

Local Guide

Downtown Albany Strategy Open House | November 12, 2025



How to use this guide:

1. Learn more about the development of the Downtown Albany Strategy!
2. Navigate the open house stations and provide feedback on the content presented.



3. Share your input in this Local Guide on the pages indicated by a book icon, and submit your feedback to the project team before you leave the workshop! This is critical to ensure we capture your feedback.

If you would like a record of your responses, please be sure to take a photo before submitting. The rest of this guide is yours to take home!

The Downtown Albany Strategy is a strategic public process to shape a blueprint for downtown revitalization.



Growth Principles

Share your
thoughts on
these principles
at station one!

The principles below were informed by the community needs identified in Phase 1 of the Strategy. These principles will guide decisions for Albany's growth.



Attract and retain residents

Double the number of people living in core of downtown.



Grow and diversify jobs

Grow the private-sector share of downtown jobs from ~33% today to ~45% in 5 years and ~55% in 10 years.



Create vibrancy and increase visitation

Host 10 million+ annual visits and 100+ event days downtown.



Attract private funding

Leverage \$3-\$4 in private investment for every public dollar.



Stop vacancy

Get 2-3 major downtown sites under construction within five years.



Ensure growth benefits all

Increase positive safety ratings by 15–20% and evening foot traffic by 25–30%.

Tools We Can Use

Share your
thoughts on
these tools at
station one!

These approaches are designed to bring together public, private, and community partners to advance Downtown Albany's growth and make the most of shared resources,



Conversion Toolkit

Supports turning vacant or outdated office space into upgraded workspace or housing.



Emerging Developer Fund

Provides assistance to local and emerging builders creating small-scale (2–10 unit) housing.



Small Business Toolkit

Expands small business capacity to refresh storefronts and draw more visitors downtown.



Housing Toolkit

Aligns funding, regulations, and processes to unlock new housing projects and meet affordability goals.



Cultural Programming Support*

Helps partners activate public spaces with cultural events and year-round programming.



Local Nonprofit Capacity Support*

Builds the capacity of nonprofits expanding workforce and community-based programs.

**Cultural Programming Support and Local Nonprofit Capacity Support would be partner-led initiatives, not funded directly by the CAP Program.*

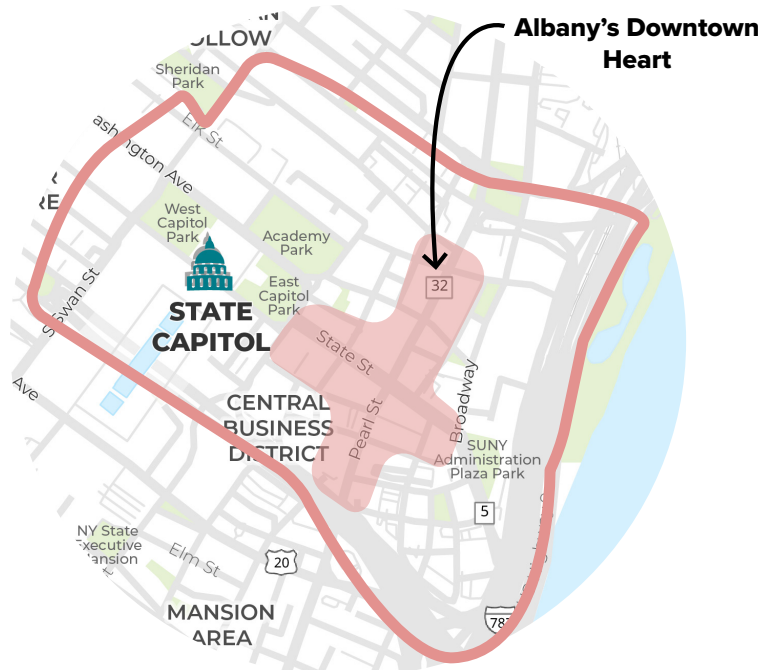
THE CORE

Albany's Downtown Heart: State & Pearl Streets

State and Pearl Streets reborn as the Capital Region's premier living, dining, and shopping destination – a true **24/7 social district and city center**.

Preliminary Investment Bundles, Policies, and Programs

- 1 State Street: Housing on the High Street
The State's and Region's model living corridor.
- 2 Pearl Street: Shopping, Dining, Entertainment
A regional dining and nightlife corridor.
- 3 Events → Evenings Loop
A steady event rhythm that feeds downtown business.
- 4 Live / Play Around the Arena
Mixed-use energy at the south edge.



