

# Village of Menands Community Profile



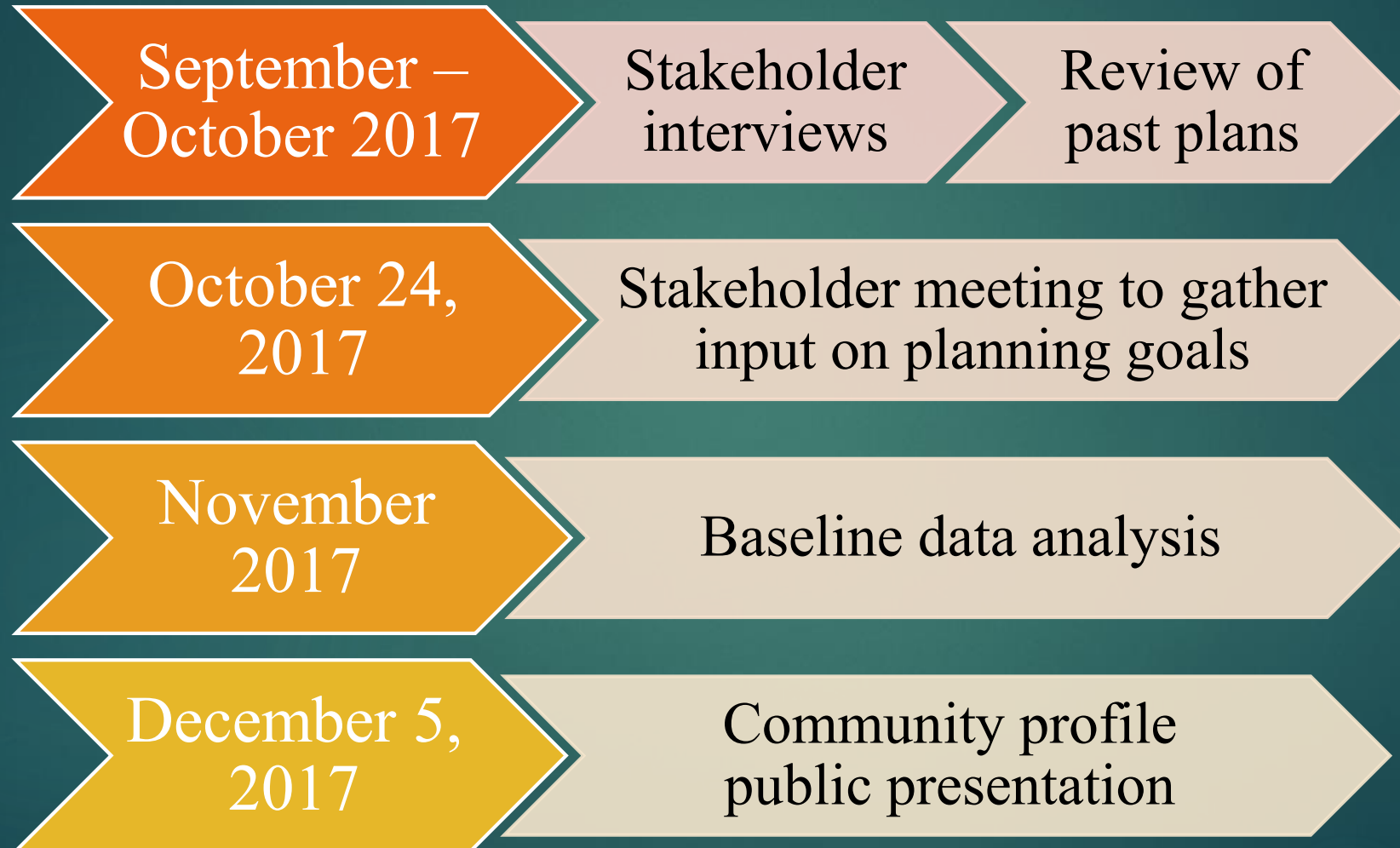
UNIVERSITY AT ALBANY PLANNING STUDIO

12/05/2017



Zeynep Tas, Eric Stotsky, Sean  
Taylor, Jad Edlebi, Dhaval  
Dhamelia, Ketura Vics, Aneisha  
Samuels

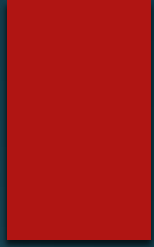
# Overview of Studio Work Tasks



# Review of Past Plans

Stakeholders categorized the following suggestions from *previous plans* as high priority:

- **Enhance Menands' sense of place and establish it as a destination by bringing shopping, restaurants, and community entertainment space**
- **Improve intersection signals, pedestrian walkability, and business entrances**
- **Utilize the wetland/tidal estuary area to potentially include a wildlife education center. Create a culvert to create a pedestrian passage to the waterfront. Provide access to create a sense of place and destination**



# History of Menands



**PASSENGER STATION**

**BUILT IN 1877. ENLARGED AND REMODELED IN 1887**

# Before Village Incorporation

- Began as agricultural community with most land owned by the Van Rensselaer patroonship
- Broadway Turnpike, Erie Canal, and railroads all traveled through Menands
- Industry became prevalent in the village, such as,
  - Albany Felt Company - 1902
  - Simmons Machine Tool Corp. - 1910



# Al-Tro Park, Menands, NY

<http://allobanbany.com/archive/2010/06/08/al-tro-park-the-capital-region-getaway-in-menands>

# Incorporation as a Village - 1924

- **Named after Louis Menand**
  - **A florist and horticulturist**
  - **Established a variety of nurseries and greenhouses on his property**



# After 1924

- **Early residential developments built on hillside**
  - **Around 1924, mostly single-family homes**
  - **Apartment complexes, starting with Dutch Village after World War II**
- **Broadway mainly for business and industry**
  - **Businesses and industries moved to Menands because of low taxes and open land**
- **Development along waterfront displaced by construction of I-787**

