

# City of Schenectady Transit Gateway Plan Final Presentation

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City of Schenectady/CDTC  
January 27, 2010

- Lays out a long-range (10 to 20 years) vision
- Guides developers, institutions and public sector agencies as they make decisions about the area
- Based on the principles of transit oriented development and smart growth
- Calls for community-oriented design, the use of all modes of transportation, higher density development, and more efficient use of public resources
- Gathered public opinion through one public meeting, nine stakeholder meetings and numerous conversations

## Planning Process



- Revitalize this portion of downtown
- Create attractive, vibrant, walkable mixed-use neighborhood
- Guide development towards this vision
- Enhance pedestrian, bicycle and transit circulation
- Better define traffic patterns and parking strategy
- Enhance surrounding neighborhoods
- Develop innovative parking strategy
- Analyze housing market
- Investigate excessive paved surface area to better utilize land
- Develop infill strategy to identify development opportunities
- Create multi-modal transportation plan







“The Transit Gateway is an attractive, vibrant, walkable mixed use neighborhood that enhances, and is enhanced by its surrounding neighborhoods. This revitalization is supported and energized through connections to adjacent neighborhoods, the Capital Region, and the Northeast by a network of excellent transportation services including walking, biking, transit and intercity rail and bus service.”

- **Market is Large**
- Potential homebuyer market of 432 units (town homes/condos)
- Potential rental market of 3,090 units
- Full lease-up projected within six months of project completion.
- Land area can accommodate 300 additional unit on 24.3 acres

## Housing Type

## Projected Rental units

### *Rental*

One bedroom apartments	128
One bedroom apartments-elderly	22
Two bedroom apartments	28
Two bedroom apartments-elderly	2
Three bedroom apartments	40
<b>Total Rental</b>	<b>220</b>

### *Homeownership*

### Projected Homeowner units

One bedroom units	20
Two bedroom units	6
Three bedroom units	54
<b>Total Home Purchase</b>	<b>80</b>
<b>Total units</b>	<b>300</b>

## Anticipated Sales Price/Rents

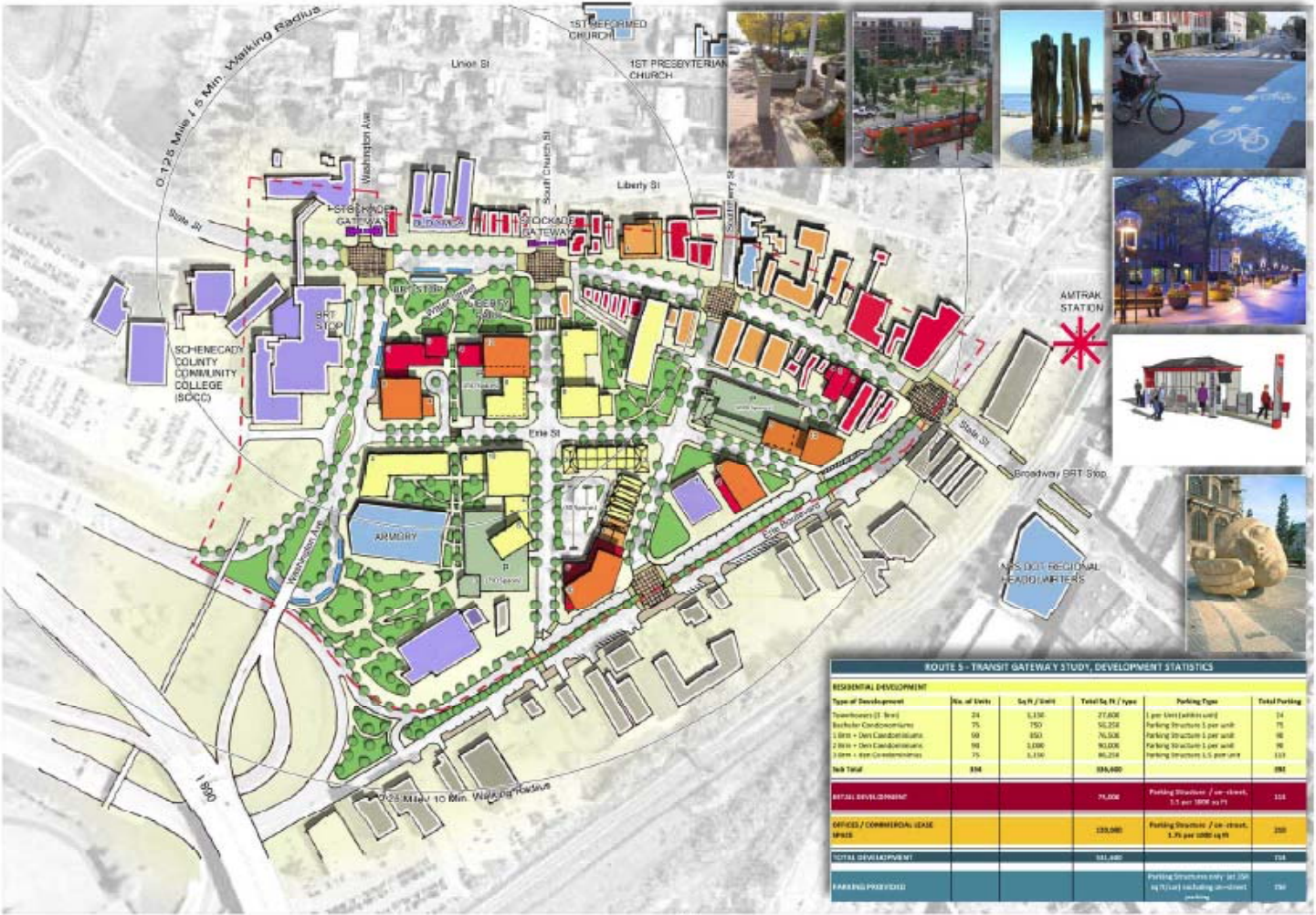
Housing Type	Rent / Price Range	Size Range
<b><i>Rental</i></b>		
One bedroom apartments	\$ 700 - \$ 1,000	650 – 950 sf
Two bedroom apartments	\$ 800 - \$ 1,100	725 – 1,000 sf
Three bedroom apartments	\$ 900 - \$ 1,200	825 - 1,100 sf
<b><i>Homeownership</i></b>		
One bedroom units	\$160,000 - \$280,000	800 – 1,300 sf
Two bedroom units	\$180,000 - \$300,000	1,000 – 1,450 sf
Three bedroom units	\$200,000 - \$320,000	1,200 – 1,600 sf