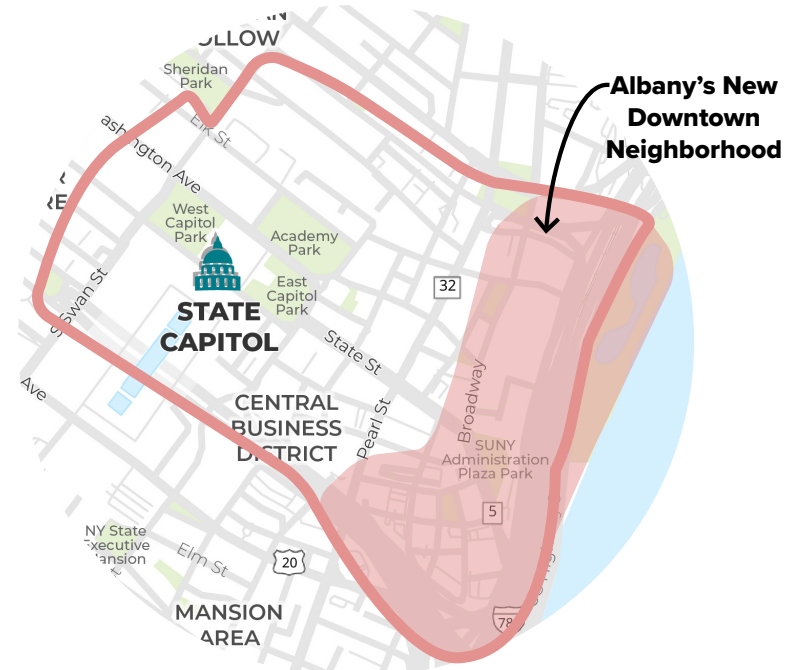
THE CORE

Albany's New Downtown Neighborhood

A new **mixed-use neighborhood** for jobs, housing, and culture – anchored by Liberty Park, Broadway's historic buildings, activated public spaces, and connections to the waterfront.

Preliminary Investment Bundles, Policies, and Programs

- 1 Liberty Park: Seed a Mixed-Use Neighborhood
New homes and everyday destinations around a catalytic public space.
- 2 Broadway Waterfront District
A connected community anchored by a reimagined SUNY Plaza.
- 3 Broadway Mixed-Use Hubs
Historic Broadway buildings and parking garages become mixed-use anchors and "third places."



DOWNTOWN GATEWAYS

Warehouse District Gateway

Where **industry meets creativity** — a growing waterfront gateway that **extends Downtown north**, connecting the core to a wealth of new living, jobs, entertainment, and recreation opportunities.

Preliminary Investment Bundles, Policies, and Programs

- 1 Central Warehouse Anchor
A mixed-use landmark that defines the district.
- 2 Broadway Corridor
A productive corridor with small businesses and mixed-use projects.
- 3 Waterfront Access & District Programming
A walkable waterfront edge connected to the Core via the Skyway, Broadway, and the riverfront.



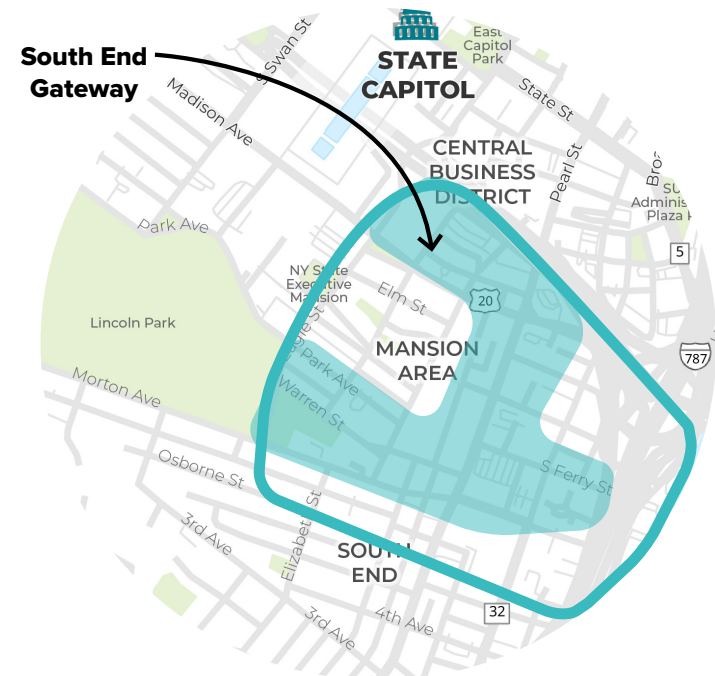
DOWNTOWN GATEWAYS

South End Gateway

A **residential and institutional southern gateway** connecting across former barriers - where diverse housing options, local institutions, and heritage destinations benefit longtime and new residents.