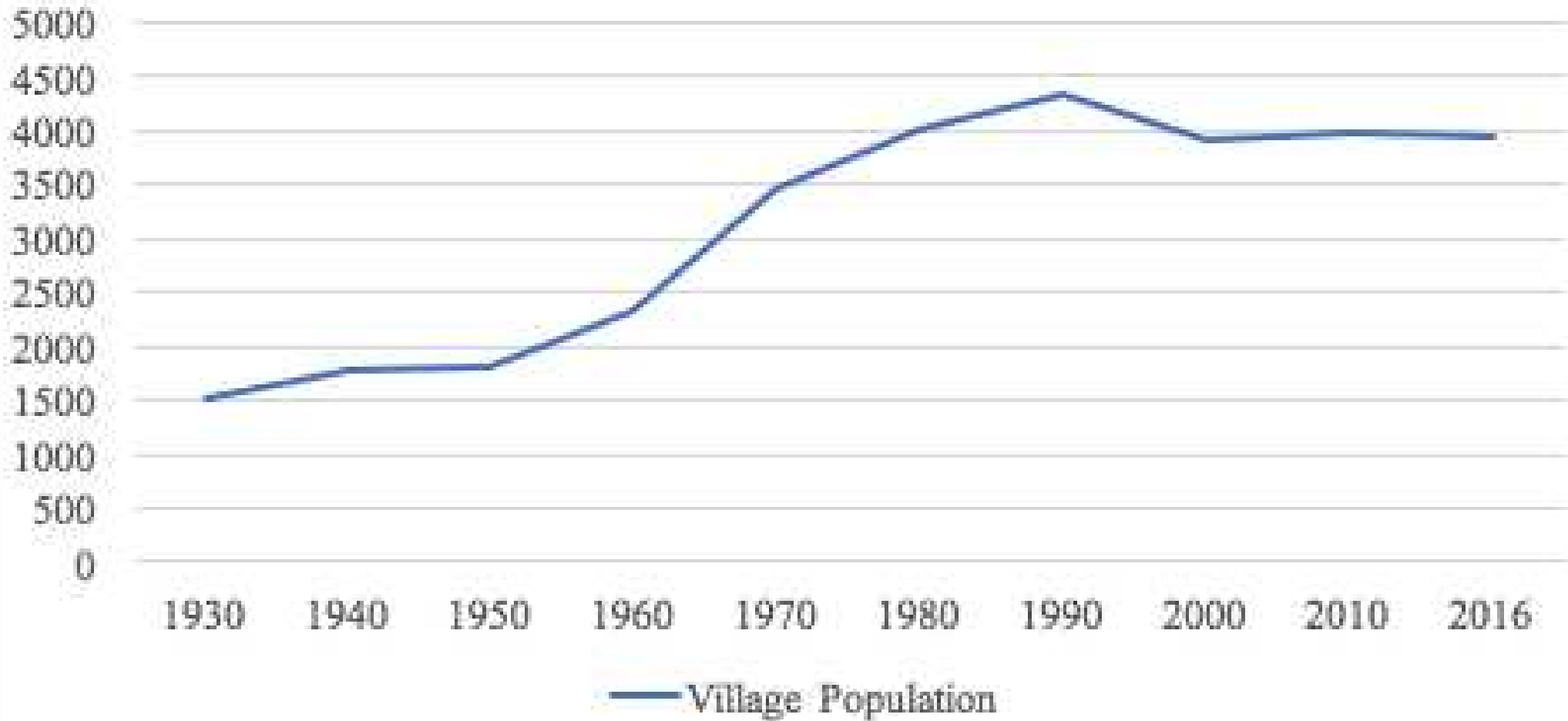


# Menands Demographics

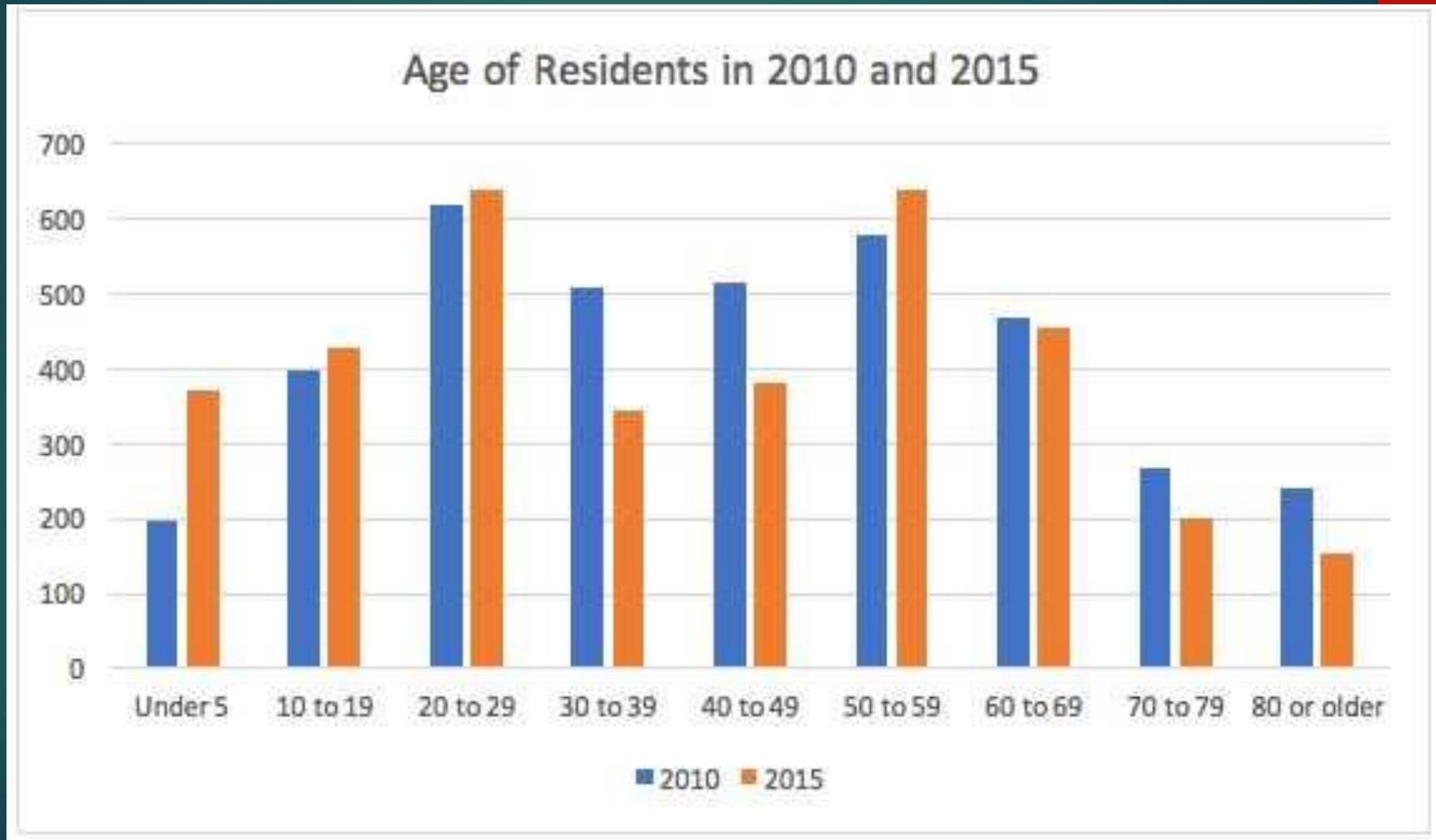
DHAVAL DHAMELIA

# Population

Village of Menands Population from 1930-2016



# Age Distribution





# Menands Union Free School District

JAD EDLEBI



# Menands Union Free School District

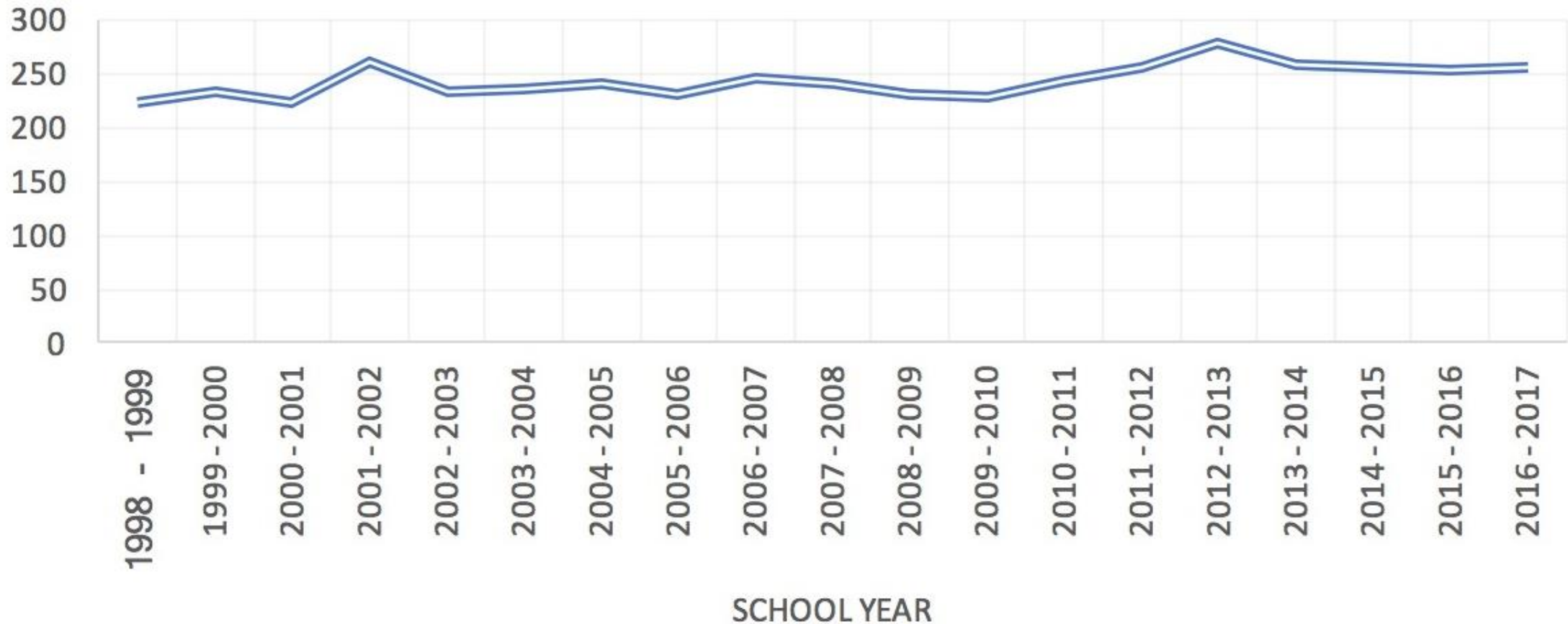
Consists of one K-8 institution, Menands School  
Located on Wards Lane



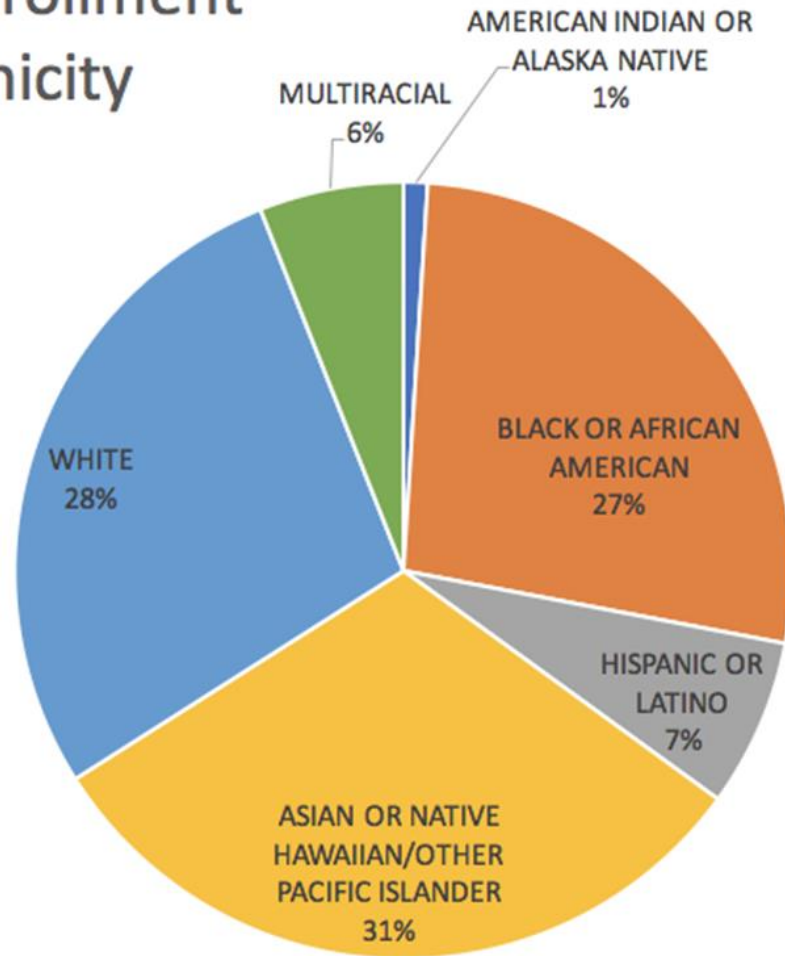
# Menands School Mission

# Menands School Enrollment

## STUDENT ENROLLMENT



## Student Enrollment by Ethnicity



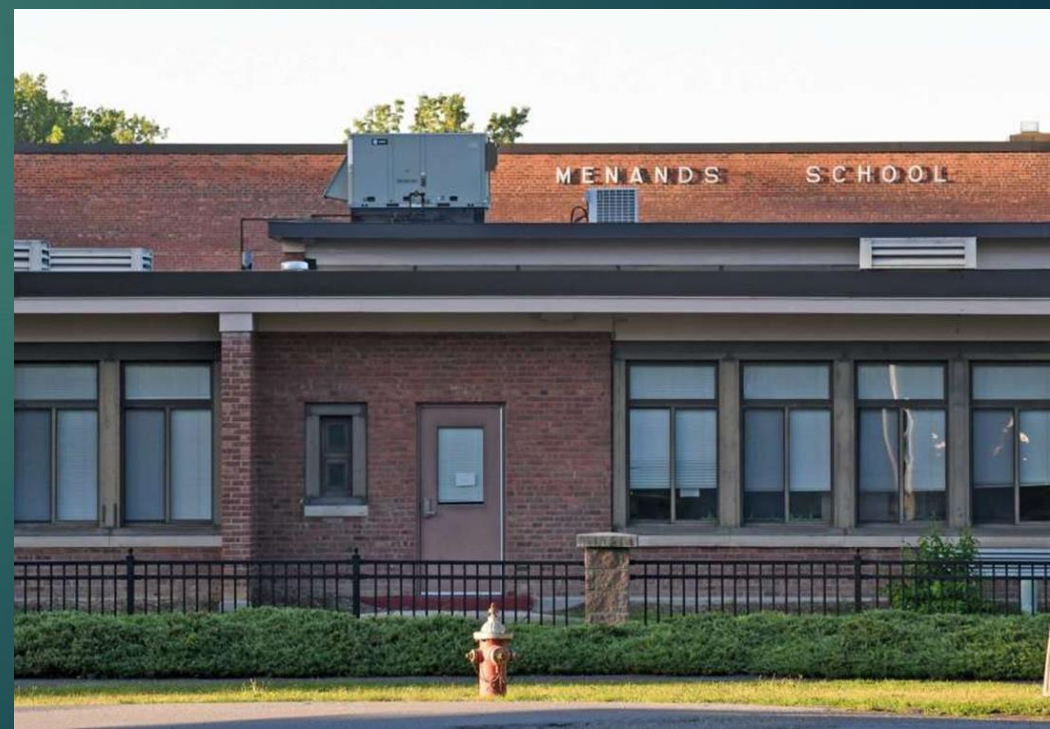
# Menands School Enrollment





*A small school community with big aspirations*

# Menands Academic Program

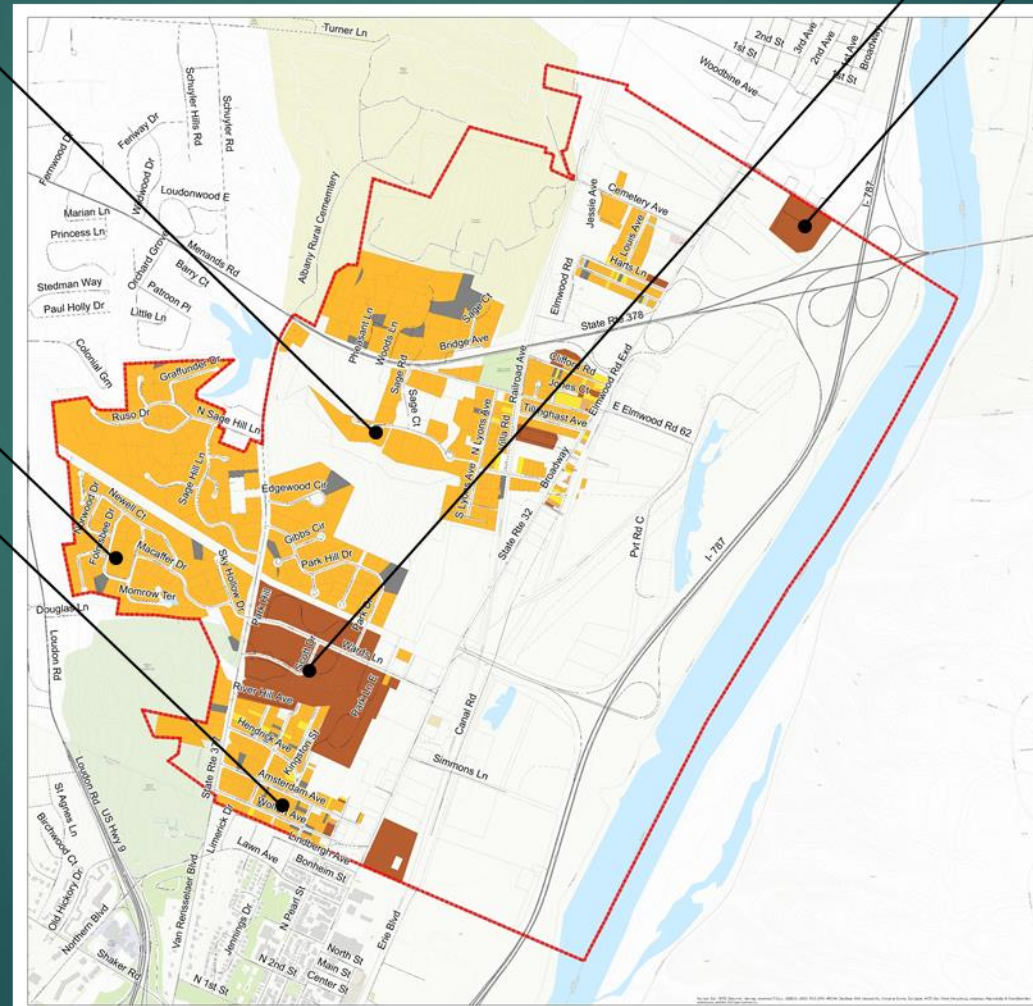
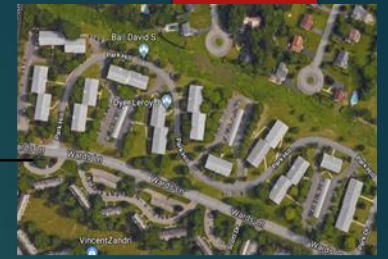


Source:  
[http://www.menands.org/aspnet\\_client/Academics/academics.cfm](http://www.menands.org/aspnet_client/Academics/academics.cfm)