# Proposed Concept

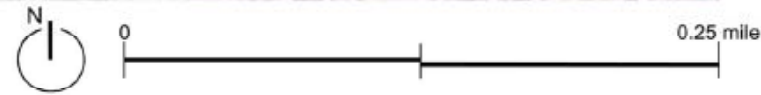
## Legend

- Residential (3-8 Fl.)
- Mixed Uses (3-6 Fl.) Street-level retail, Offices, Live-Work, Residential
- Mixed uses (6-12 Fl.) Street-level retail, Offices, Live-Work, Residential
- Institutional
- Community Facilities
- Green Open Space
- Retail/Commercial
- Parking Structure
- Study Area
- Existing Building
- P** Parking
- 4** Building Heights (New Construction)

## Key Plan



• New buildings are outlined in black with a number showing the height of the building in stories. Existing structures are shown with white and black outlines.



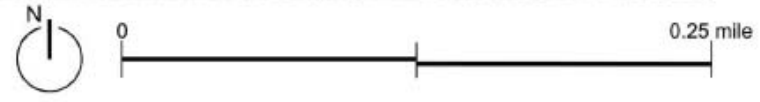
- **Along Erie Boulevard:**
- Several taller scale mixed-use buildings with office on the first floor and residential above are possible on wider street
- Office space well-located to GE, I-890, and Amtrak is ideal for green energy and other companies needing NYC access
- Residential parking on-site below grade, behind buildings or on lower floors with commercial parking in nearby garages
- Residences would have excellent views and offer popular housing type not currently available in Capital District
- Retains former Fire State Street Fire Station, gas station at Church and Erie and the Zone 5 training center
- Closely coordinated with the Erie Boulevard redesign, the new street grid and redevelopment creates no issues with Erie Boulevard circulation and enhances the redesign

# New Developments

## Legend

- Existing Buildings
- Proposed Buildings
- Green Open Space
- Study Area
- P** Parking
- 4** Building Heights (New Construction)

