

FALL 2017



VILLAGE OF MENANDS
PLAN ASSESSMENT MATRIX
UNIVERSITY AT ALBANY MRP STUDIO

Village of Menands Plan Assessment Matrix

Plan	#	Topic	Recommended Action	Complete Y/N	Relevant Y/N	Priority 1=High 2=Low	Notes	Student Name
MNAFS - 26	1	Community	Enhance Menands' sense of place and establish it as a destination by bringing shopping, restaurants, and community entertainment space	N			Barriers to development include issues of security (uncertainty/risk) and maintenance of businesses	KV
BCEDI	2	Economic Development	Recommendations for Broadway Corridor: Form-based zoning and mixed-use development, repurposing and redeveloping underutilized properties, seek grants to improve the streetscape, and market the Corridor	N			This plan established goals to improve conditions on the Broadway corridor and promote economic development in a challenged area. It considers necessary infrastructure changes and improvements and an imminent revitalization of the economic district (a.k.a. Broadway Business District, BBD).	JE
MFSCDCFM	3	Economic Development	Assessment of farmers markets to help economic growth in Menands	?				DD
BCC	4	Economic Development	Improve Broadway commercial corridor by implementing strategic sites on Wolfert corner.	N				DD
MNAFS - 8	5	Environment	Utilize the wetland/tidal estuary area to potentially include a wildlife/educational center; culvert to create a pedestrian passage/waterfront access to create a sense of place and destination	N			Barriers to development include impacts of access on wetlands ecosystem, current access to waterfront, and issues with ongoing maintenance	KV

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ACCTAS - 19	6	Environment	Contact DEC Division of Fish, Wildlife and Marine resources for a search based on the most current database regarding the presence or absence of any rare species and/or ecological communities in the study area	N			The study team contacted the NYSDEC Division of Fish, Wildlife and Marine Resources regarding the presence or absence of any rare species and/or ecological communities in the study area. The DEC reported that there were no records of such issues in its database. They did note, however, that their databases are regularly updated, and as such, it was recommended that if the subject area was still being examined one year from the time of this report, they be contacted again for a search based on the most current database. This note would certainly apply to any of the three areas examined in this study, whether or not the finding for this report was that there were issues along this line. Field surveys may be in order prior to pursuit of any project pursuit to confirm the continued absence of any rare or endangered species in the area.	ZT
BCMP - 30	7	Environment	Investigate Potential for Brownfield Conditions and Possible Remediation	N			The Broadway Corridor once served as the location for numerous manufacturing businesses. While most were primarily located along the east side of Broadway in the Mid-City Segment, some were, and still are, located at various locations throughout	ZT
RTE 32	8	Infrastructure	Improve intersection signals, pedestrian walkability, and business entrances					ES

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BCMP - 30	9	Infrastructure	Conduct a feasibility study for potential sanitary sewer and water system upgrades	N			There is a 10" diameter high-pressure main that runs from the pump station near the old Montgomery Ward to Amsterdam Avenue that needs to be replaced	ZT
787/HRCS	10	Infrastructure	Explore potential reductions in infrastructure maintenance costs over time	N				KV
RTE 32 - 7	11	Land Use	Menands needs more lighting, pedestrian sidewalk continuity, bicycle trail connections, redevelopment, and better drainage infrastructure.	N			Current land use conditions for whole study area	ES
BCDG	12	Land Use	Position industrial buildings close to the streets with minimal parking between Broadway and the building façade. It is also proposed to connect adjacent parking lots. Shared parking and public parking is encouraged.	N				AS

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BCDG- 12	13	Land Use	Promoting Smart Growth. Logical pedestrian amenities should be incorporated. The BBD (Broadway Business District) design intent is to promote walkability. Infill Neighborhood is intended for residential use and mixed-use district. Promote green infrastructure development techniques (Rainwater Harvesting, permeable pavements, green roofs etc.)"	N			" Smart growth covers a range of development and conservation strategies that help protect our health and environment and make our communities more attractive, economically stronger, and more socially diverse" -NYS EPA	AS
BCMP - 25	14	Streetscape	Landscape enhancements and gateway signage should be installed at the three major gateways.	N			Gateways include: Exit 7 – Price Chopper Riverview Center Wolfert Avenue	ZT
BCMP - 26	15	Streetscape	Implement landscape improvements to the open space between Price Chopper Plaza and Village Center segment (Village Center Segment – From NYS 378 to the railroad overpass).	N			The NYS Rt. 378 exit ramp configuration occupies approximately 2,200' along Broadway. While this area can be generally described as 'open space' it is non-functional in that it cannot be used for active or passive recreation purposes. The general rule of thumb for a walkable distance for most people is 1,500' as long as it is an attractive and pleasant experience. Because the distance in this section is 2,200' and it is fairly unattractive as one passes underneath a major highway overpass, it is unlikely that people will walk from the Price Chopper segment to the Village Center segment.	ZT

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ACCTAS - 20	16	Streetscape	Improve streetscape and/or traffic calming on Broadway between Wards Lane and the Menands/Albany line	N				ZT
BRT/P&R	17	Transportation	Menands falls on the BRT Blue Line, which will soon be under construction.	N			Two stops will be placed: Riverview Center and Route 378.	JE
RTE 32	18	Transportation	Improve business and transportation access along Broadway Corridor through the use of development nodes.	N			The plan researches all the different areas within the Broadway Corridor. These sections are Menands, Colonie to Watervliet, and Watervliet. The study examines traffic data and economic vitality and makes suggestions on how to fix this. This plan provides recommendations on how to improve the corridor to encourage more business growth on Broadway. Much of the area has become vacant or run-down and these communities want to fix that. Recommendations are made based on the current transportation and economic conditions in the area. The communities believe the transit-oriented development is a great way to bring back businesses to the area. If public transit and traffic flow can be improved and transit areas can be developed, then the different transit areas on Broadway can act as nodes for development. The communities involved are to find funding and begin work once done.	ES