Preliminary Investment Bundles, Policies, and Programs

- 1 Public / Underused Sites & Lincoln Towers
Clusters of new housing, homeownership, and services.
- 2 South Pearl Everyday Needs
A daily-needs hub for residents and workers.
- 3 Culture & Community Node
Year-round cultural anchors that lift identity and business.
- 4 District Link: Safe Streets
Walkable, well-lit corners and connections linking the South End to the Core, Lincoln Park, and Empire State Plaza.



NEIGHBORHOOD ANCHORS

International District

A **multicultural destination** celebrating Albany's global businesses – with walkable streets, welcoming public spaces, and new housing opportunities.

Preliminary Investment Bundles, Policies, and Programs

- 1 Safer, More Active Streets and Storefronts
More welcoming corridors that support stronger local businesses.
- 2 Henry Johnson Blvd: A Walkable Gateway
A safe, welcoming entry corridor that supports new housing and local shops.
- 3 Year-Round Cultural Calendar
Regular events that spotlight food, culture, and small business.
- 4 “Shop & Dine Loop”
A branded route linking the International District with Lark and the Heart of Downtown.



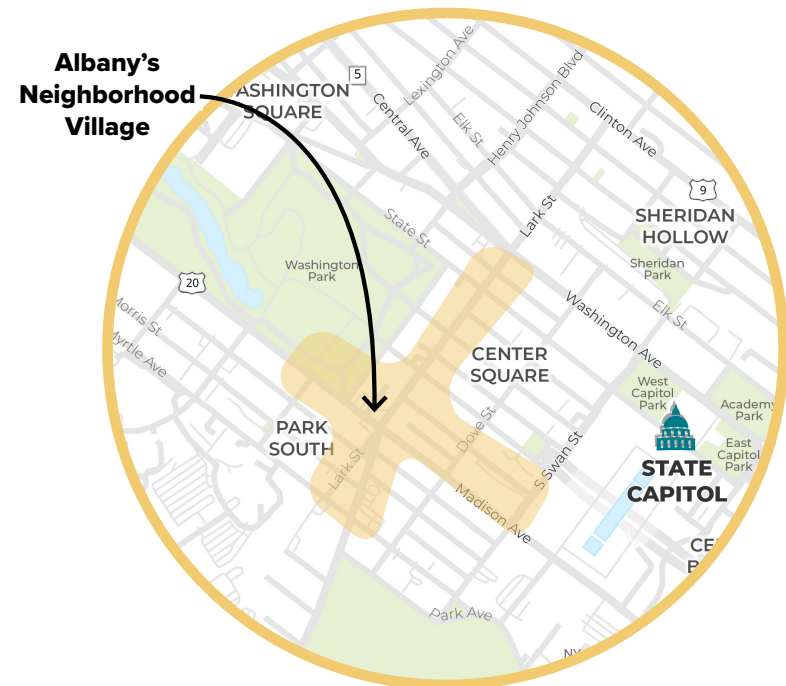
NEIGHBORHOOD ANCHORS

Albany's Neighborhood Village

Lark Street strengthened as Albany's primary **village corridor** – linking parks, civic life, and local shops in a walkable, welcoming corridor.

Preliminary Investment Bundles, Policies, and Programs

- 1 Public Realm & Small Business Upgrades
Safer, more vibrant blocks with visible investment in small businesses.
2. Redevelop Key Sites (Mixed-Use + Event-Ready Ground Floors)
Underutilized properties become mixed-use anchors.
3. Village Events Spotlighting Food, Culture, Small Biz
Year-round programming that reinforces Lark as Albany's neighborhood living room.
4. “Park-to-Heritage Loop”
A signed, walkable route linking Washington Park, Lark Street, and Downtown (Clinton Arts & Heritage District).