# Menands Housing

ZEYNEP TAS

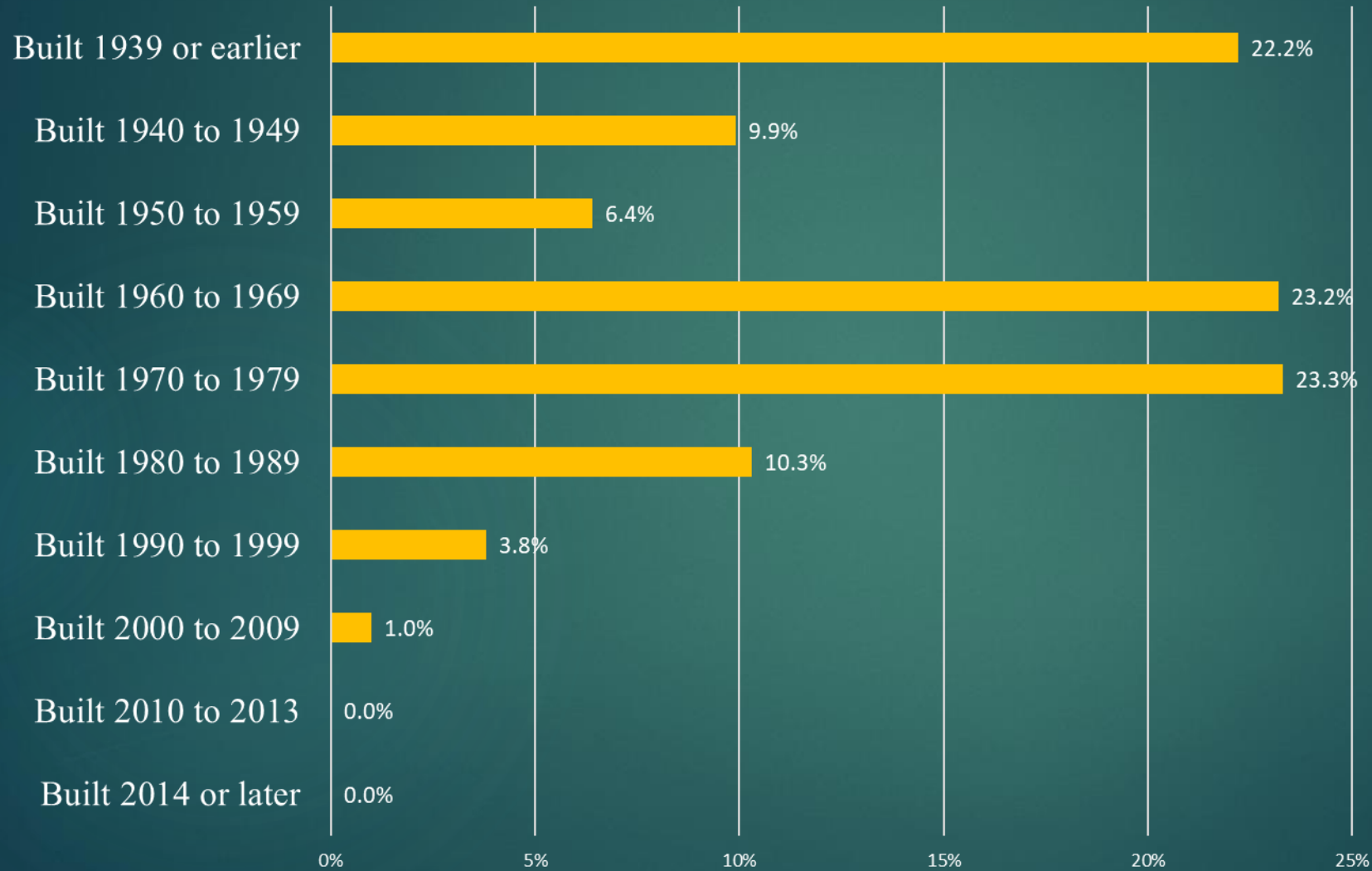
# Housing in Menands



## Legend

-  Village Boundary
-  Single Family Residential
-  Downtown Row Detached Residential
-  Two Family Residential
-  Three Family Residential
-  Residential Vacant
-  Residential Including Small Improvements
-  Apartments