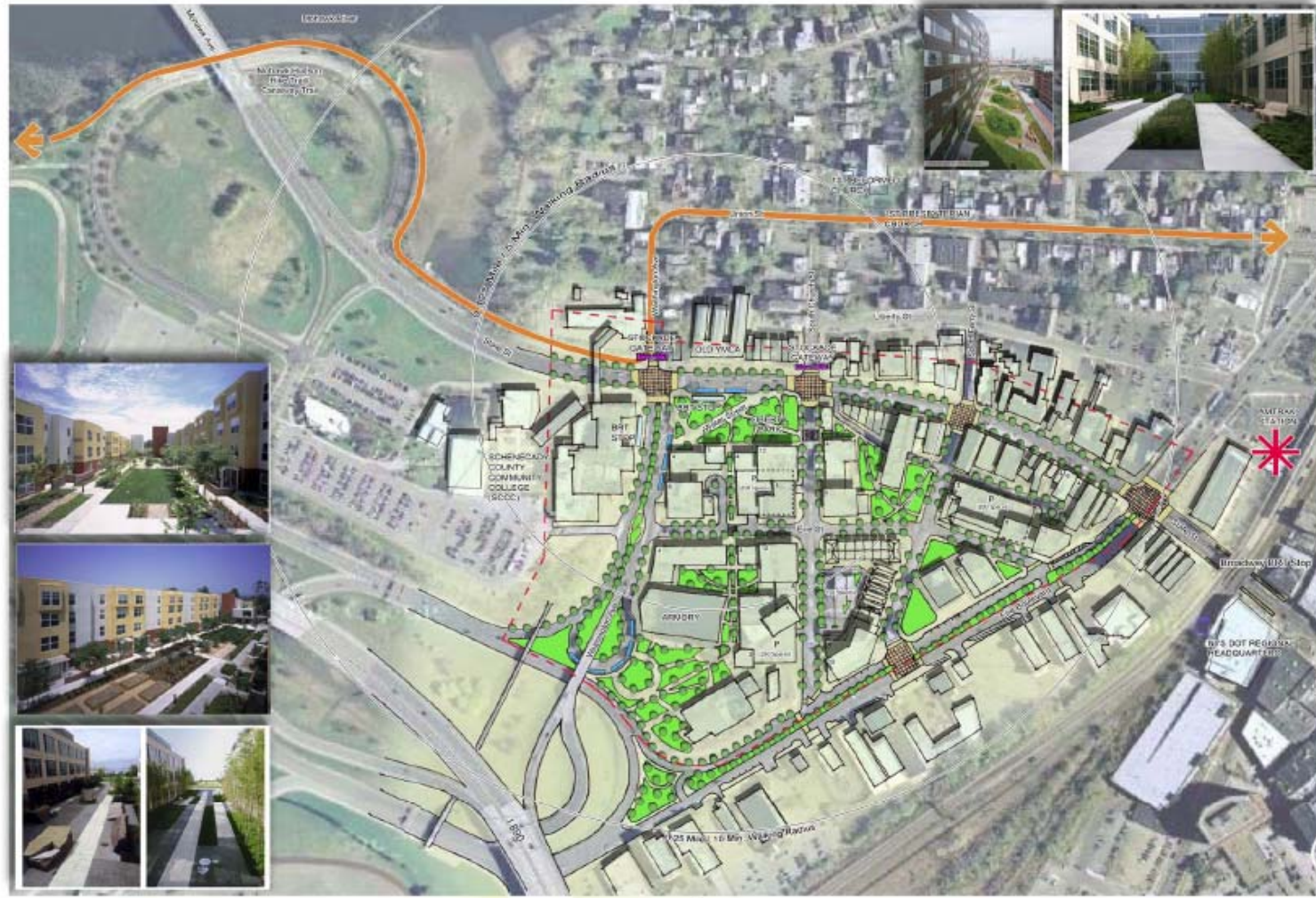
## Key Plan



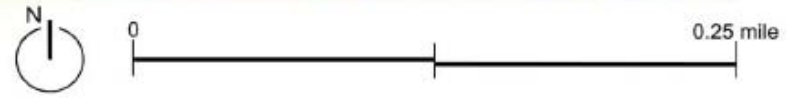
# Green Network

## Legend

-  Existing/ Proposed Buildings
-  Green Open Space
-  Study Area
-  Bike Path
-  Parking
-  Building Heights (New Construction)



