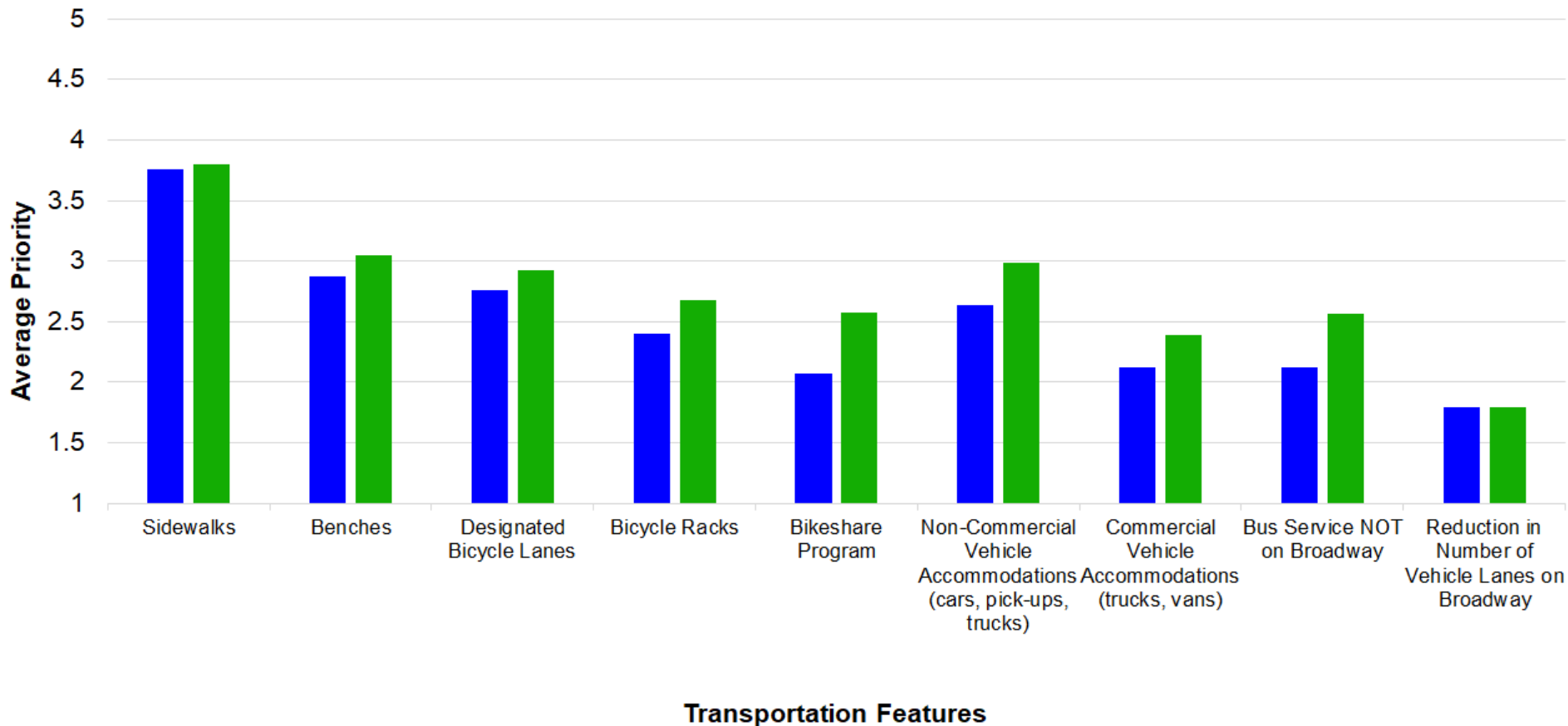
■ Residential Property Owners ■ Residential Tenants



**“Rate the need for the
following transportation
features for Menands””**

Survey Respondents' Priorities for Transportation Features in Menands

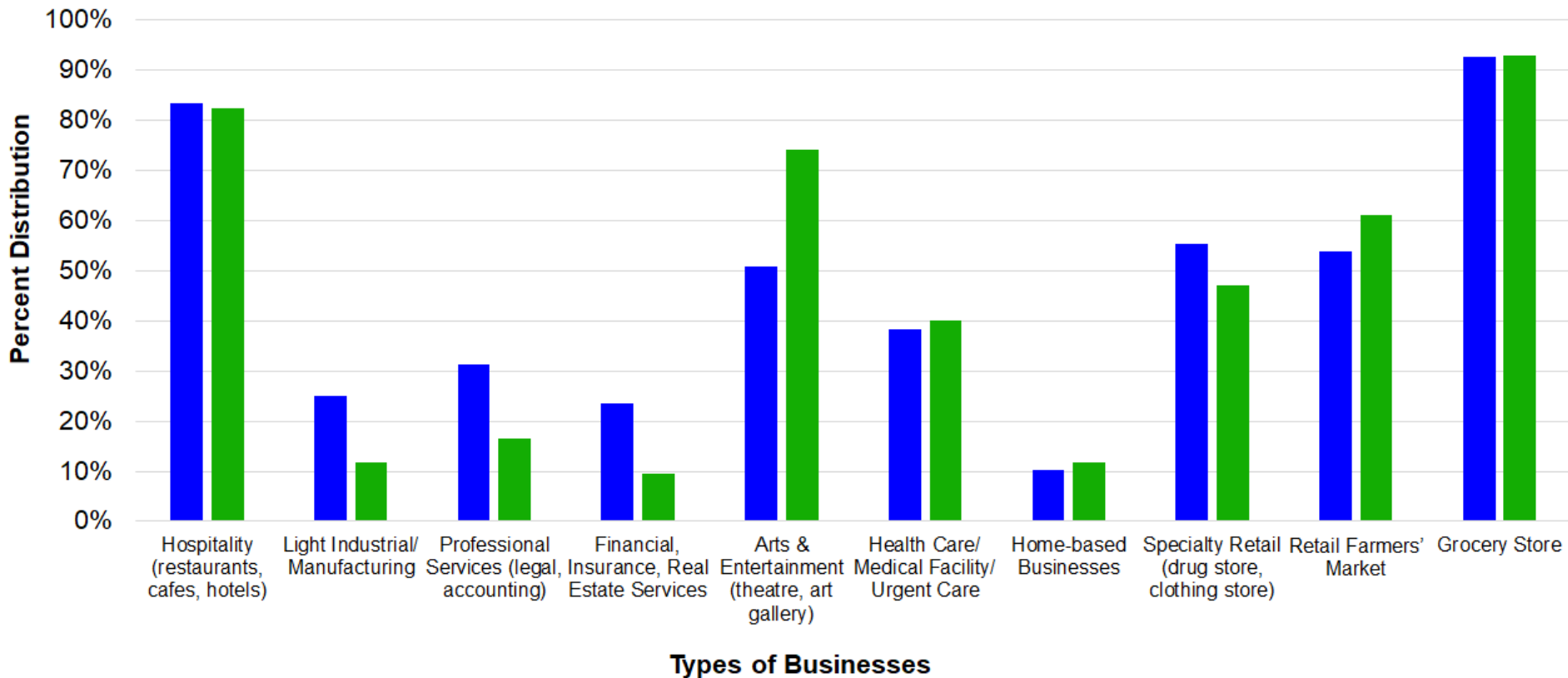
■ Residential Property Owners ■ Residential Tenants



“What types of businesses would you like to see more of in Menands?”

5) What types of businesses would you like to see more of in Menands? (Check all that apply.)