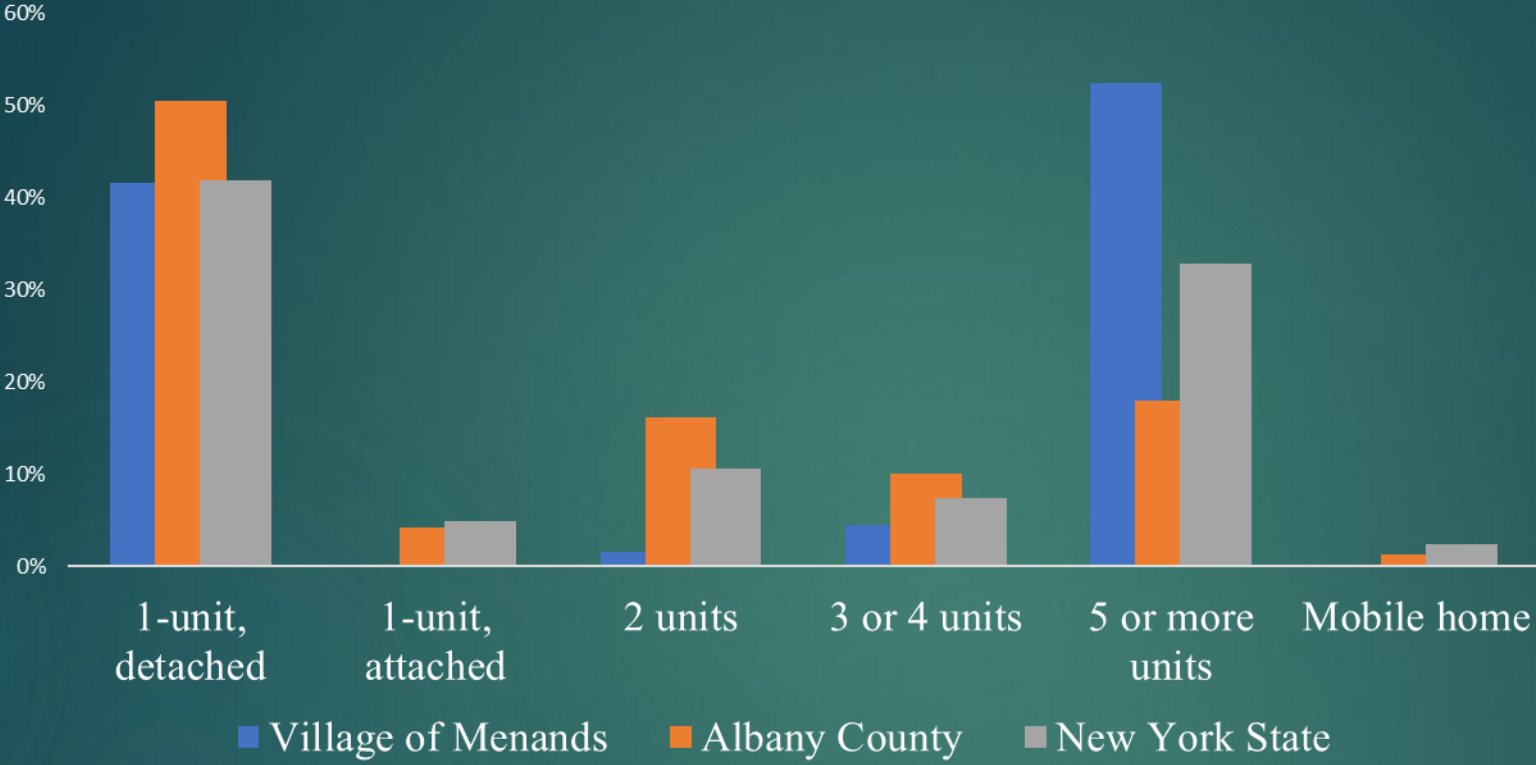
# Year Built for All Housing Units



2015 ACS



# Housing Units in Structure



2015 ACS

Single-Family Housing in the Village



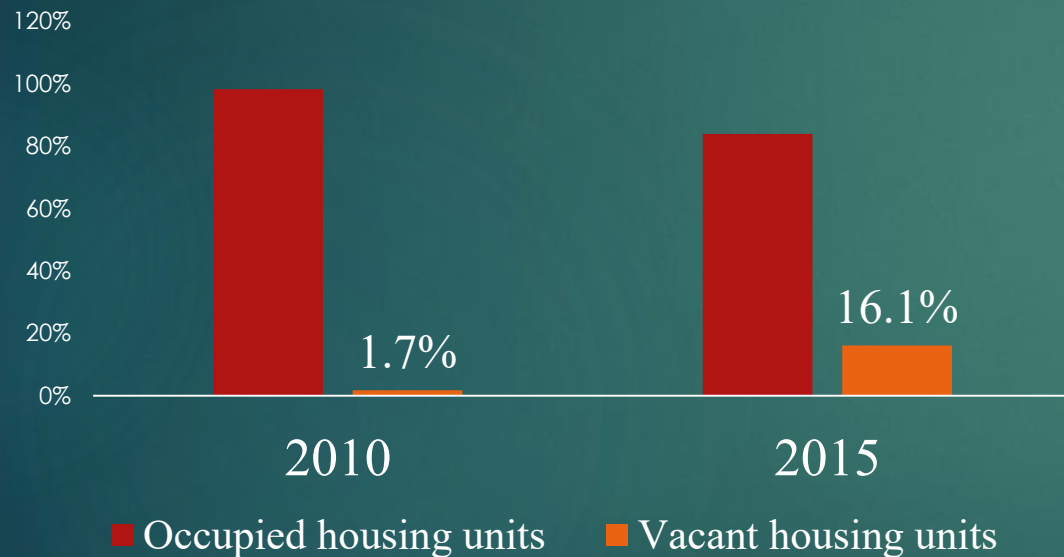
Multi-Family Housing in the Village



Source: Google Imagery

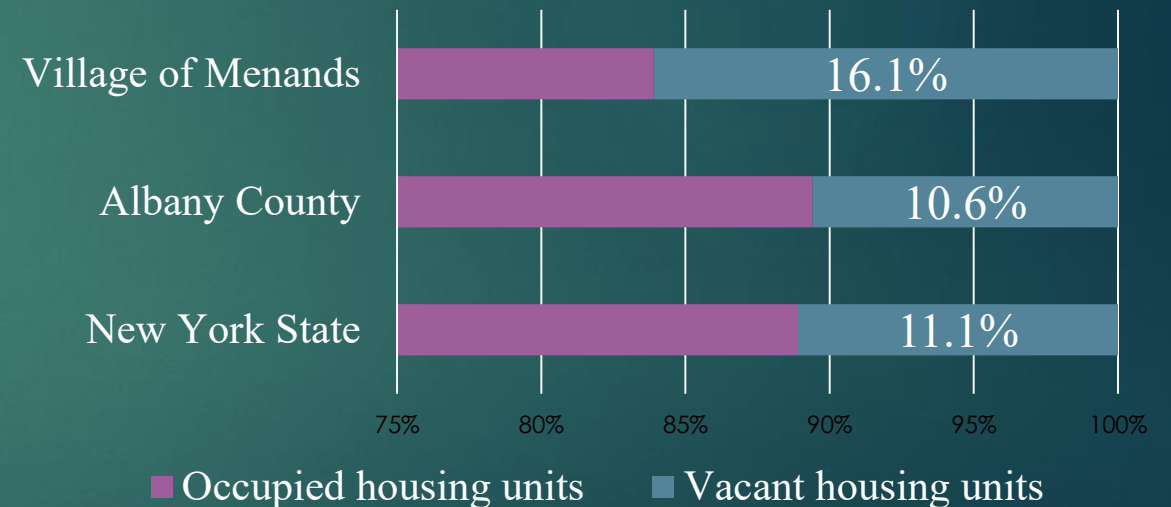
# Housing Vacancy

## Village of Menands Housing Vacancy



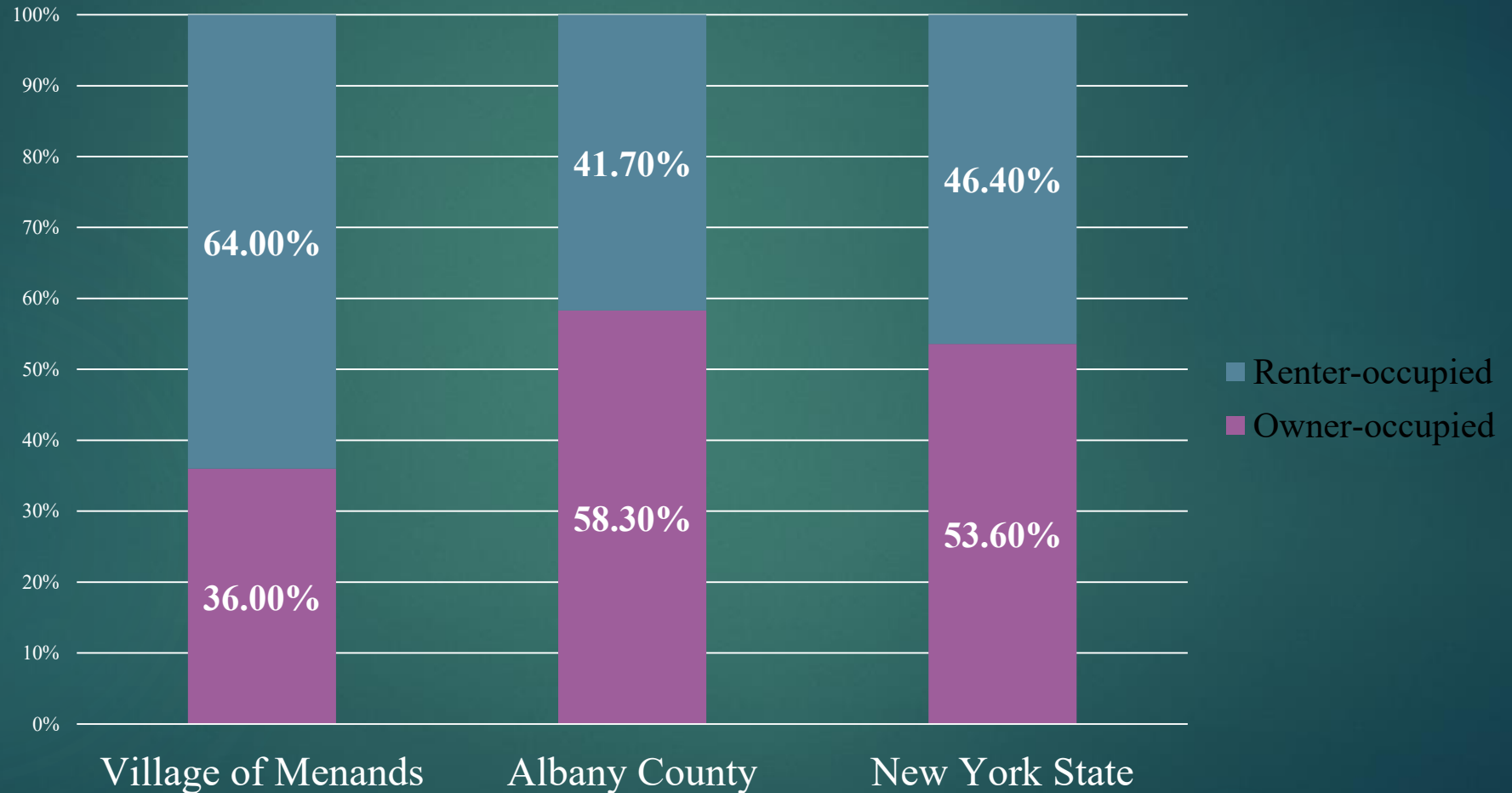
2010 Census, 2015 ACS

## Housing Vacancies in the Village of Menands, Albany County, and New York State



2015 ACS

# Housing Tenure

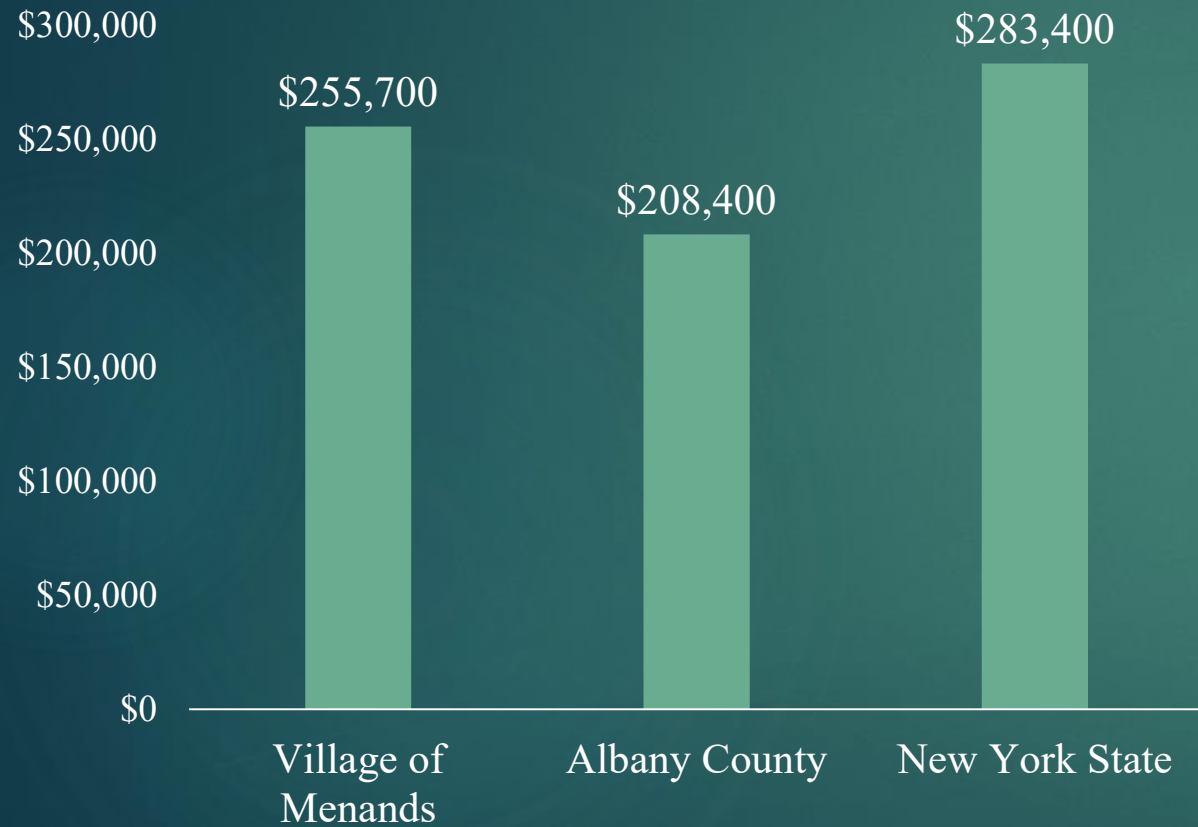


2015 ACS

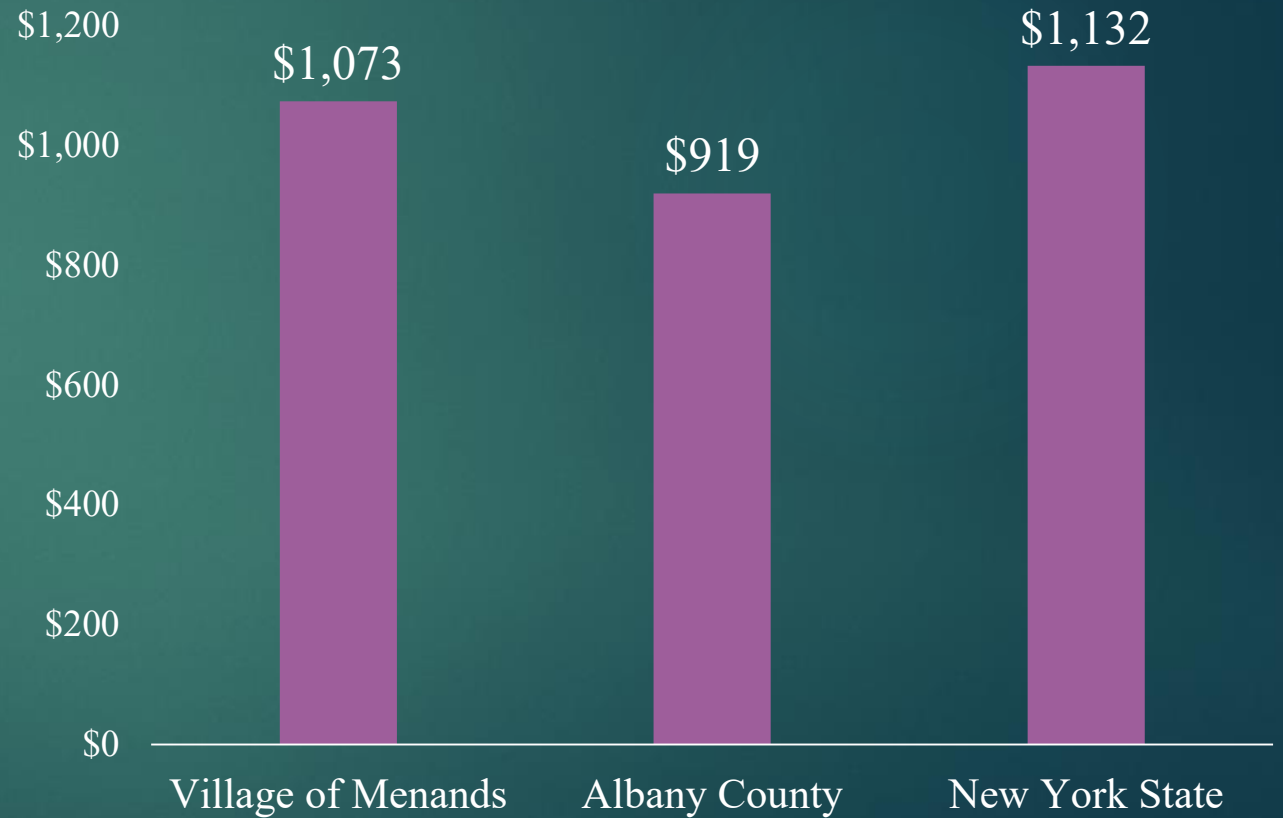
# Housing Value



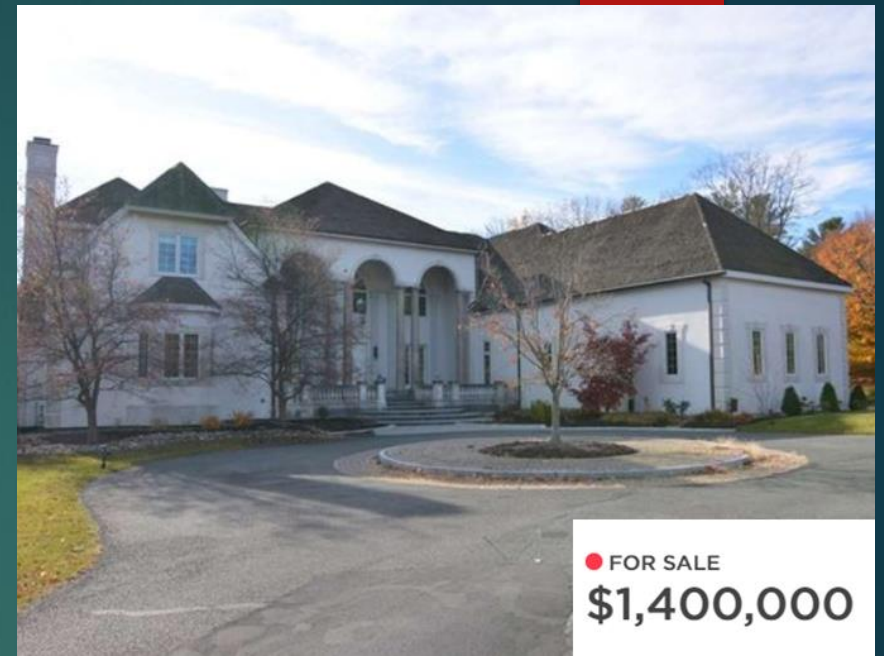
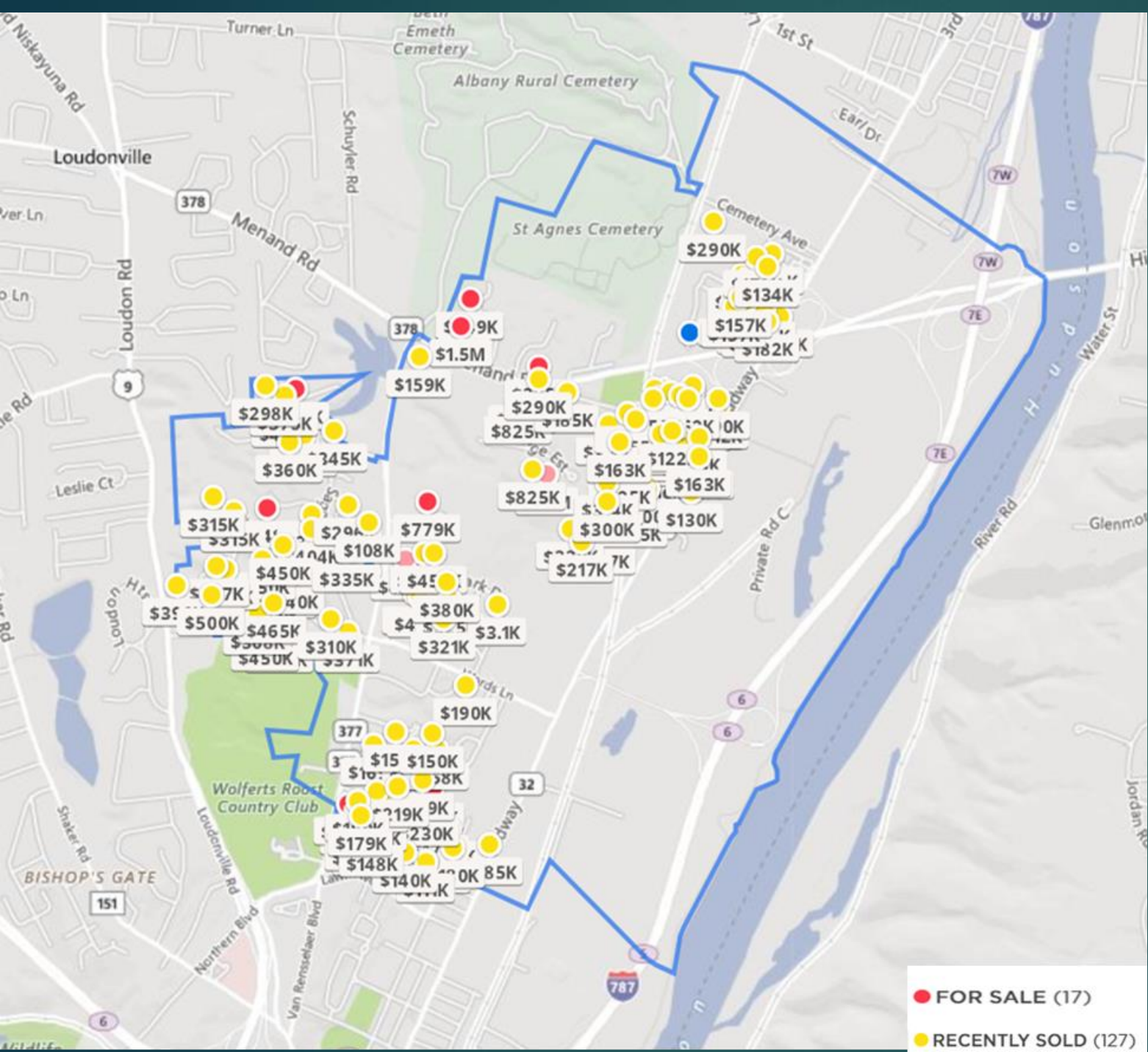
## Median Housing Value