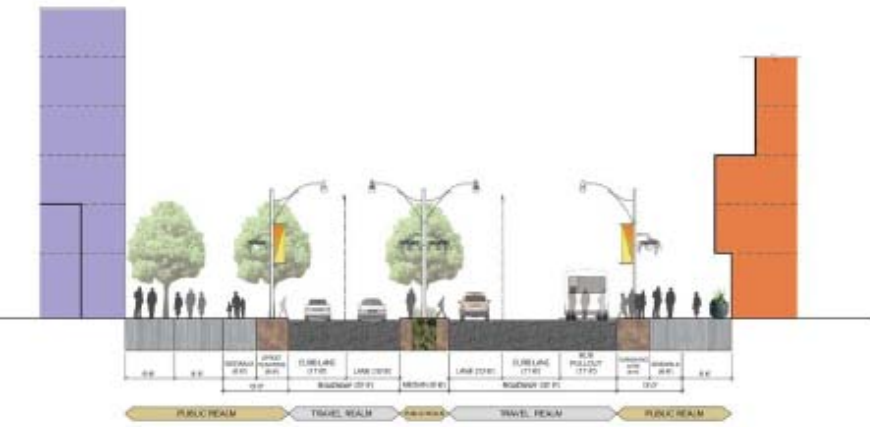
## Key Plan



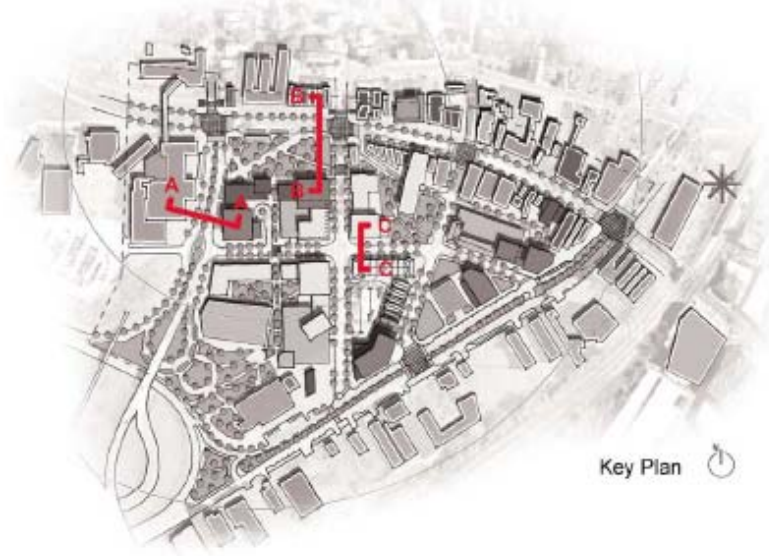
**IBI Group**  
City of Schenectady/CDTC

**Schenectady Transit Gateway Plan**  
January 2010 – Final Presentation

# Street Sections



SECTION A-A  
Washington Ave. (Looking North)



Key Plan



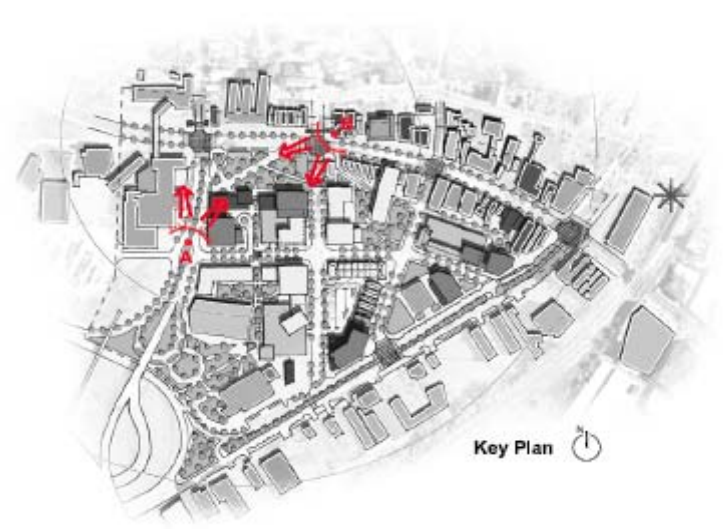
SECTION B-B  
State St. (Looking West)



SECTION C-C  
Erie St. (Looking East)



A. View from Washington Ave. / Erle St. looking north

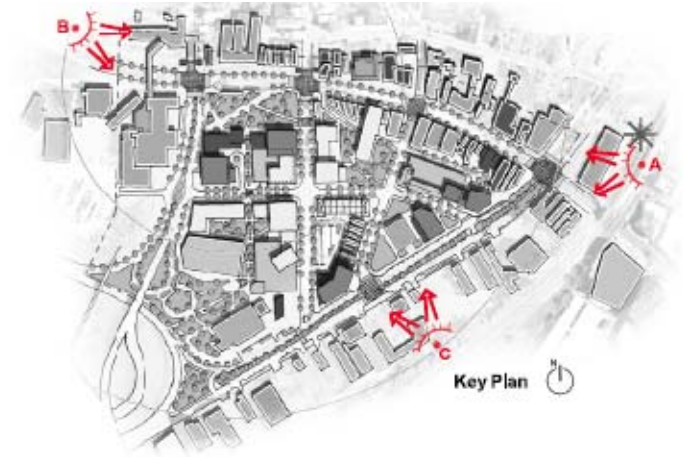


B. View from South Church St. / State St. looking southwest

# Massing Study



A, View from Erle Blvd, / State St, looking south-west



B, View from State St, / Washington Ave, looking southeast



C, View from Erle Blvd, looking North-west

- Implementation plan which discusses capital costs, funding and phasing
- Complete final report and graphics
- All final documents, graphics and presentations will be available on the City of Schenectady web site

# Questions & Answers?

# Thank You