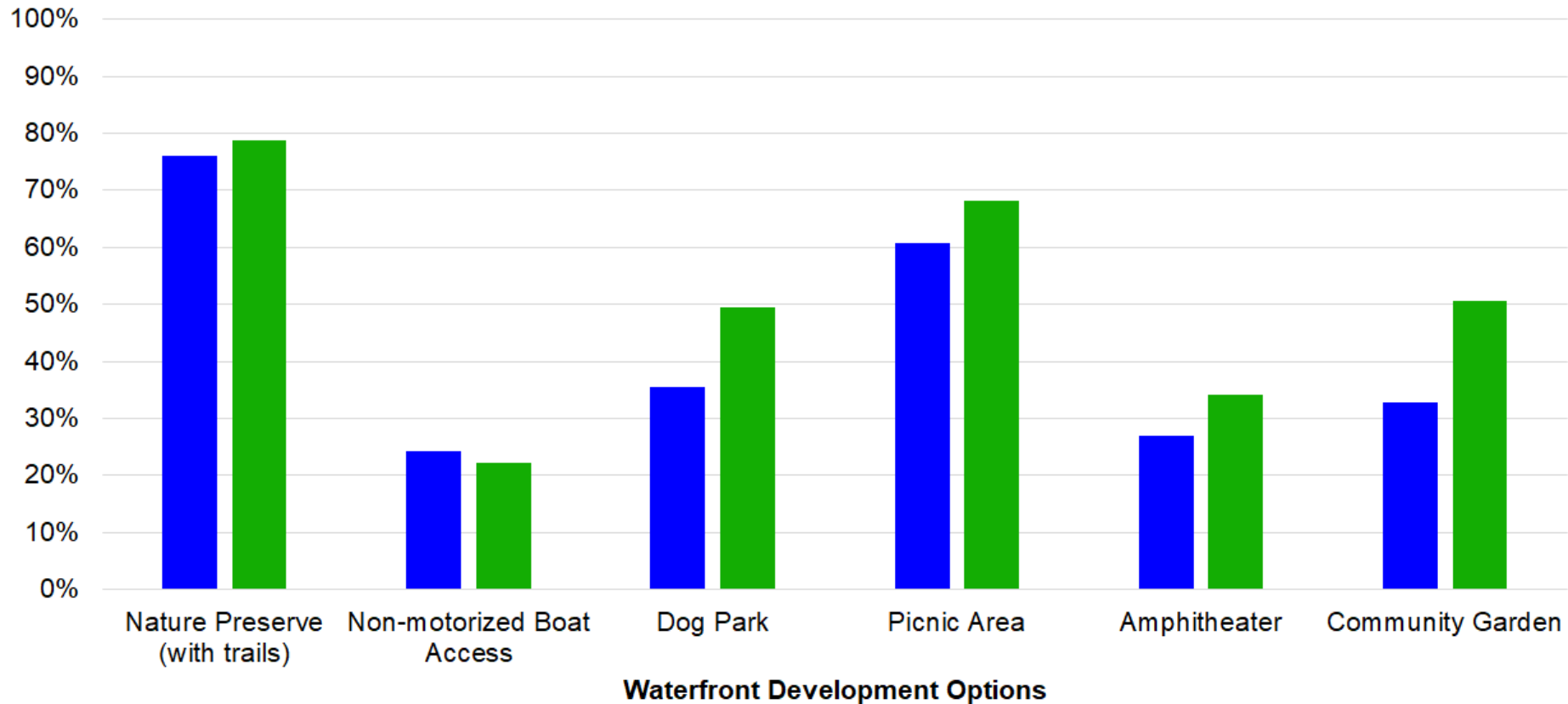
■ Residential Property Owners ■ Residential Tenants



**“What do you envision
for the future of the
Menands waterfront?”**

Survey Respondents' Vision for Waterfront Development

■ Residential Property Owners ■ Residential Tenants



Key Survey Findings

Community Amenities

- Sidewalks
- Waterfront Access/
Open Space

Housing Types

- Single-Family Homes
- Apartment Units

Economic Development

- Food Access
- Hospitality Industry
- Redevelopment/
Beautification

- Village Center Zone

Community Open House Event #1

Menands Village Hall

April 2, 2018

Community Survey Guided the Structure of Open House Events

- **One-on-One walk-through for input**
- **Provide one word to describe Menands**
- **Mapping amenities and enhancements**
- **Anonymous comments box**

Mapping Exercises at the Public Open House Events

- Re-use of vacant commercial buildings
- Center of the village
- Sidewalk infrastructure
- Public amenities:
 - Community garden
 - Picnic area
 - Dog Park
- Landscape beautification







Village of Menands
(North)

Village of Menands
(North)

Village of Menands
(North)

Village of Menands
(North)

Community Open House Event #2

Albany Lofts at One Broadway

April 11, 2018



SCHENECTADY

9:36 37°

SPECTRUM
NEWS

DEVELOPING COMPREHENSIVE PLAN FOR MENANDS

UALBANY STUDENTS ARE HELPING VILLAGE CREATE BLUEPRINT FOR FUTURE

Menands

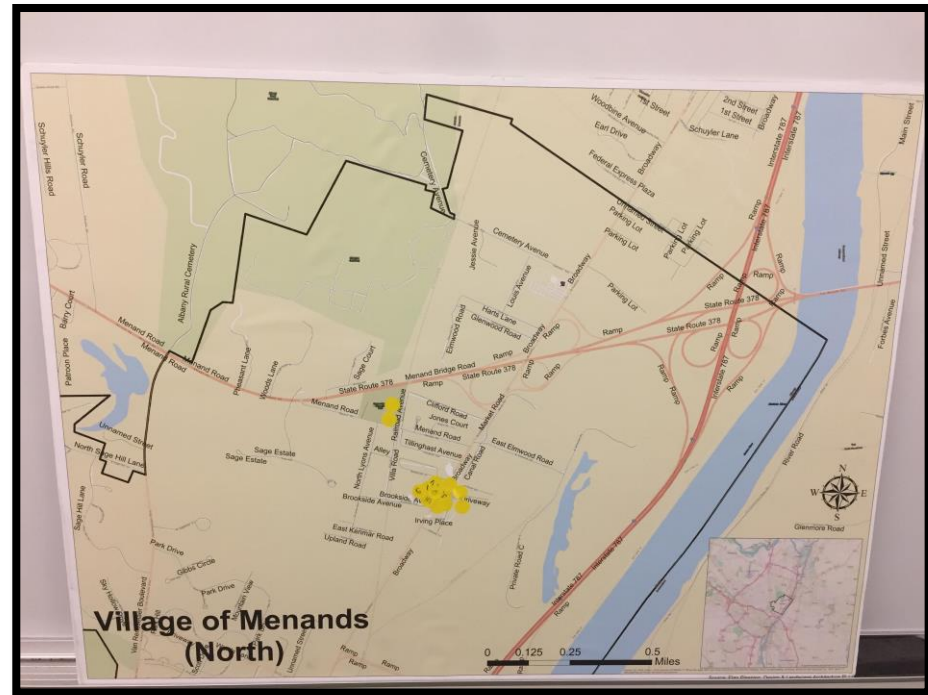
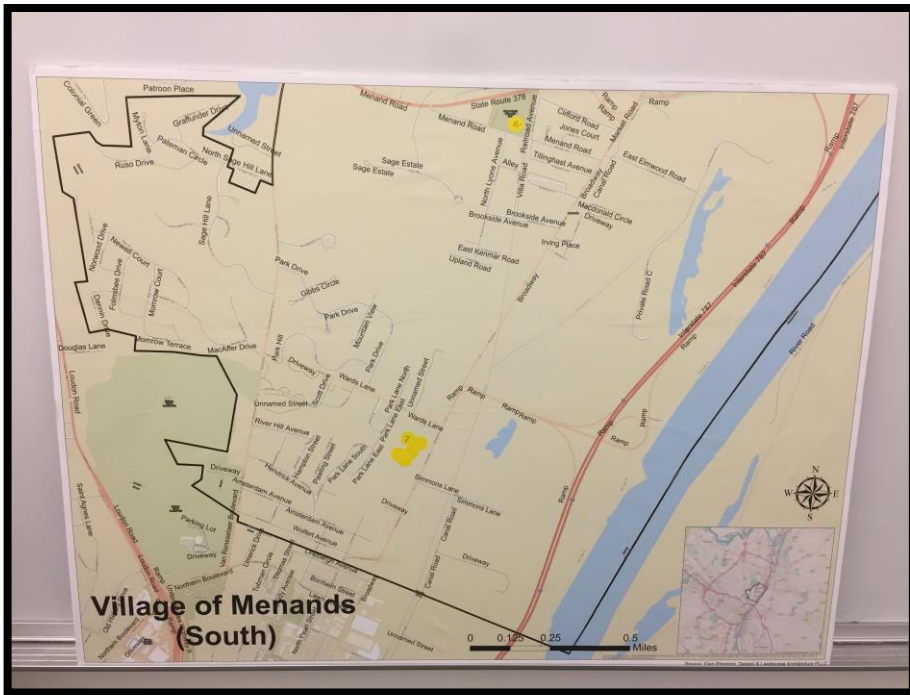
EXIT



...ding for this project is
...ided in part by a grant
...in the Hudson River
...Valley Greenway.