## Median Housing Rent





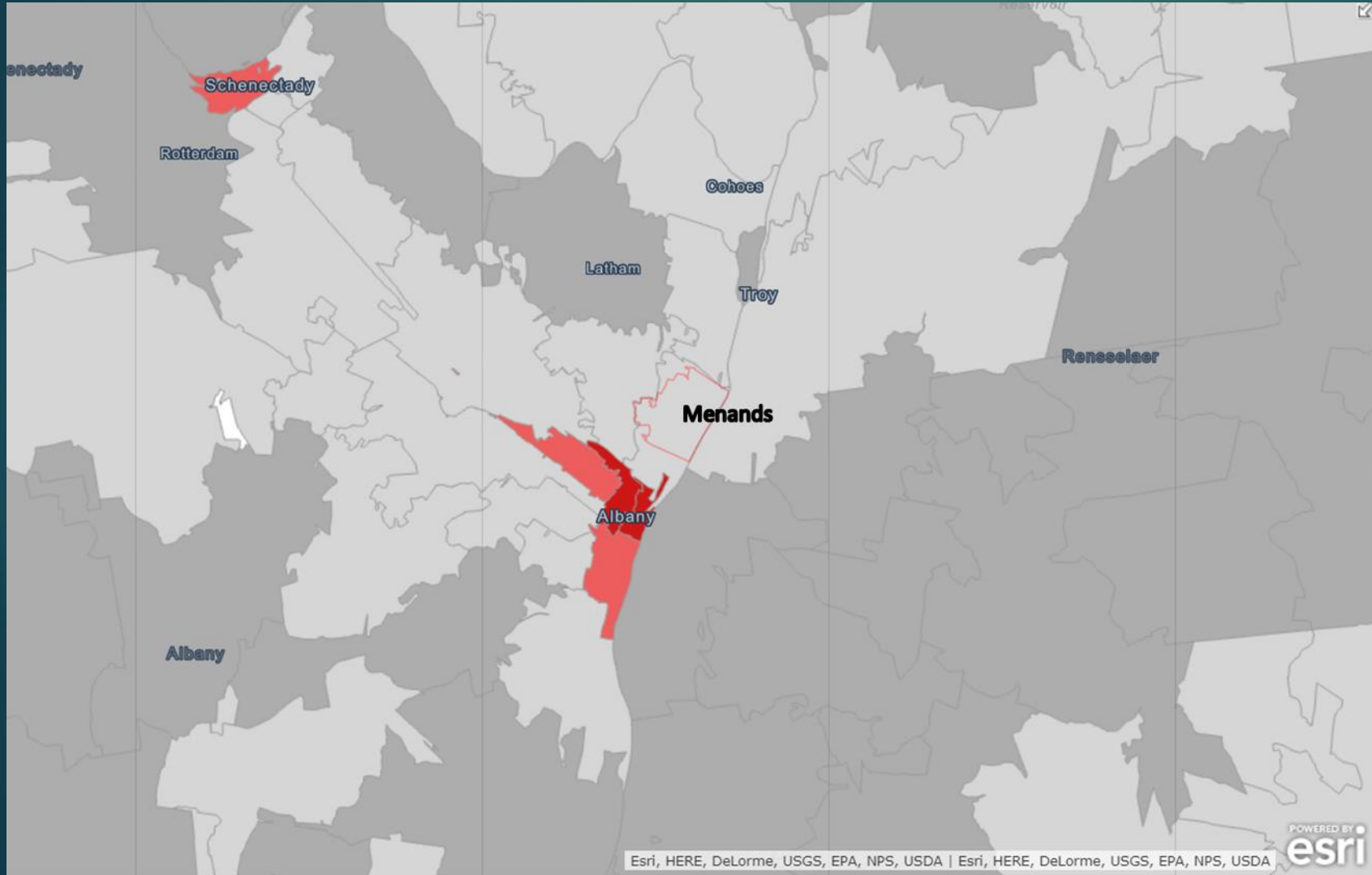


● FOR SALE  
**\$1,400,000**



● SOLD: \$74,025

# Housing Affordability

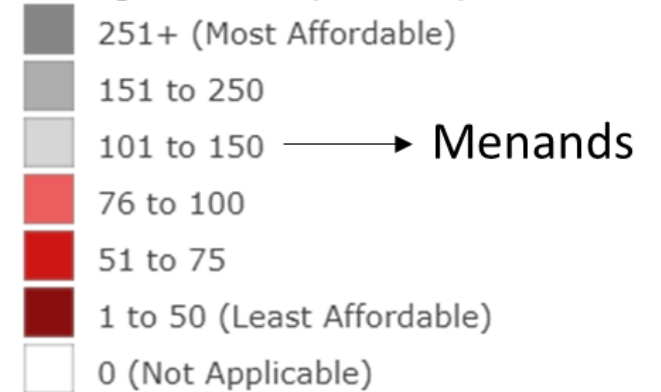


The Housing Affordability Index (HAI) for the Village of Menands is estimated at 127.

## Legend

### 2017 Housing Affordability

Housing Affordability Index by ZIP Code



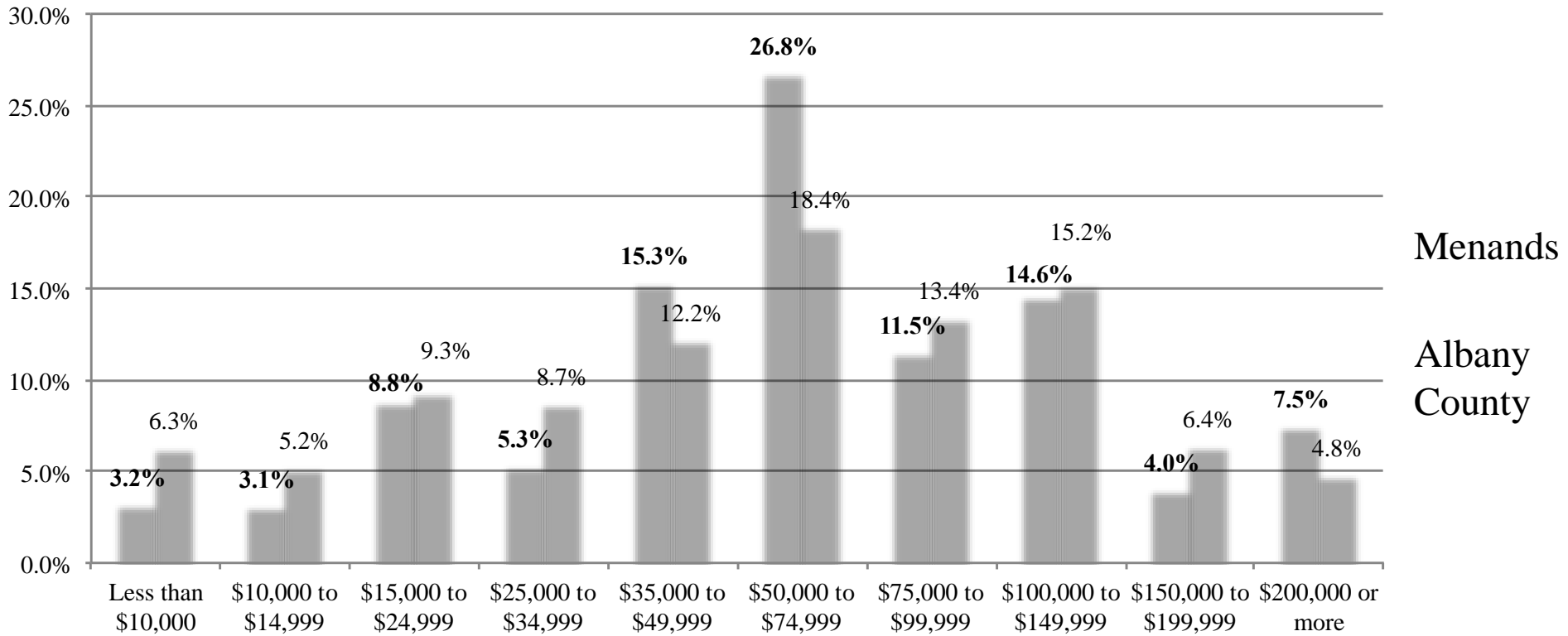
Source: Esri Updated Demographics, US Census Bureau, Esri Data Development

# Menands Economy

KETURA VICS

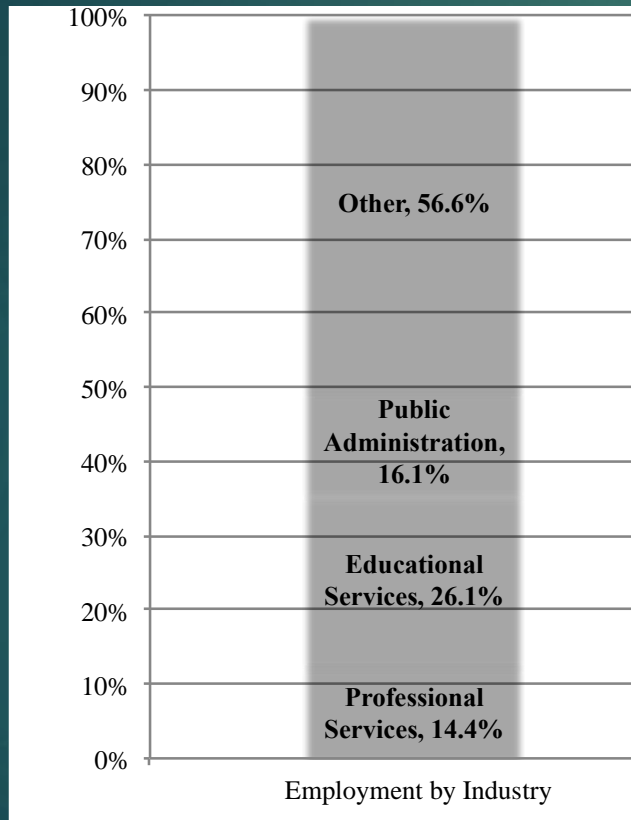
# Income

## Annual Median Household Income in Menands and Albany County, 2015



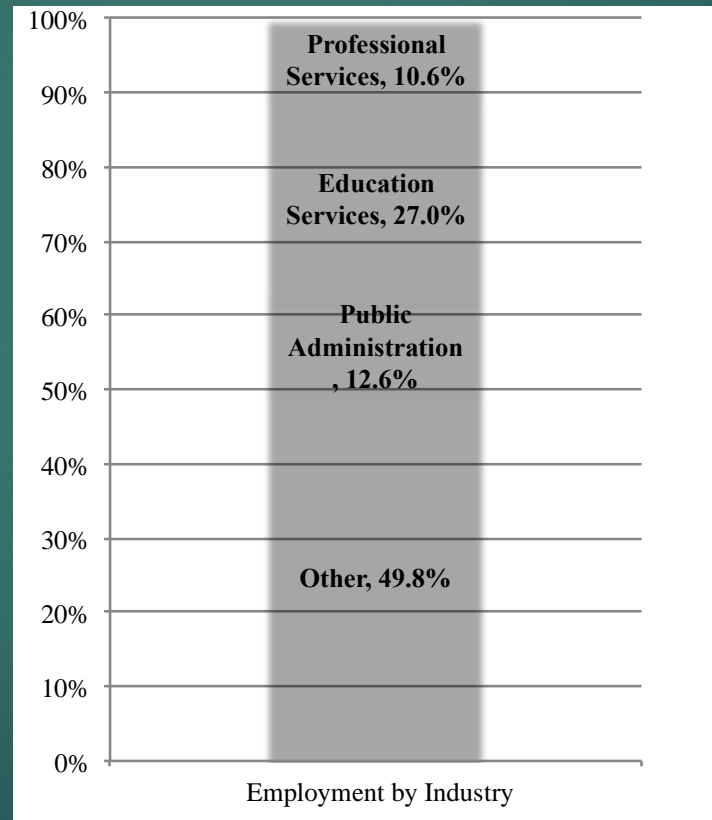
# Residential Employment by Industry

Industry Employment in  
Menands, 2015



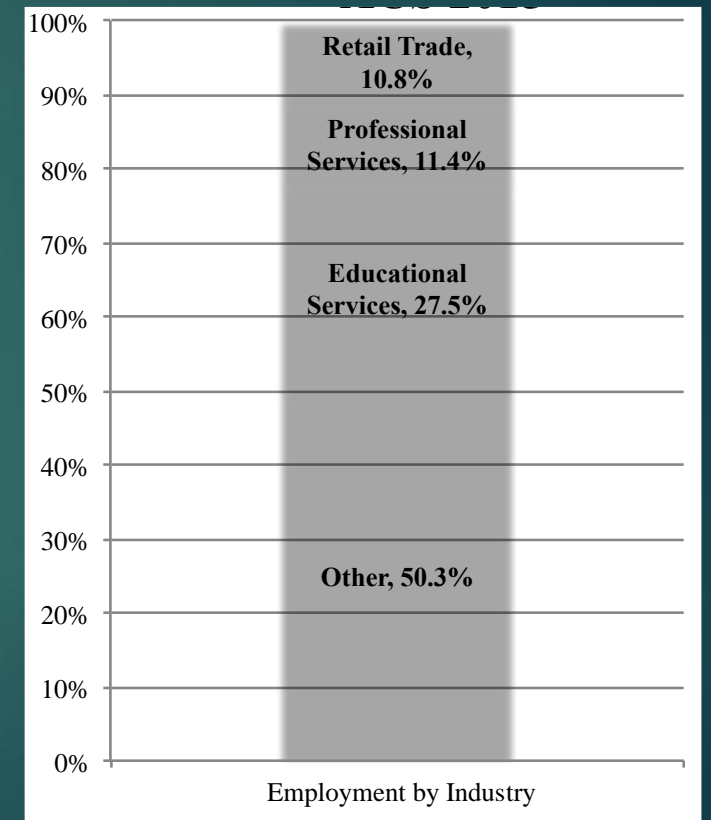
2015 ACS

Industry Employment in  
Albany County, 2015



2015 ACS

Industry Employment in New  
York State, 2015



2015 ACS

# Inflow/Outflow Job Counts Menands, NY



## JOB COUNTS MAP LEGEND:

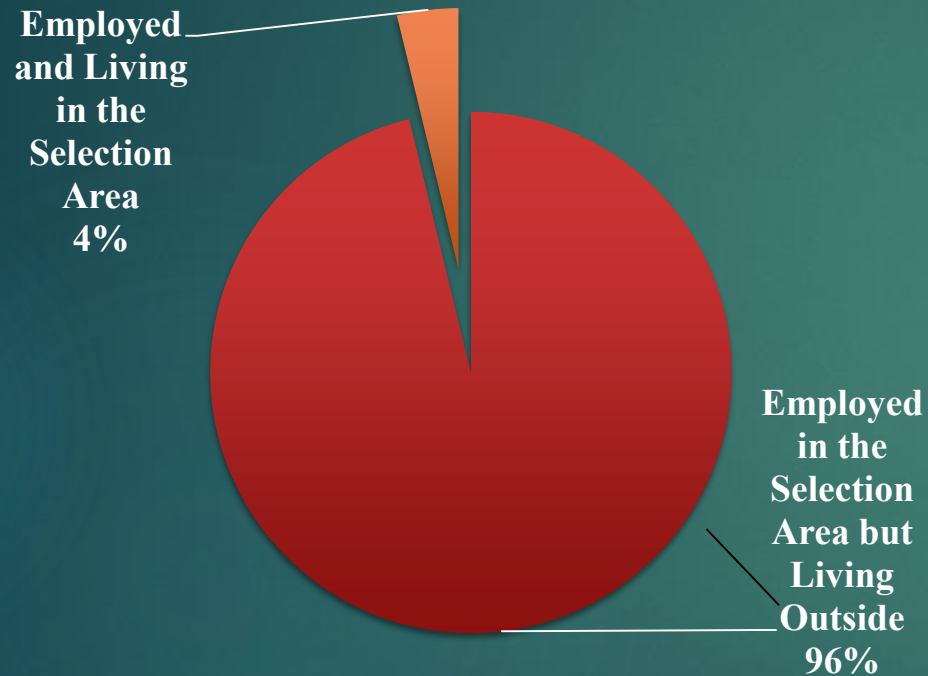
- 4,005 - Employed in Selection Area, Live Outside
- 1,674 - Live in Selection Area, Employed Outside
- 158 - Employed and Live in Selection Area