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RTE 32 TALIS	19	Transportation	Preserve and manage the Broadway Corridor, develop the region's potential, link transportation and land use plan and build for all modes.	N			This plan studies the Broadway Corridor, but more specifically, the Broadway Corridor through Menands. It analyzes accidents and traffic volumes, economic development, and the highway interchange. Several suggestions are made to improve the highway interchange and to open up land there. Menands believes that the Broadway corridor is in need of revitalization and to do this requires traffic and land use improvements.	ES
ACCTAS - 15	20	Transportation	Develop an extension to Erie Boulevard from just south of the Albany/Menands line to the I-787 Exit 6 interchange (with access between the extension and the interchange ramps)	N			This extension would promote commercial access to the lands east of Broadway in this area while at the same time promoting bicycle and pedestrian travel and neighborhood business opportunities along Broadway between the Menands/Albany line and the Exit 6 access ramps.	ZT
BTS - 27,30	21	Transportation	Due to higher than average accident rate in the central portion of the corridor, access management improvements should be considered including: consolidate driveways, shared access or cross easement. See Table II-11 on pages 28-29 for specific recommendations for each roadway.	N				AS

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BCMP - 23	22	Transportation	Transform Broadway from a bleak and barren four-lane road to a narrower, pedestrian friendly street lined with trees and a mix of uses that cater to the commuter as well as the village resident.	N				ZT
BCMP - 26	23	Transportation	Establish a new access to the Capital Region Market to help make it more visible from Broadway.	N				ZT
BCMP - 27	24	Transportation	Reconfigure Stewart's intersection. Reconfigure each of these roadways to a standard four-corner intersection	N			This would require Menand Road to be extended across Broadway; this would require moving Stewarts to a new location. Potential relocation ideas include directly north onto the new land that would be created as a result of the roadway reconfiguration. An alternative location would be next to Menands Hardware on the access road. Both locations would retain the high visibility that is desired by convenience store retailers. The second option for this intersection would not involve the full reconfiguration of the intersection, rather Stewarts would remain in its present location and access would be limited to the east side of the parcel rather than from Broadway.	ZT

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BCMP - 31	25	Transportation	Reduce the amount of pavement in the Riverview Center Gateway area and eliminate many of the free-flowing turn lanes. Undertake heavy landscape enhancements to help create a 'green' entry into the corridor.	N			The result will help reduce traffic speeds and provide the opportunity to create a much more inviting gateway. To facilitate safe pedestrian crossings, highly visible crosswalks should be added across the exit ramp and across Broadway linking Morgan Linen with Riverview Center.	ZT
787/HRCS	26	Transportation	Support multi-modal transportation objectives (pedestrian, bicycle, transit, motor vehicle, truck, etc.)	Y				KV
787/HRCS	27	Transportation	Account for life-cycle costs of roads and bridges	N				KV
ACCTAS - 19	28	Transportation	Create new at-grade crossings	N				ZT
ACCTAS - 16	29	Waterfront	Promote access from Menands to the offerings of the Mohawk Hudson trail	N			Given the City of Albany's efforts to develop its waterfront area, including construction of a pedestrian bridge linking downtown Albany to the waterfront and the upcoming construction of a promenade, picnic area, new pedestrian and bicycle facilities in a more congested part of the current trail and other accommodations, the opportunities to promote access from Menands to this destination and to the rest of the offerings of the trail (as well as the opportunities to leave the trail to patronize restaurants and other establishments in Menands) should be explored.	ZT
ACCTAS -	30	Waterfront	Enhance connections and access to the riverfront	N				ZT

List of Plan Abbreviations Past Menands Plans		Reviewed by Studio Member
Abbreviation	Plan Name	
BTS	Broadway Transportation Study 2002	<i>Aneisha Samuel</i>
RCSAA	River Corridor Simplified Alternatives Analysis 2015	<i>Jad Edlebi</i>
LUIS	Transportation Access and Land Use Improvement Study 2008	<i>Eric Stotsky</i>
ACCTAS	Albany Co. Commercial Transportation Access Study 2002	<i>Zeynep Tas</i>
787/HRCS	787/Hudson River Corridor Study (current)	<i>Ketura Vics</i>
BCC	Development Strategy for Broadway Commercial Corridor 2001	<i>Dhaval Dhamelia</i>
MNAFS	Menands Nature Area Feasibility Study 2008	<i>Ketura Vics</i>
MFSCDCFM	Market Feasibility Study Capital Dist. Cooperative Farmers Market 2007	<i>Dhaval Dhamelia</i>
32LS	Route 32 Linkage Study 2011	<i>Eric Stotsky</i>
SRDR	Scenic and Recreational Development Report 1970	<i>Sean Taylor</i>
BCEDI	Broadway Corridor Economic Development Initiative 2009	<i>Jad Edlebi</i>
BCMP	Broadway Corridor Master Plan 2002	<i>Zeynep Tas</i>
BCDG	Broadway Corridor Design Guidelines 2016	<i>Aneisha Samuel</i>