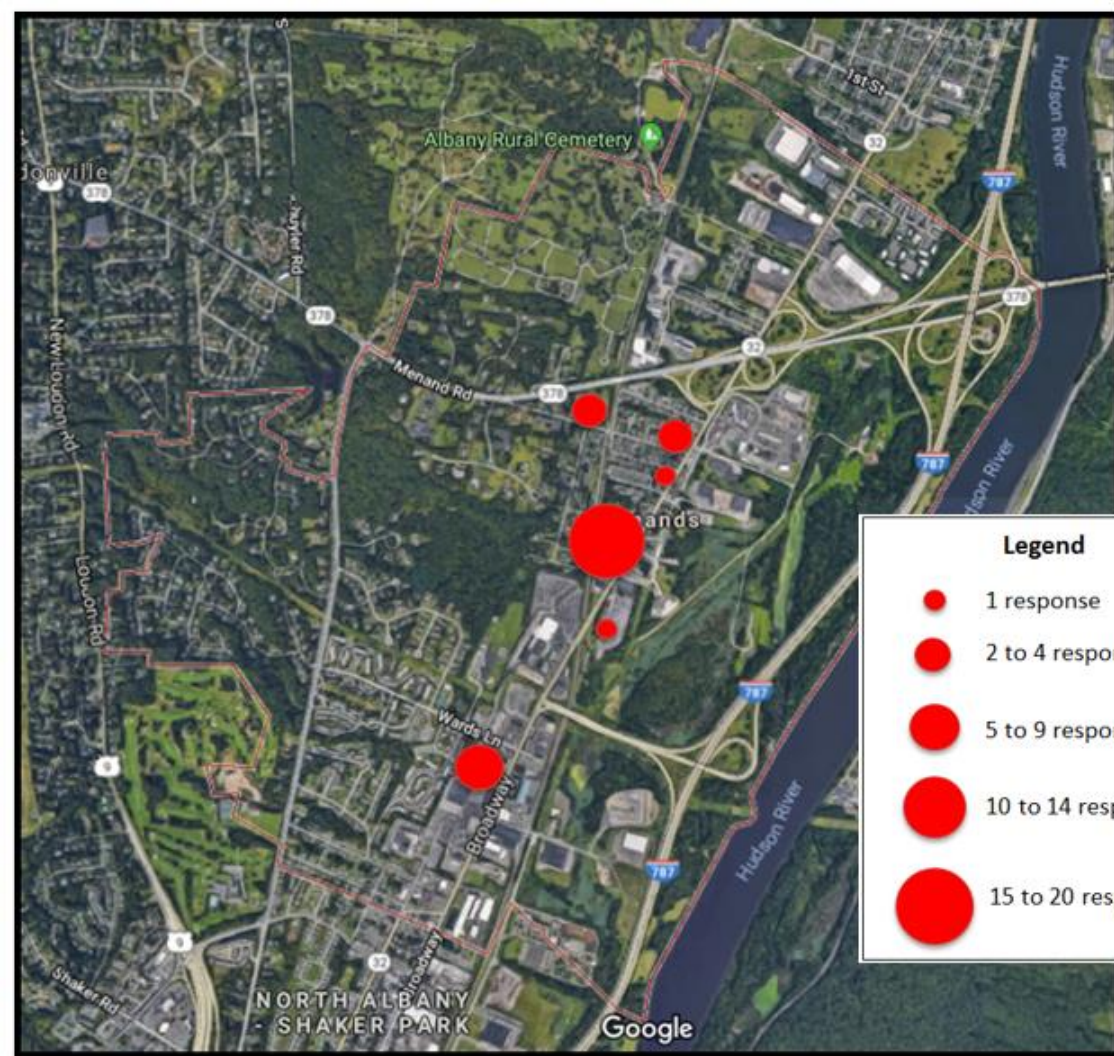


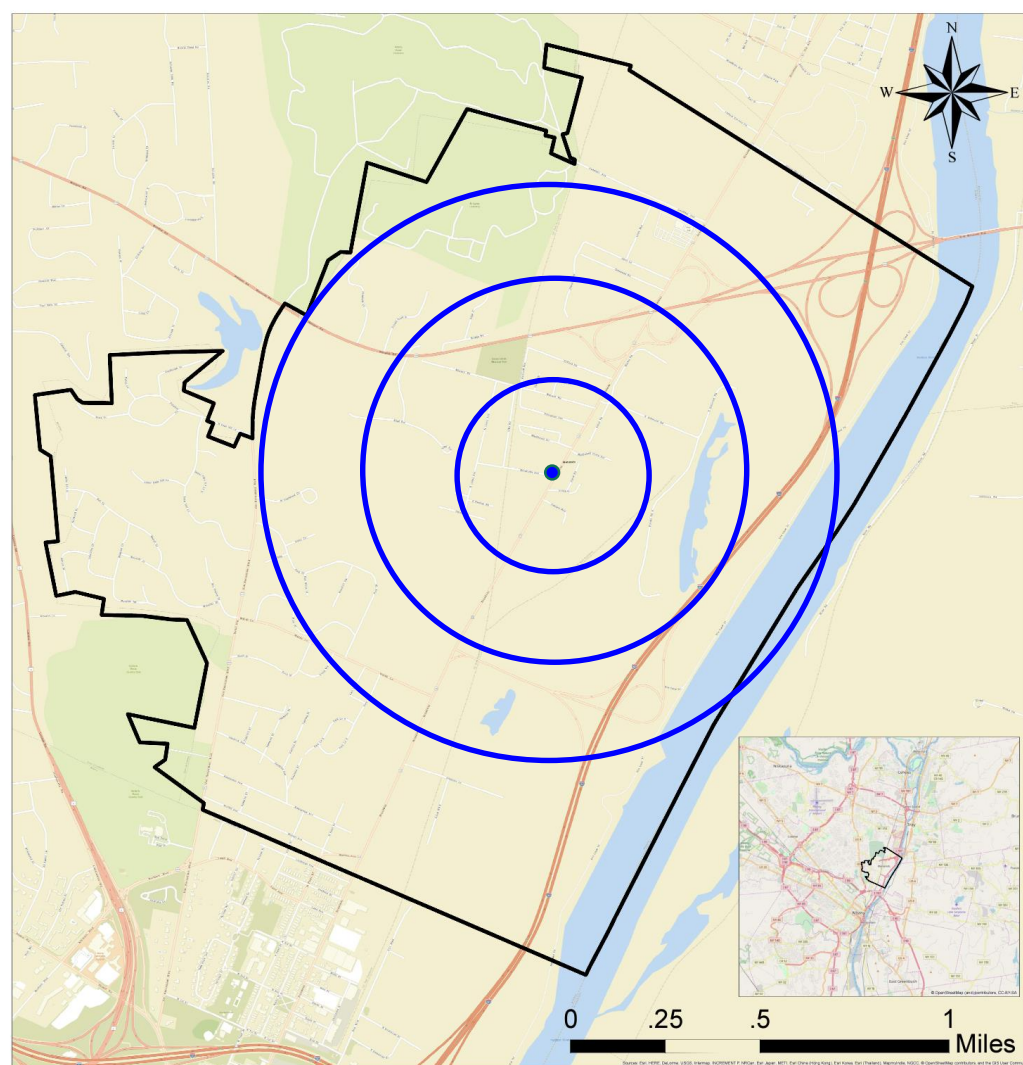


**Where do you think
the center of the
Village should be?**

“Where do you think center of the Village should be?”

- 54% - Village Hall**
(Fire & Police Station)
- 26% - Mid-City Plaza**
(Broadway & Wards Lane)
- 8% - Ganser-Smith Park**
- 6% - Intersection Broadway & Menands Road**
- 3% - Village Admin Office**
(280 Broadway)
- 3% - Hudson-Mohawk Human Society**





Mapping exercise for the “Center of the Village”

- Establish the core connectivity zone
- Entranceways to Menands from I-787
- Encourage private and public investment