\*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/>

# Inflow and Outflow of Jobs

## Employment in Menands, 2016



2016 U.S. Census On the Map Tool

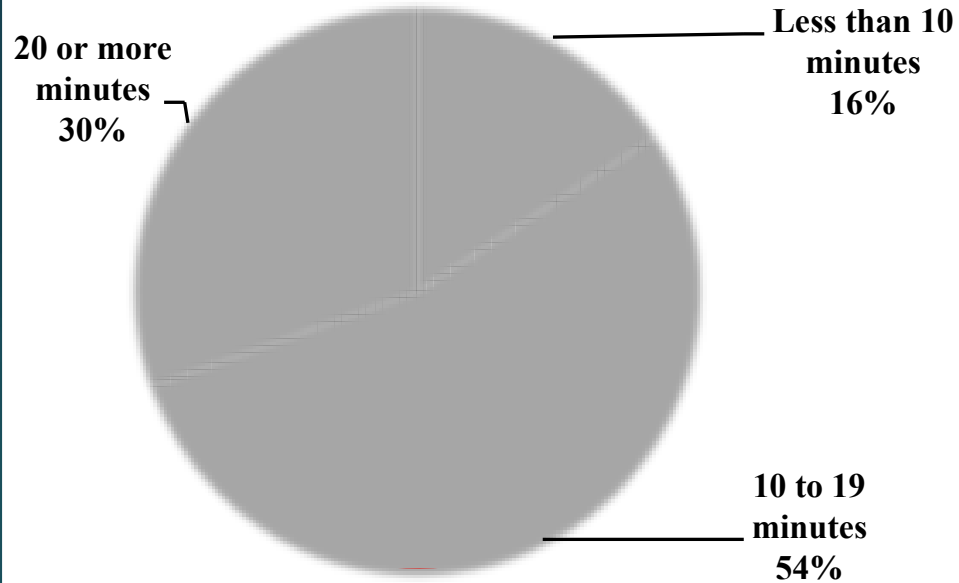
## Employment in Albany County, 2016



2016 U.S. Census On the Map Tool

# Commuting Characteristics

## Residents of Menands Travel Time to Work, 2015



2015 ACS

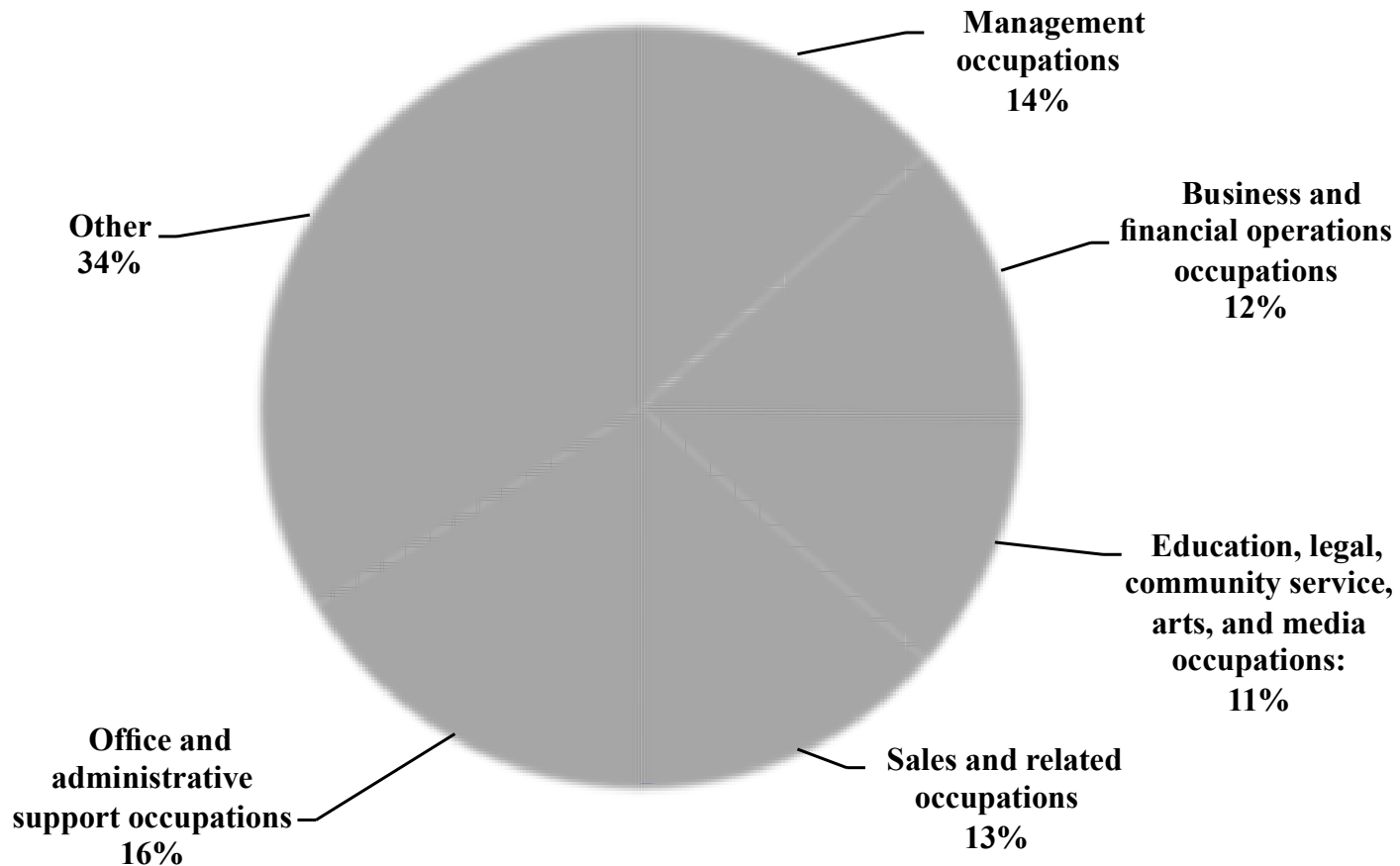
Means of Transportation to Work	% of Working Population
Car, truck, or van	85.0%
Public transportation	7.6%
Walked	1.3%
Bicycle	0.0%
Taxicab, motorcycle, or other	0.8%
Worked at home	5.2%

2015 ACS



# Residential Occupations

**Employment by Occupation in Menands, 2015**



# Conclusion

- Menands median household income is about 4.5% higher than that of Albany County
- Menands has a very high commuting population, only 4% of residents live and work in the village
- 70% of the working population commutes less than 20 minutes
- Education, management, and office administration account for 43% of the occupations of the resident population



# Transportation in Menands

ERIC STOTSKY

# Transportation Studies

## Route 32 Linkage Study

### Conceptual Plan Development & Transportation Analysis



**Final Report—January 2011**  
For the Village of Menands,  
Town of Colonie, City of  
Watervliet and Capital District  
Transportation Committee



## TRANSPORTATION ACCESS AND LAND USE IMPROVEMENT STUDY



Broadway (NY Route 32)  
Village of Menands, NY



Capital District  
Transportation  
Committee

One Park Place  
Albany, NY 12208

September 2008

Prepared by:



17 Corporate Plaza West  
Albany, NY 12205  
Phone: 518-866-5376

# Major Roads

378 Interchange



Menand Road

Wards Lane

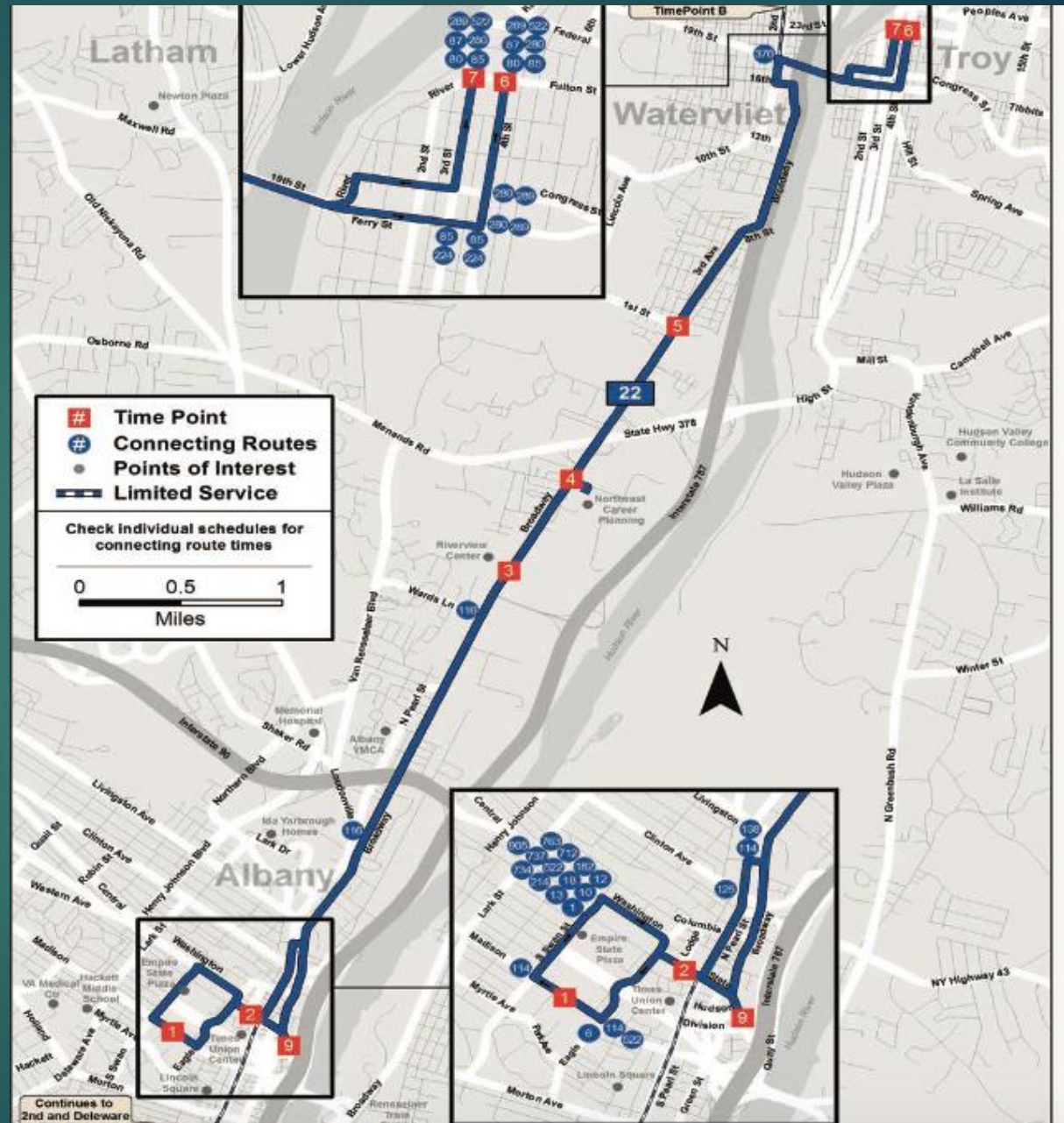


Wolfert



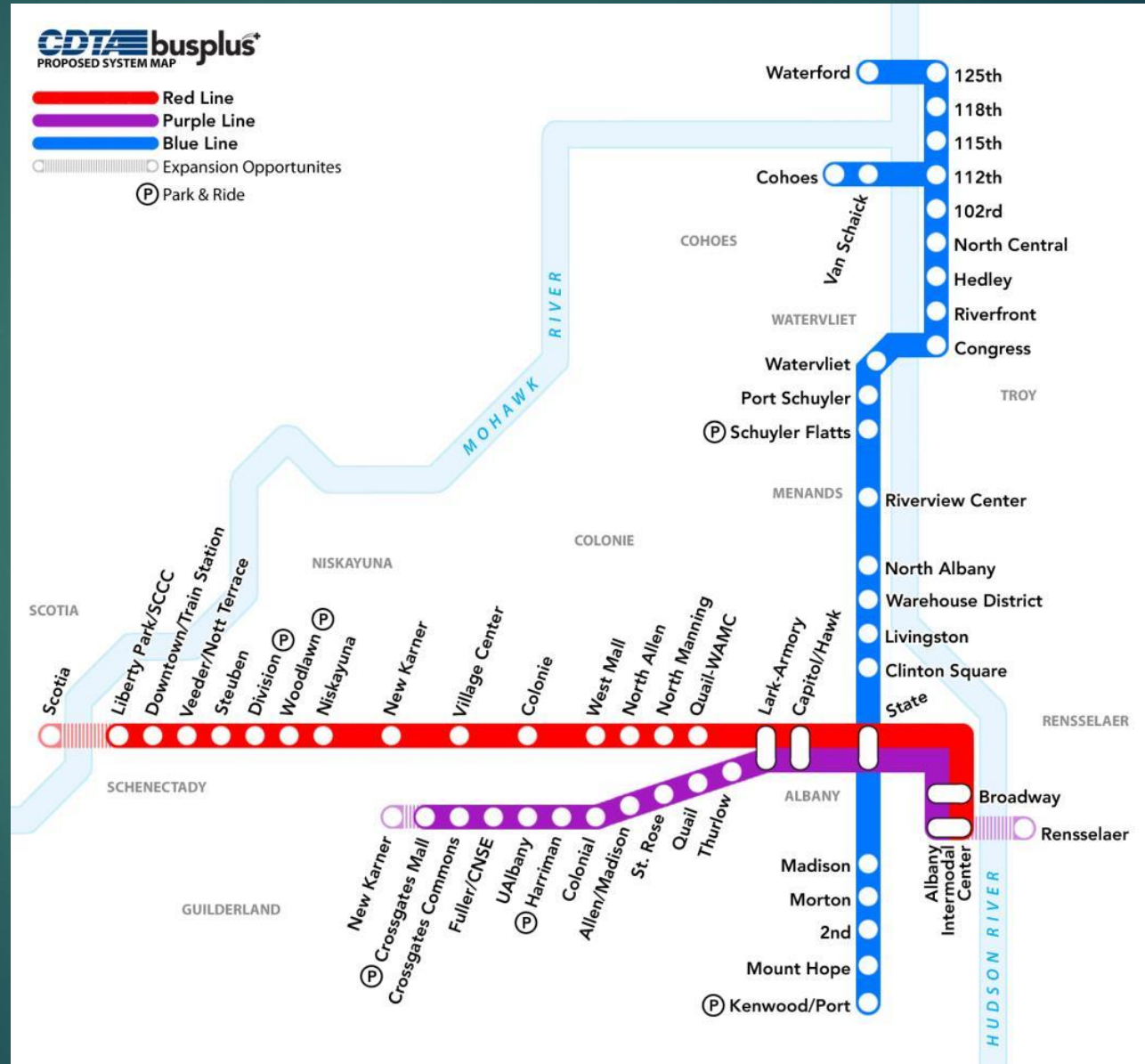
# Public Transit

- CDTA Route 22 travels through Menands
- Bus Rapid Transit in the planning stages by CDTA



# Bus Rapid Transit

- Will run from 4am to 2am every day
- Buses will arrive every 10 minutes



# Bicycle Transportation

- **Bike lane and shared use lanes added to Van Rensselaer Boulevard and Broadway**
- **Empire State Trail not currently connected**
  - **NYSDOT plans to bridge over I-787 to connect trail in 2018-2019**
- **Unsafe for bikers on most roads**
  - **Not enough space for bike lanes**



# Pedestrian Transportation

- **Broadway and Van Rensselaer Boulevard road diet allowed for more “complete streets”**
  - ▶ **Still inconsistent pedestrian amenities along other streets**
- **Inconvenient crosswalks placed away from public transit and businesses**
- **Lack of street lighting on Broadway, north of Rt. 378 interchange**



# Environmental Assets in Menands

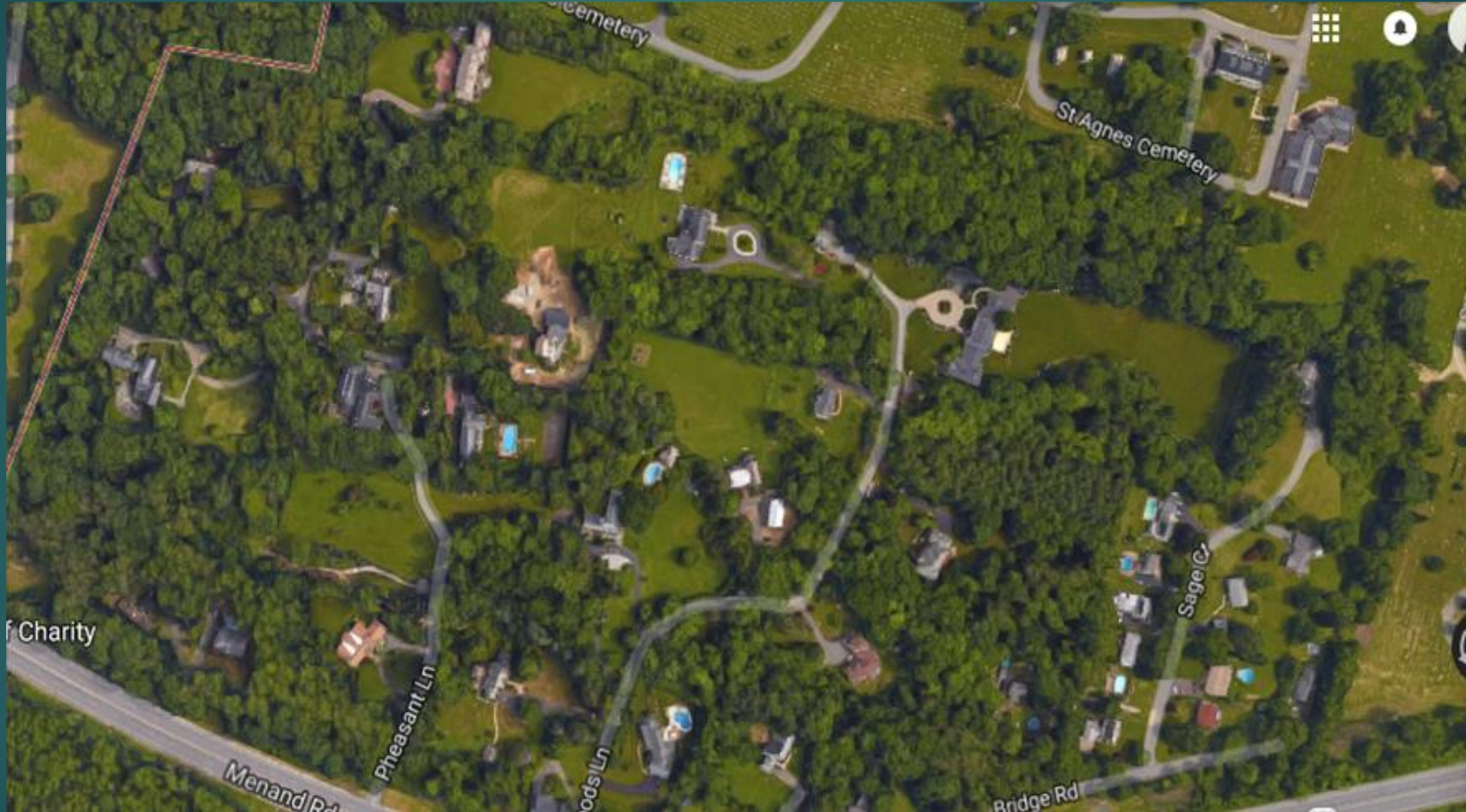
ANEISHA SAMUELS AND SEAN TAYLOR

# Developed open space: Ganser-Smith Memorial Park



Source: Google images/ google map

# Developed Low Intensity: Sage Estate



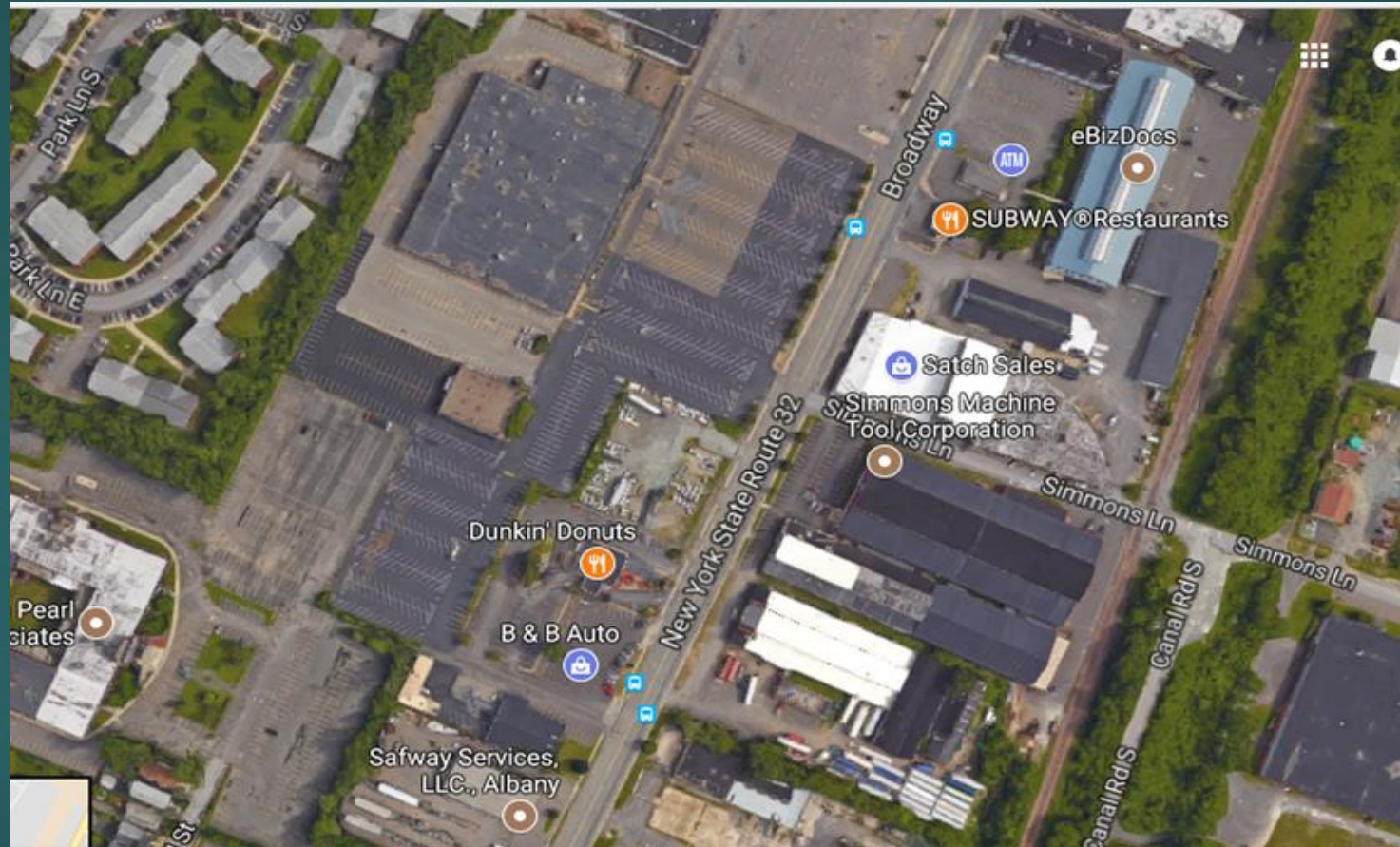
Source: Google images/ google map

# Developed Medium Intensity



Source: Google images/ google map

# Developed High Intensity: Broadway Corridor



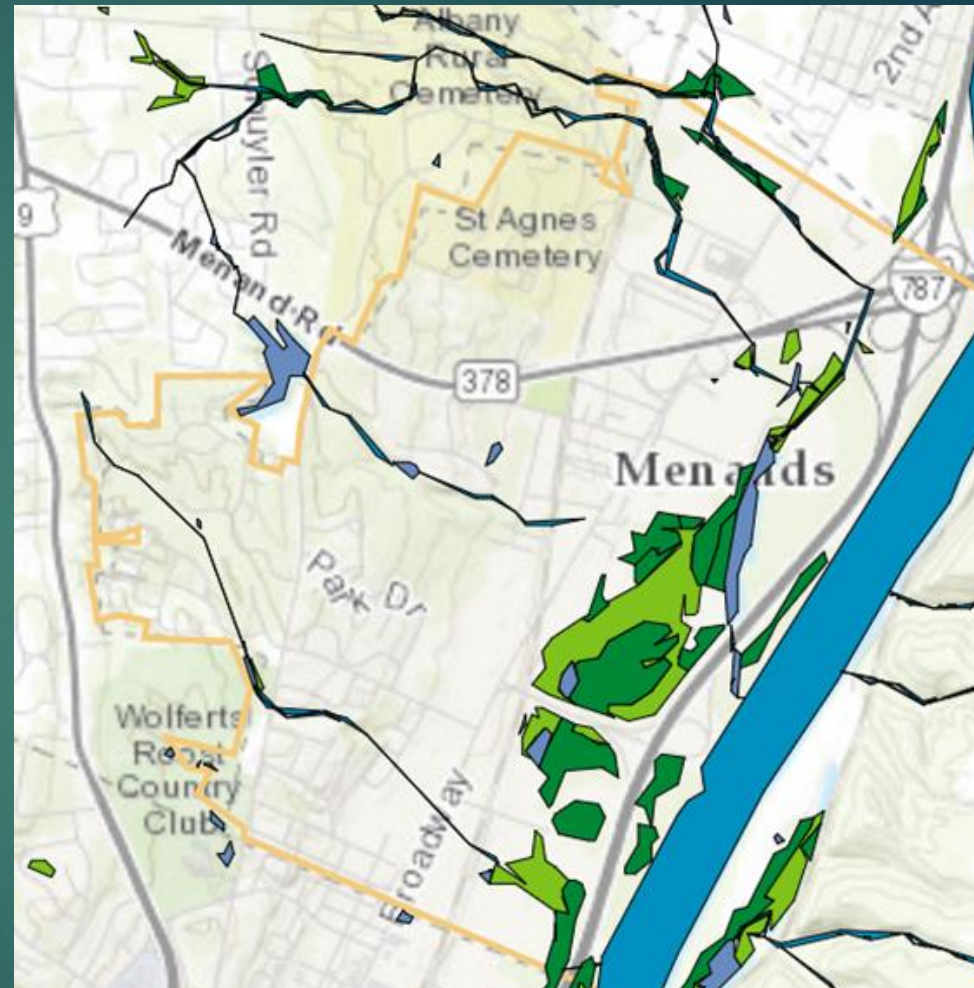
Source: Google images/ google map

# Wetlands

11% of Menands is wetlands this includes:  
freshwater emergent and  
freshwater forest wetlands.