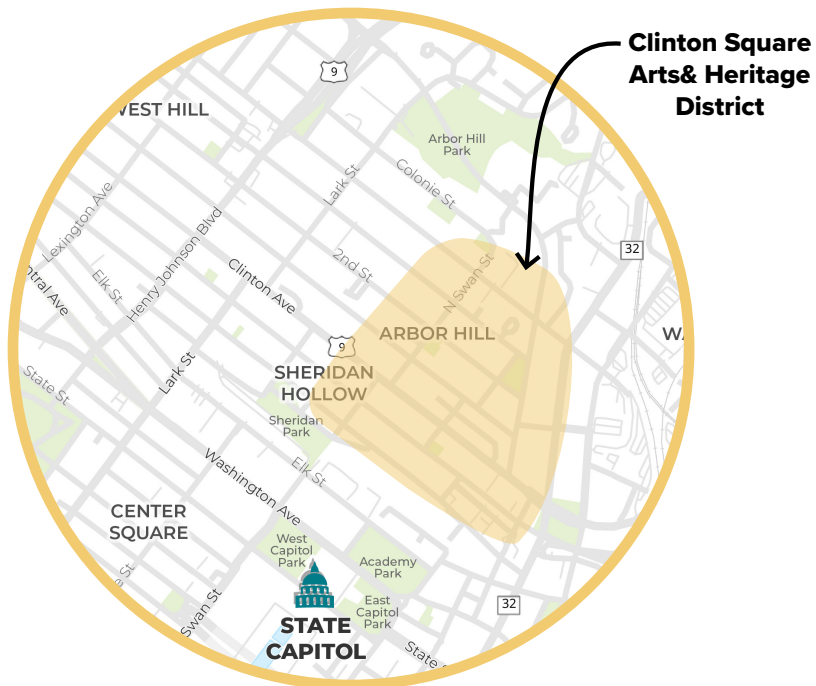
NEIGHBORHOOD ANCHORS

Clinton Square Arts & Heritage District

A historic neighborhood reconnected to Downtown's core through **culture, heritage, new housing, and year-round activity.**

Preliminary Investment Bundles, Policies, and Programs

- ① **Infill & Affordability Near Cultural Anchors**
Mixed-income and artist housing near key venues and future Palace expansion.
- ② **Public Realm & Small Business Spine: Clinton ↔ Broadway**
Safer, brighter, more active streets linking Palace Theater, Arbor Hill, and the Core.
- ③ **Unified Cultural District: Brand & Year-Round Programming**
A coordinated district identity with connected programming and venues.
- ④ **Arbor Hill ↔ Palace ↔ Downtown**
A walkable, well-lit corridor connecting neighborhoods to Downtown.



Feedback Forms

Please use the following pages, indicated by a “book” icon, to provide your input on the opportunities in each Downtown area.

Once complete, you'll detach these pages and submit them to a project team member at the Welcome Station.



THE CORE

Albany's Downtown Heart

State and Pearl Streets reborn as the Capital Region's premier living, dining, and shopping destination – a true 24/7 social district and city center.



Answer the questions below to share your thoughts on the proposed strategies for this area!

Which of the proposed investment bundles best meet the community needs identified for this area? *Select all that apply.*

- | | |
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| <input type="checkbox"/> 1. State Street: Housing on the High Street | <input type="checkbox"/> 3. Events → Evenings Loop |
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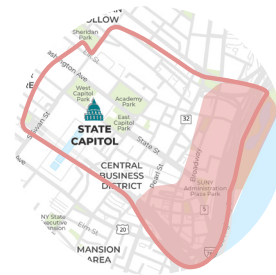
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Are there other actions that should be considered in this subarea to better address community needs?



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A new mixed-use neighborhood for jobs, housing, and culture – anchored by Liberty Park, Broadway's historic buildings, activated public spaces, and connections to the waterfront.



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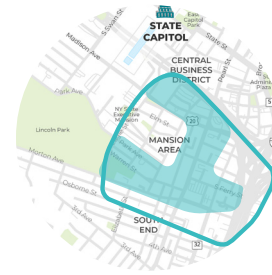
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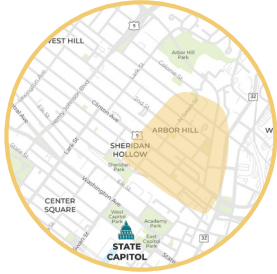
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<https://downtownalbanystrategy.com/>