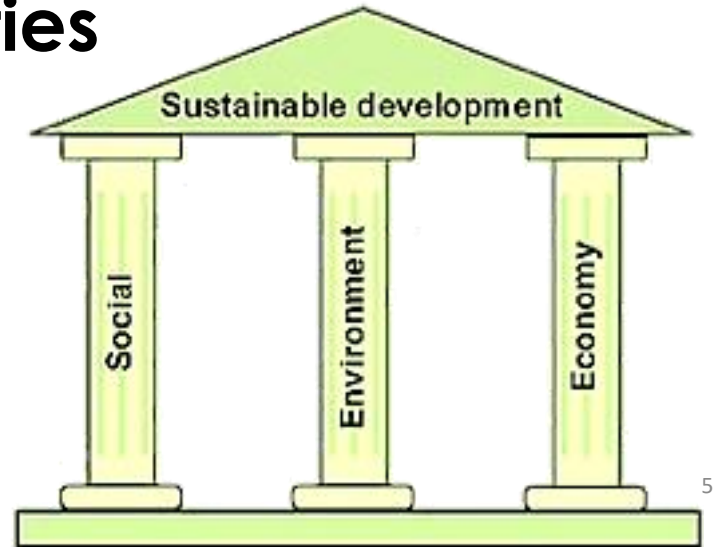
• = “Village Center” Mapped

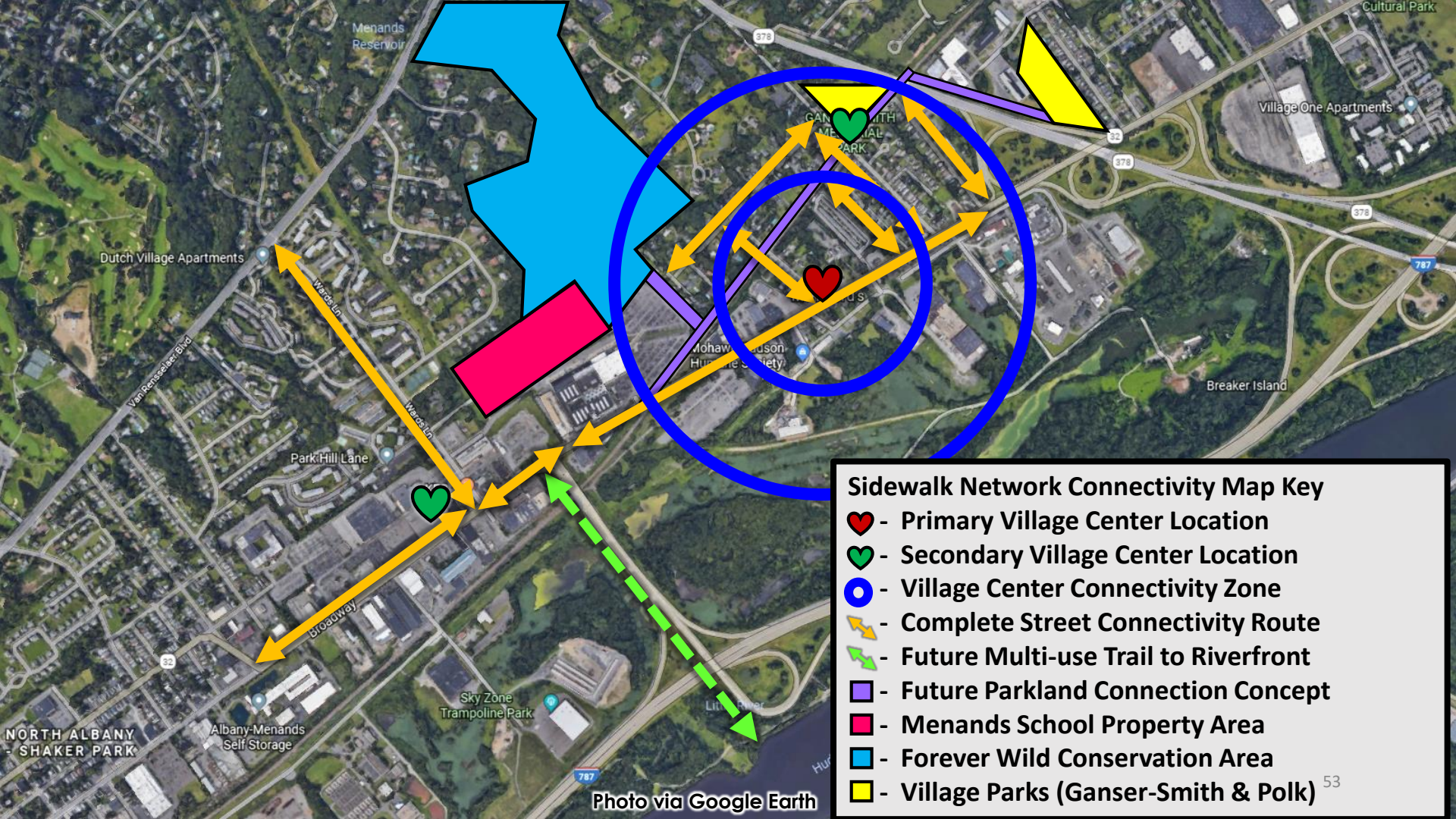
○ = 1/4 mile increment radius

Opportunity Analysis for the Village of Menands

Opportunities Overview

- **Broadway Connectivity**
- **Parks and Trails Network**
- **Enhance Public Amenities**
- **Food and Hospitality**



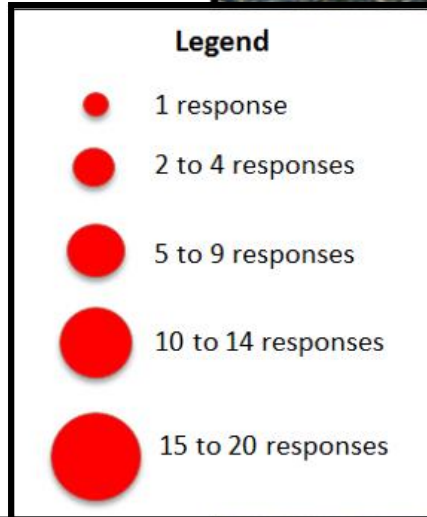


Sidewalk Network Connectivity Map Key

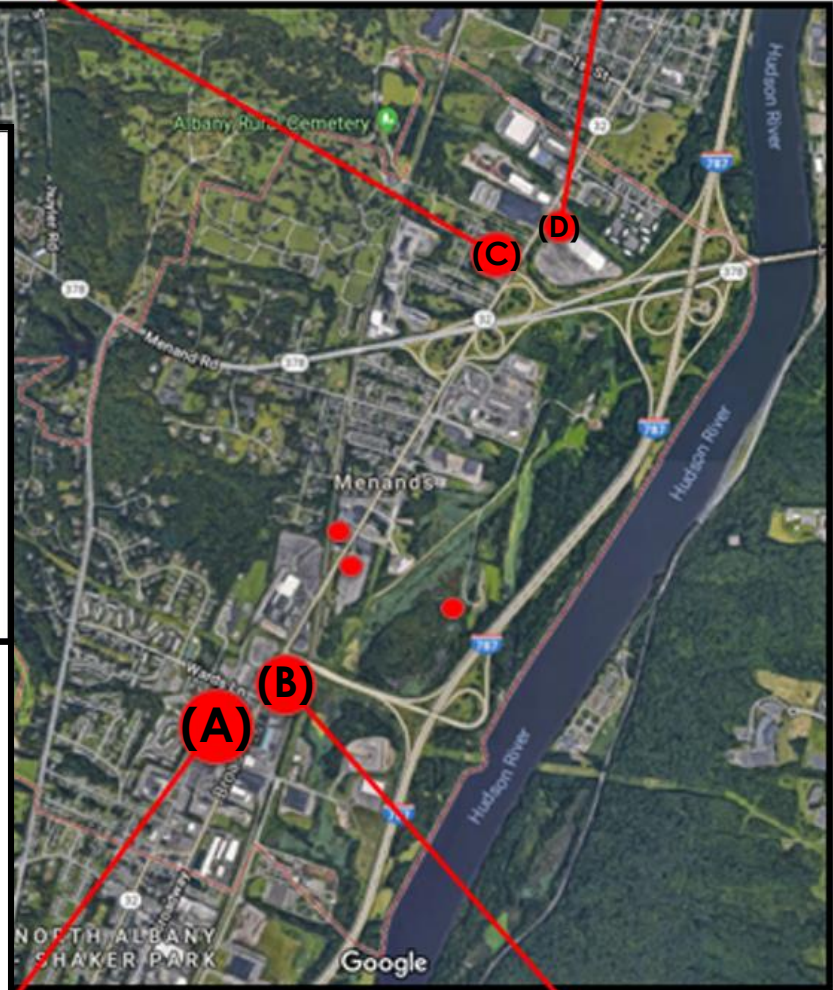
- ♥ - Primary Village Center Location
- ♥ - Secondary Village Center Location
- ⊙ - Village Center Connectivity Zone
- ↔ - Complete Street Connectivity Route
- ↔ - Future Multi-use Trail to Riverfront
- - Future Parkland Connection Concept
- - Menands School Property Area
- - Forever Wild Conservation Area
- - Village Parks (Ganser-Smith & Polk)

Photo via Google Earth

Vacant commercial buildings → highest priority for reuse?



- (A) - Former Ideal Food Basket Store
- (B) - Former William's Press Building
- (C) - Former Price Chopper Store
- (D) - Former Broadway Diner Site



(A) - Former Ideal Food Basket Store / Mid-City Plaza



(B) - Former William's Press Building

U-HAUL



(C) - Former Price Chopper Store and Coke Bottling Plant



“Which location is highest priority for landscape beautification?”

Locations:

Ideal Food Basket and NYS Workers Compensation Board (Mid-City Plaza)