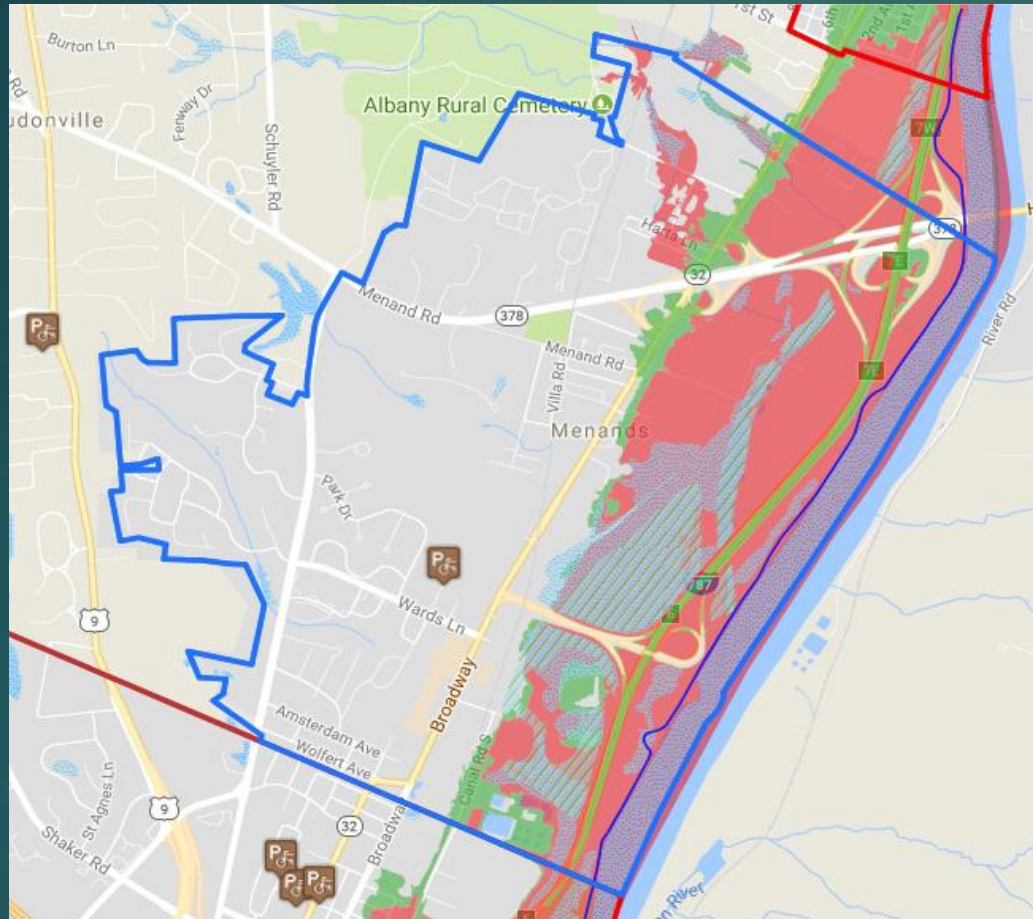


Map Not Drawn to Scale



Source: <http://www.dec.ny.gov/gis/erm/>

# FEMA Flood and Flood Check Zones



## Map Showing FEMA Flood Zone

### Municipal Boundaries

- City
- Village
- Town

### Trails



### CDTA Bike Racks



### DEC Wetlands



### NWI Wetlands



### FEMA Flood Zones

- 0.2% Annual Chance Flood Hazard
- Flood Zone

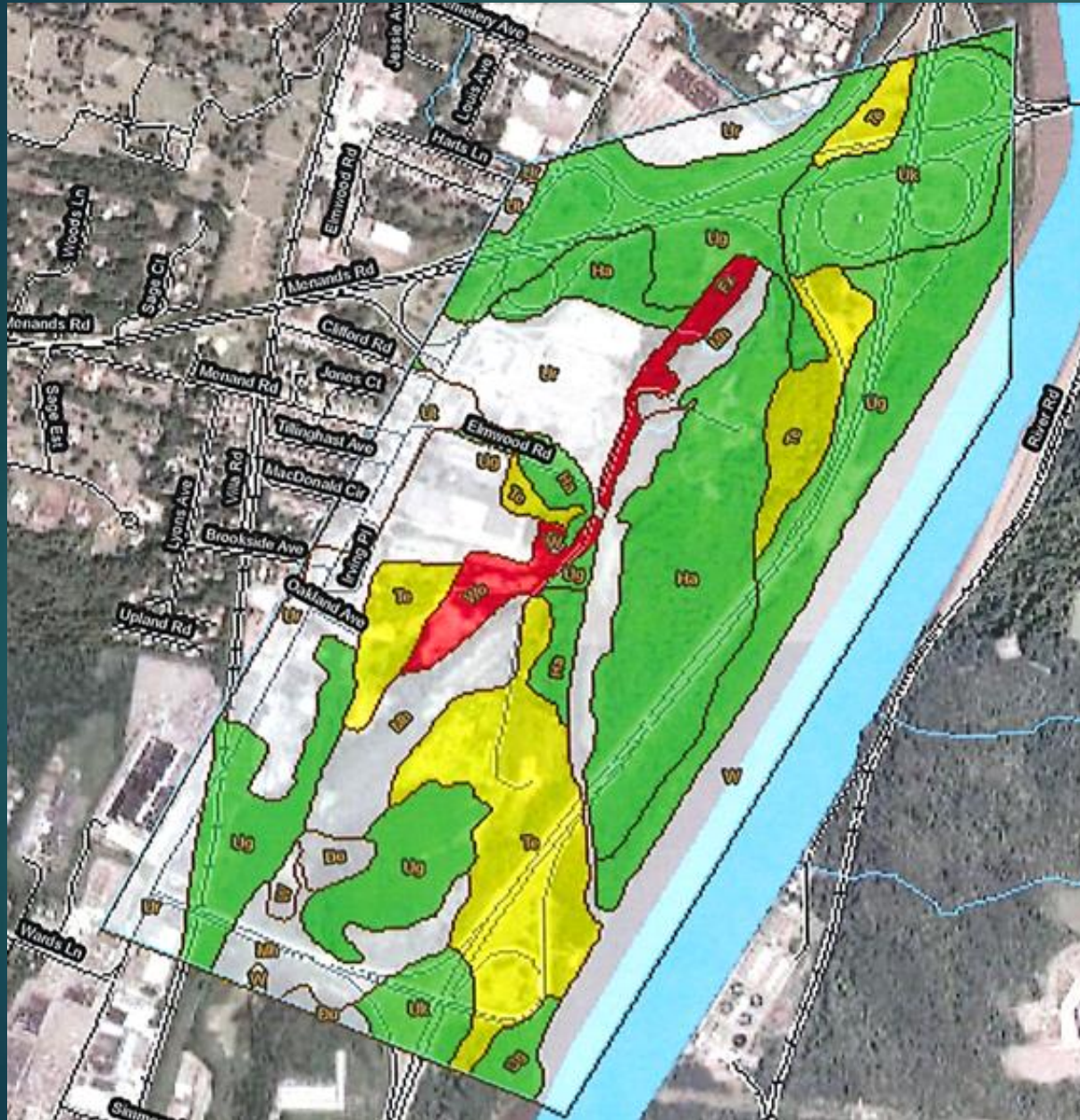


Map Not Drawn to Scale

Source: <http://gismap.albanycounty.com/gisviewer/> (Albany County Interactive Mapper)



# Menands Waterfront Soil Suitability

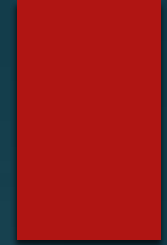


 Very Limited

 Somewhat Limited

 Not Limited

Paths and Trails—Albany  
County, New York (Menands-  
Soils Suitability Map)



# Street Trees



# Stormwater pollution prevention plans

- ▶ The Village of Menands is member of the Stormwater Coalition of Albany County formed in 2008 by local government in Albany County.
- ▶ The coalition is comprised of 11 municipalities



Tillinghast Ave Water Line

Water Dept SCADA UPDATE

Sage Hill Pump Station – Upgrades

So Lyons Ave – Project

Wards Lane/Scott Drive Sanitary  
Sewer Reline

Clifford Road Sanitary Sewer  
Reline

Sage Hill/Sky Hollow Water

Scott Drive rehab –Road and Storm

Wards Pump Station Rehab

Canal Road Sanitary Sewer Reline

Van Rens Blvd water proj.



From 2009 to 2016  
Menands invested  
\$5.5 million in its  
sewer infrastructure.

WATER/ SEWER PROJECTS

# NYSDEC Water Quality Improvement Grant

The NYSDEC Water Quality  
Improvement Grant was  
awarded to Albany County in  
December 2010.




# Environmental Assets Conclusion

Good soil health in wetlands with slight limitation moving inland

Implementation of street trees increasing drainage and aesthetic appearance for business

NYSEDEC Water Quality Improvement Grant



Image capture: Nov 2015 Images may be subject to copyright.  Terms Privacy

Source: <https://www.google.com/maps/uv?hl=en&pb=>

# The Lofts

\$34M, all vacancies occupied within 6 months of opening



# Riverview Center

Purchased for \$20M and  
investment of over \$5M;  
employ nearly 2,500 people





# Mohawk Hudson Humane Society

Invested \$7.2M in  
Animal Care Center

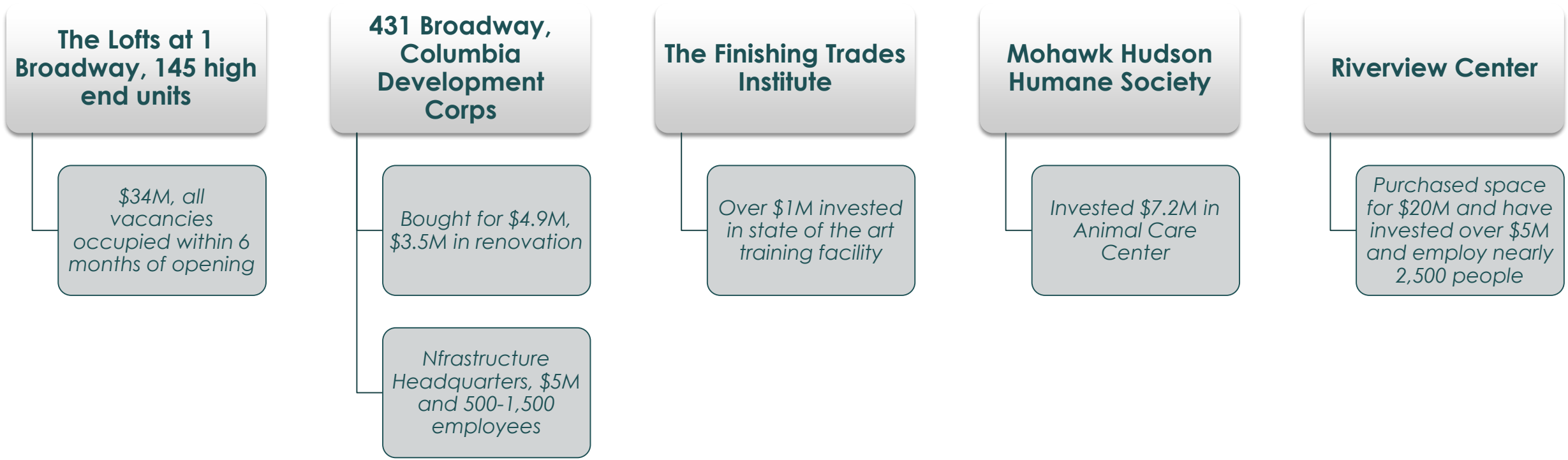
Source: <https://www.google.com/search?q=mohawk+hudson+humane+society+menands+ny+building&rlz>

# The Finishing Trades Institute

- Over \$1M invested in state of the art training facility



# \$50 Million in Investment in Recent Years



# Conclusion

Menands has a long history of agriculture, manufacturing, and business success. The waterfront, transportation infrastructure, environment, housing characteristics, and economy of the village have always been strong. With community involvement in the planning process, Menands can maintain, improve and grow as a healthy, vibrant community.

# Inflow/Outflow Job Counts Menands, NY



## JOB COUNTS MAP LEGEND:

- 4,005 - Employed in Selection Area, Live Outside
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