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

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- Review and analysis of past plans and foundational/historical documents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
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 Comparison – Menands Population vs Survey Respondents

- Menands - 2010 Census Data
- Survey Respondents from Menands

<table>
<thead>
<tr>
<th>Age Groups</th>
<th>Percent Distribution</th>
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</thead>
<tbody>
<tr>
<td>19 &amp; under</td>
<td>20%</td>
</tr>
<tr>
<td>20-34 years old</td>
<td>25%</td>
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<tr>
<td>35-49 years old</td>
<td>25%</td>
</tr>
<tr>
<td>50-64 years old</td>
<td>30%</td>
</tr>
<tr>
<td>65+ years</td>
<td>20%</td>
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“Length of Residency of the Survey Respondents”
“Status of the Survey Respondents in Menands”
Age of Survey Respondents

- Residential Property Owners
- Residential Tenants

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<td>20-34 years old</td>
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</table>
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**

<table>
<thead>
<tr>
<th>Reasons for Living in Menands</th>
<th>Average Priority</th>
</tr>
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<tbody>
<tr>
<td>Small Village Character</td>
<td>4.4</td>
</tr>
<tr>
<td>Natural Beauty</td>
<td>3.3</td>
</tr>
<tr>
<td>Housing Availability</td>
<td>3.0</td>
</tr>
<tr>
<td>Housing Cost</td>
<td>3.5</td>
</tr>
<tr>
<td>Sense of Community</td>
<td>4.1</td>
</tr>
<tr>
<td>School System</td>
<td>3.6</td>
</tr>
<tr>
<td>Proximity to Employment</td>
<td>3.8</td>
</tr>
</tbody>
</table>
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

- 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**

### Housing Types
- Condominiums
- Apartments
- Single-Family Homes
- Duplex/2-Family Homes
- Active Adult/Senior Living Communities

### Average Priority

- Condominiums: 2.5
- Apartments: 3.0
- Single-Family Homes: 4.0
- Duplex/2-Family Homes: 2.3
- Active Adult/Senior Living Communities: 3.0
“Rate the need for the following transportation features for Menands”
“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

Percent Distribution

Types of Businesses

Hospitality (restaurants, cafes, hotels)  Light Industrial/Manufacturing  Professional Services (legal, accounting)  Financial Services  Real Estate  Arts & Entertainment (theatre, art gallery)  Health Care/Medical Facility/Urgent Care  Home-based Businesses  Specialty Retail (drug store, clothing store)  Retail Farmers’ Market  Grocery Store
“What do you envision for the future of the Menands waterfront?”
Survey Respondents’ Vision for Waterfront Development

- Nature Preserve (with trails)
- Non-motorized Access
- Boat Access
- Dog Park
- Picnic Area
- Amphitheater
- Community Garden

Percent Distribution

Waterfront Development Options

- 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
Community
Open House Event #2

Albany Lofts at One Broadway

April 11, 2018
DEVELOPING COMPREHENSIVE PLAN FOR MENANDS

UALBANY STUDENTS ARE HELPING VILLAGE CREATE BLUEPRINT FOR FUTURE
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)
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
(B) - Former William's Press Building
(C) - Former Price Chopper Store and Coke Bottling Plant
“Which location is highest priority for landscape beautification?”

**Locations:**

<table>
<thead>
<tr>
<th>Location</th>
<th>Number of Responses</th>
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</thead>
<tbody>
<tr>
<td>Ideal Food Basket and NYS Workers Compensation Board (Mid-City Plaza)</td>
<td></td>
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<tr>
<td>The Lofts at One Broadway</td>
<td></td>
</tr>
<tr>
<td>Former Price Chopper Grocery Store and Coca Cola Bottling Plant Site</td>
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<tr>
<td>Former Broadway Diner</td>
<td></td>
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<tr>
<td>Ganser-Smith Memorial Park</td>
<td></td>
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<tr>
<td>National Grid Substation</td>
<td></td>
</tr>
<tr>
<td>Sage Nature Preserve</td>
<td></td>
</tr>
<tr>
<td>Other Single Selection Sites</td>
<td></td>
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Legend:
- 1 response
- 2 to 4 responses
- 5 to 9 responses
- 10 to 14 responses
- 15 to 20 responses
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

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

Photo edited via SSWM of Kitsap County
Priority locations for sidewalk improvement
Sidewalk Connectivity Opportunity at Wards Lane and Park Drive Intersection

Complete Streets Connectivity Opportunity

Photo via Google Maps
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
ADA SUPPORTIVE WARNING PADS FOR SIDEWALK FEATURES
Transit-Oriented Development Along the Broadway Corridor
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

Photo via CDTA Route Maps
Major Parking Lot for NYS Employees at Northern Edge of Village Center Connectivity Zone to support economic development.
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.cdphtcycle.com
Parks and Trails

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

Photo via Facebook Page of the Ganser-Smith Memorial Park
Restaurants, Hospitality, and Food in the Village
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](http://www.villageofmenands.com) to fill out the comments box on the "comprehensive plan" web page
Questions?