The Lofts at One Broadway

Former Price Chopper Grocery Store and Coca Cola Bottling Plant Site

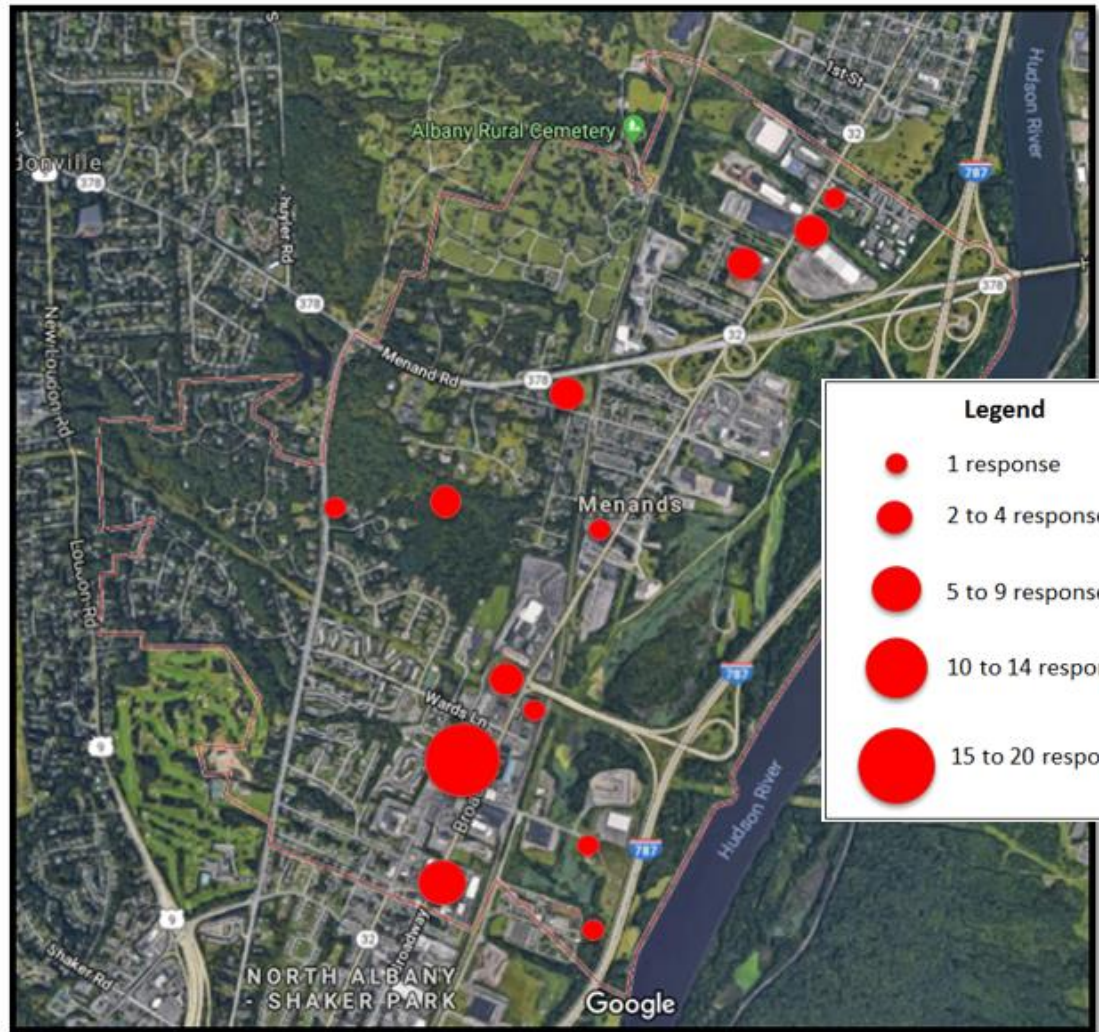
Former Broadway Diner

Ganser-Smith Memorial Park

National Grid Substation

Sage Nature Preserve

Other Single Selection Sites



Rain Gardens

Soak Up and Slow Down Water to Reduce Runoff

What is a rain garden?

A planted depression that collects, soaks up and filters stormwater runoff from roofs, driveways, streets, parking lots and other hard surfaces.

What are the benefits?

- Reduce flooding
- Remove pollutants
- Replenish ground water
- Provide native plant habitat for wildlife

The Alternative
With no rain garden,
runoff flows untreated
into our waterways

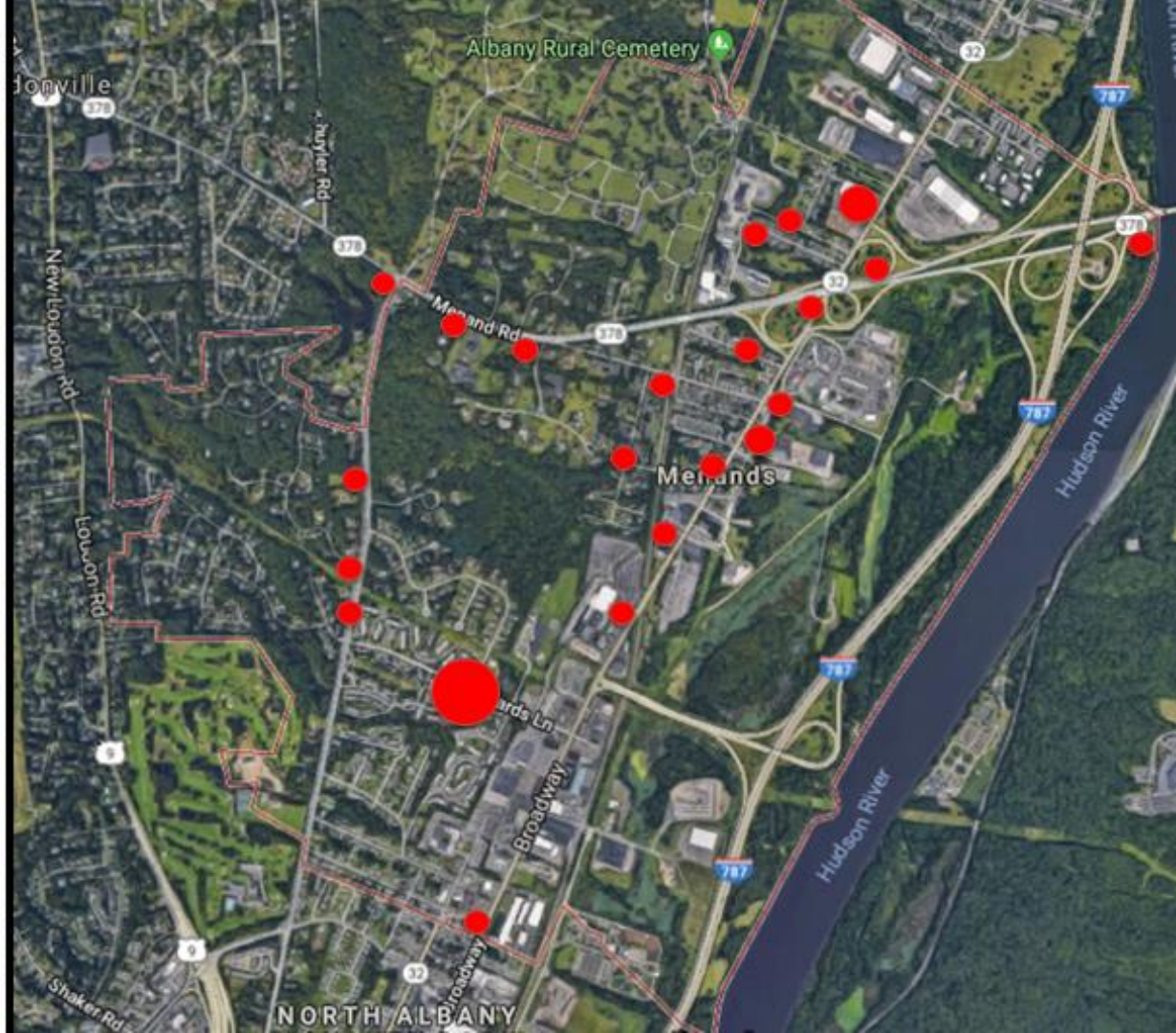
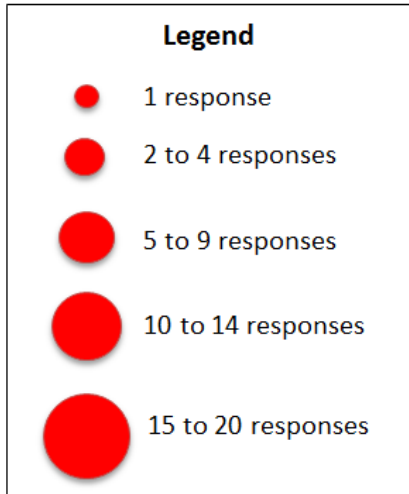
**Hudson
River**

Photo edited via SSWM of Kitsap County

Help restore the health of the Hudson River ecosystem and reduce waste water pollution



Priority locations for sidewalk improvement



Sidewalk Connectivity Opportunity at Wards Lane and Park Drive Intersection

**Complete
Streets
Connectivity
Opportunity**



Wards Lane Connectivity Map Key

-  - Existing Sidewalk Network
-  - Potential Sidewalk Extension
-  - Future Multi-use Trail to River
-  - Connectivity Area Intersection
-  - Secondary Village Center

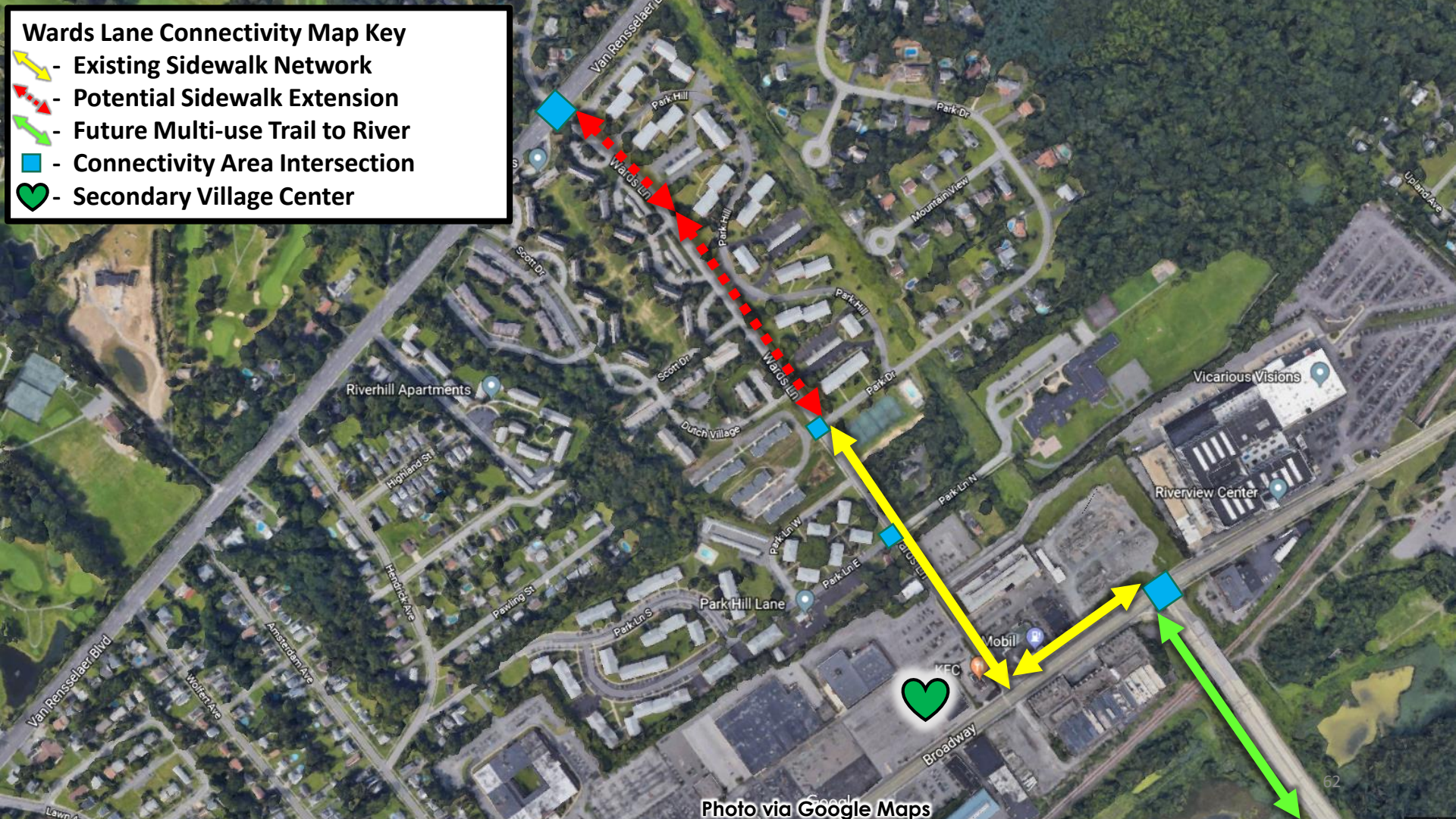


Photo via Google Maps



Corner of Broadway and Lindberg – July 2017



Corner of Broadway and Lindberg – July 2017



ADA SUPPORTIVE WARNING PADS FOR SIDEWALK FEATURES

Transit-Oriented Development Along the Broadway Corridor

CDTA busplus⁺

Future Bus Rapid Transit Route along Broadway



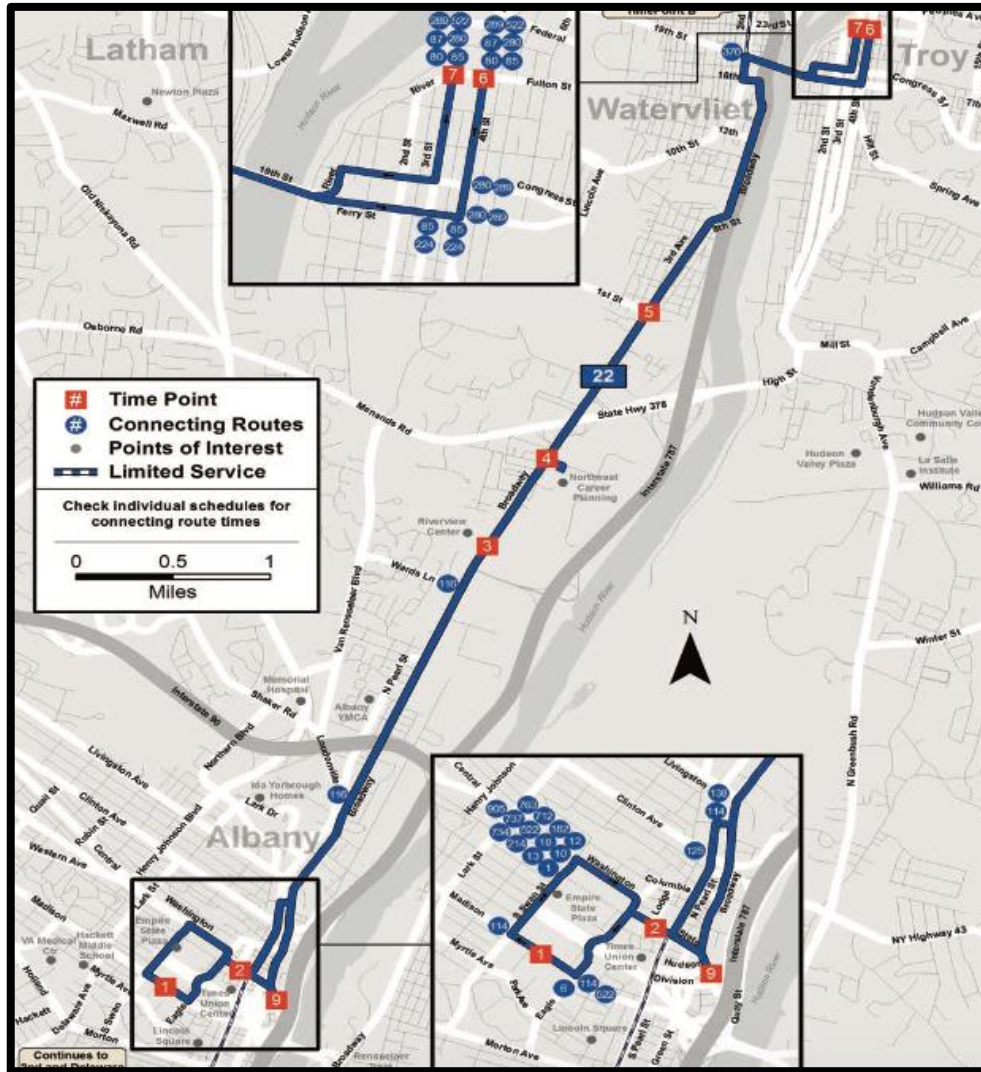
CDTA Bus Route 22

CDTA bus rider trips into and out of Menands:

- 730 average daily trips
- 266,000 yearly trips

Bus ridership primarily generates around three main locations:

- Broadway & Wards Lane
- The Riverview Center
- 100 Broadway Park & Ride

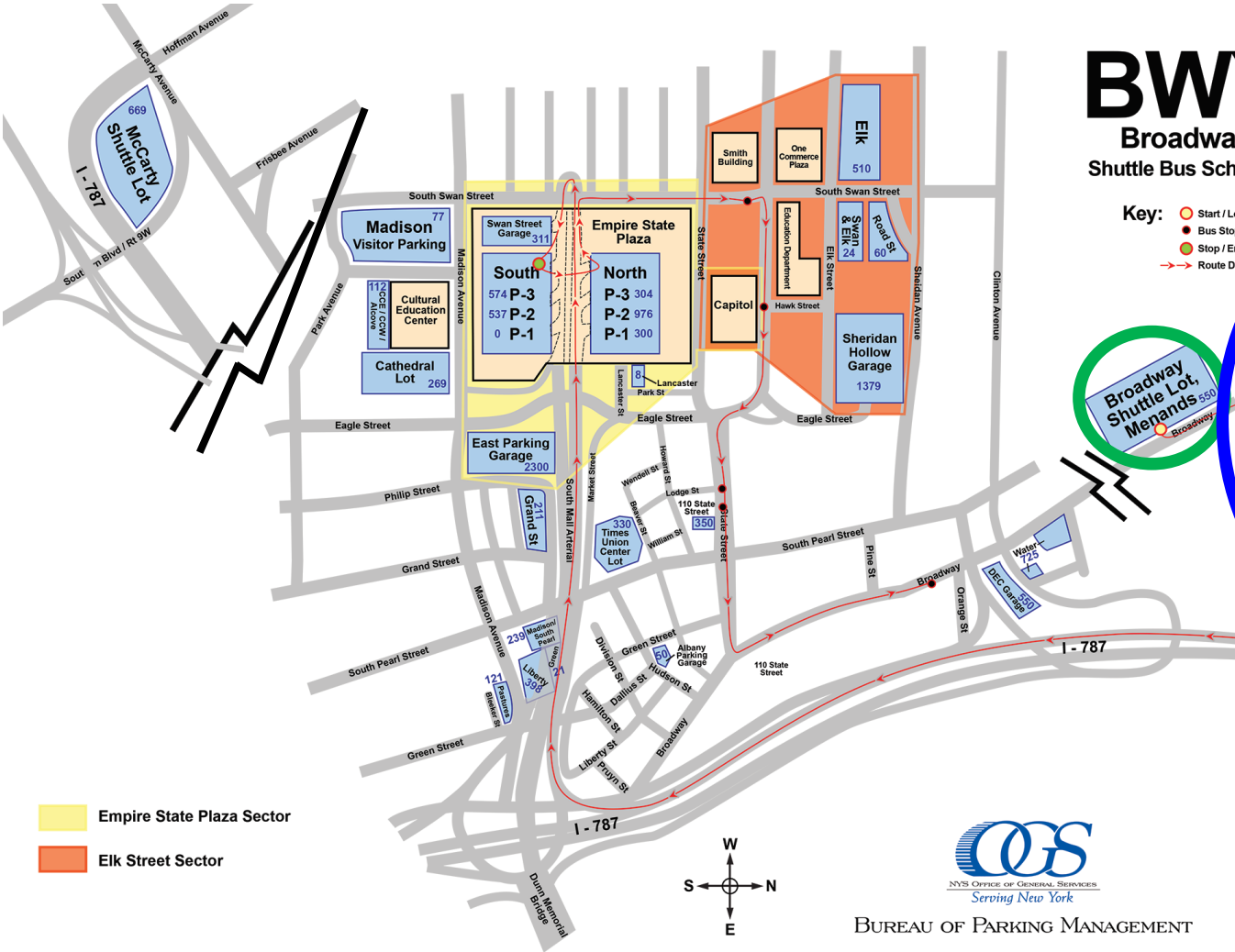


BWY

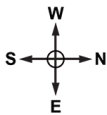
Broadway Shuttle Bus Schedule

- Key:**
- Start / Lot
 - Bus Stop
 - Stop / Empire State Plaza
 - Route Direction

**Major Parking Lot
for NYS Employees
at Northern Edge
of Village Center
Connectivity Zone to
support economic
development**



- Empire State Plaza Sector
- Elk Street Sector



CDPHP Cycle!

The NEW healthier mode of transportation in the region

CDTA just began to rollout the second season of bike share rental program.

Menands can begin to plan for the next 2019 season for new bike station sites.

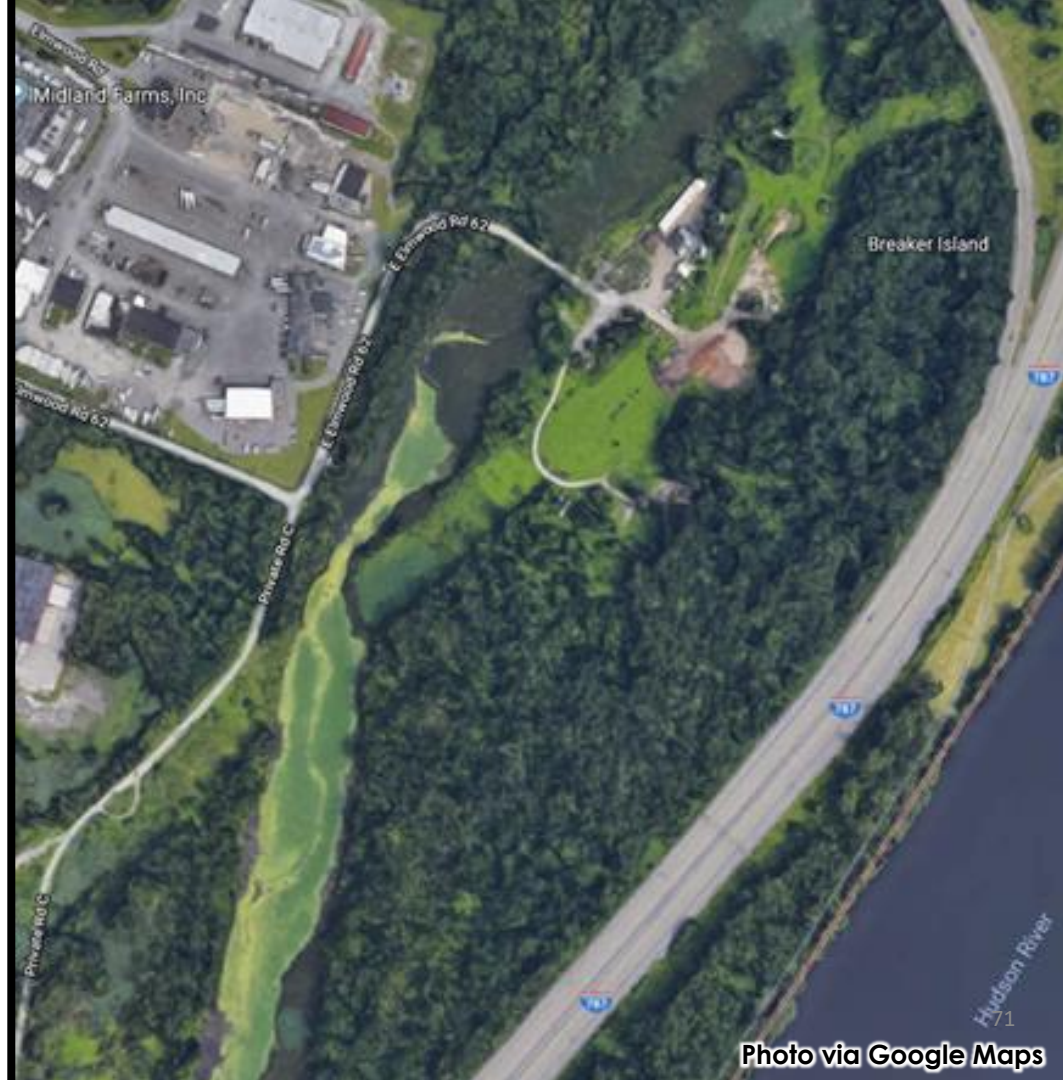
www.cdphpcycle.com



Photo via www.alloveralbany.com

Parks and Trails

- Additional picnic areas
- Community garden
- Designated dog park
- Trailway enhancements
- Tennis/Athletic courts
- Outdoor Fitness Facility
- Boat launch



Polk Switzer Park Map Key

-  - Existing Sidewalk Network
-  - Sidewalk Extension Potential
-  - Entrance to Polk Switzer Park
-  - Park Property Line
-  - Basketball Court Area



Entrance to Polk Switzer Park



Entrance to Polk Switzer Park



Welcome to
Polk Switzer
Park!

Open Dawn to Dusk
No Motor Vehicles

Enhance Recreational Facilities



Park and trail entrance and directional signage options:

- Welcoming charm with distinct paths in and out
- Elegant design interpretive panels and bulletin board
- Mapping display for park features and trail routes
- Wayfinding signs to and from the "Village Center"
- Maintain trail markers

New Gazebo at Ganser-Smith Memorial Park



Restaurants, Hospitality, and Food in the Village

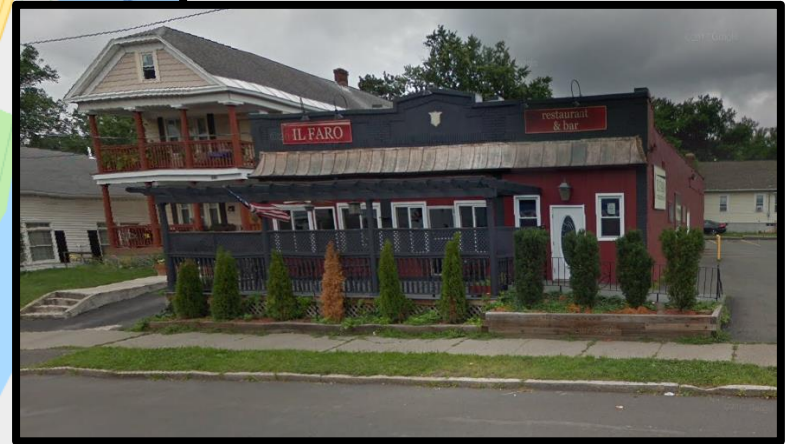
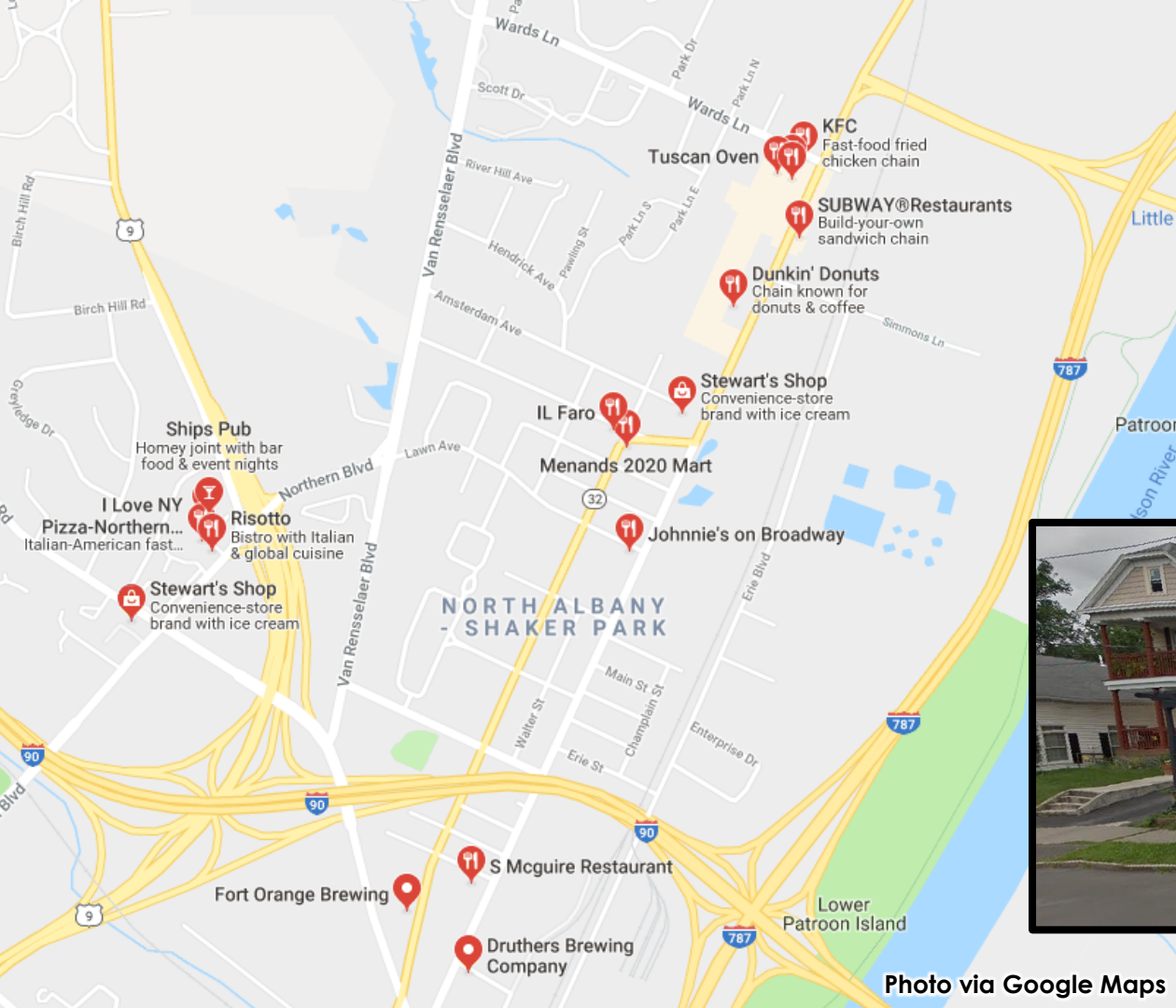
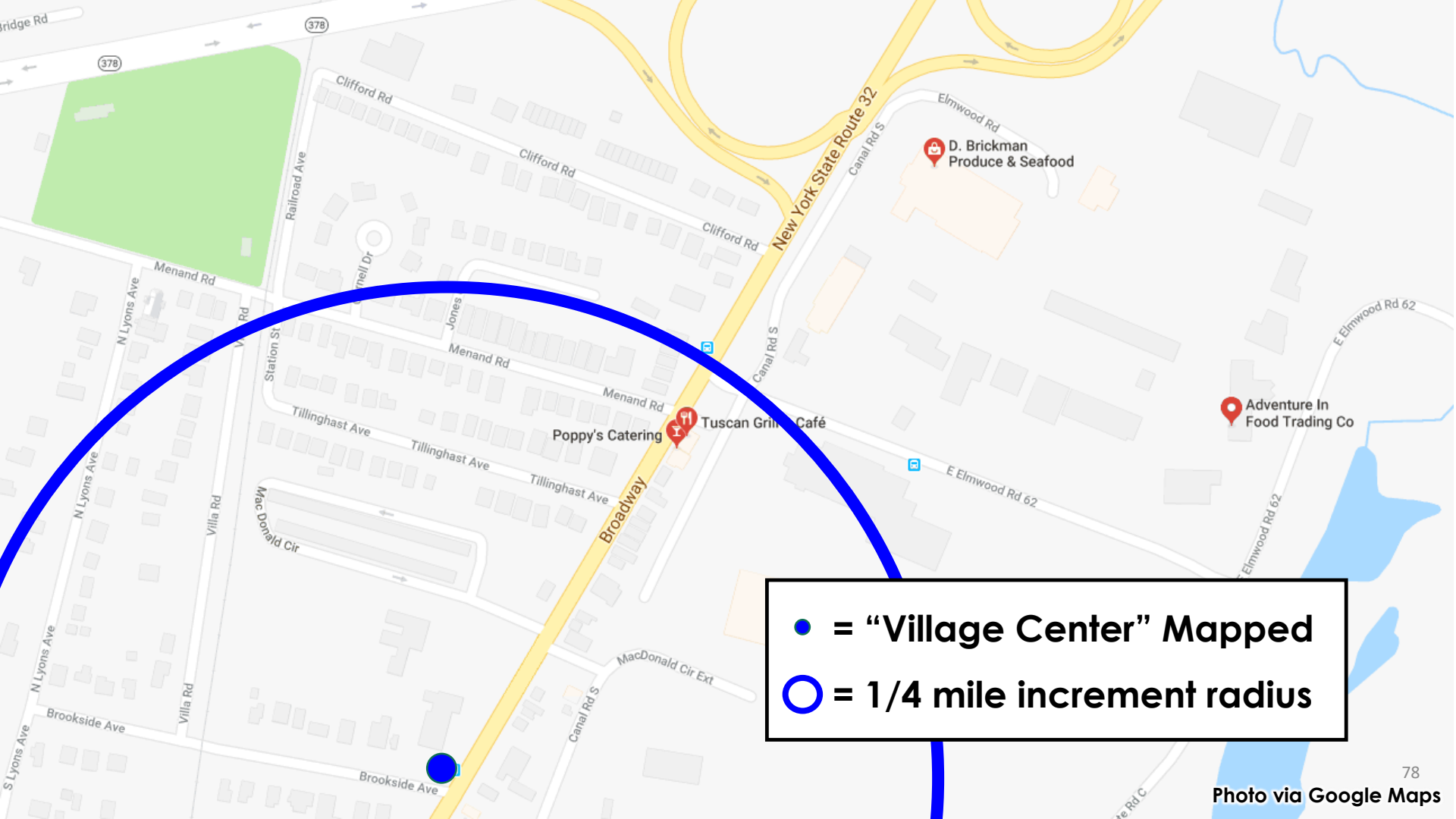


Photo via Google Maps



● = "Village Center" Mapped
○ = 1/4 mile increment radius

Food Access in the Village

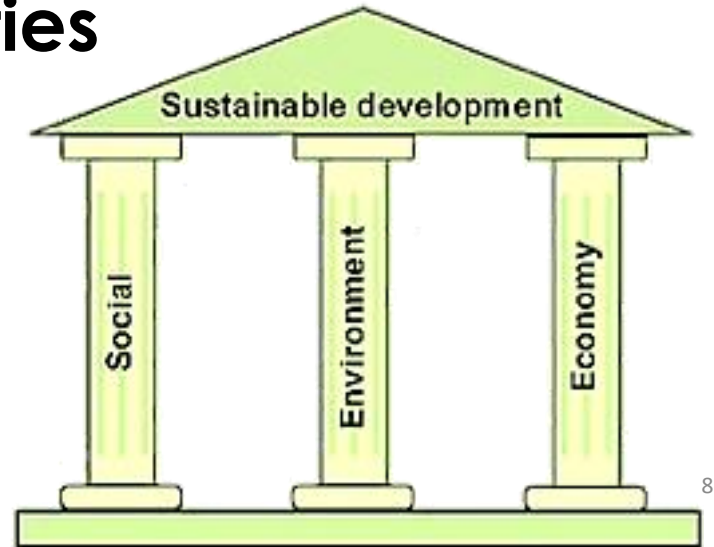
- **Food Desert – Area which lacks access to fresh fruit, vegetables, healthful whole foods, and grocery store; according to USDA**
- **Village qualifies as low access community with 33% of residents living over one mile away from grocery store**
- **Greater Capital Region Food System Assessment conducted by Capital Roots to be released soon for the public**
 - **Food Assessment Coordinator: 518-274-8685 | foodassessment@capitalroots.org**
- **Consumer Market Analysis Report from 2008 for the Capital District Farmers Market (in Menands located at 381 Broadway)**

Community Garden, 8th Street, Troy, NY



Opportunities Overview

- **Broadway Connectivity**
- **Parks and Trails Network**
- **Enhance Public Amenities**
- **Food and Hospitality**





Students and Menands Officials gather at the April 2, 2018 Open House. Left to right: UAlbany Instructor Marcia Kees, Daniel Johnson, Mayor Megan Grenier, T.J. Kennedy, Village Trustee Steve Boulet, Nasibah Elmi, Michelle Rogat, Jon Thompson, Sam Morreale, Linda Allen, Bradley Hershenson. (Not Pictured: Tanya McGee)

For your future Comments or Questions:

**Visit www.villageofmenands.com
to fill out the comments box on the
"comprehensive plan" web page**

Questions?