

City of Rensselaer

(A NYS Pro-Housing Community)

Downtown Revitalization Initiative

Round 8



Downtown Revitalization Initiative

ROUND 8

November 20, 2024 at 2:00PM

Prepared For: The Special Initiatives Committee of
The Capital Region Economic Development Council
And the NYS Department of State

Prepared By: The City of Rensselaer
Department of Planning and Development
Thomas E. Hulihan, Planning Director
Amy Lolik, Assistant Planning Director

Michael E. Stammel, Mayor

City of Rensselaer

(A NYS Pro-Housing Community)

Downtown Revitalization Initiative

Round 8



MEDIA RELEASE - FOR IMMEDIATE RELEASE

Contact: Thomas Hulihan, City of Rensselaer Planning Director
518-462-4839 x 1527 or thomas.hulihan@rensselaer.ny.gov
Norabelle Greenberger, AICP, Senior Planner at LaBella Associates
(518) 824-1933 or ngreenberger@labellapc.com

“Reimagine Rensselaer” Begins

Ideas Being Sought for City of Rensselaer Improvements

RENSSELAER, N.Y. (December 27, 2023) – The City of Rensselaer is initiating “Reimagine Rensselaer,” a year-long planning effort to attract investment and funding opportunities to the city. The plan will include a comprehensive vision for the City’s future and an implementation strategy to guide the successful development of areas within the City of Rensselaer.

“The City of Rensselaer has much to offer to our residents and to the broader community,” said Rensselaer Mayor Mike Stammel. One of Rensselaer’s greatest strengths is its central location, offering convenient access to everything from the New York State’s Capital, the City of Albany; other big metropolitan areas like New York City, Boston, Montreal, Syracuse and Buffalo (all accessible by car or train); and nearby mountains including the Adirondacks, Catskills and Berkshires.

Through this effort the City of Rensselaer will continue to enhance the quality of life in our community and create a sustainable vision for the future. This will be accomplished by taking advantage of our location and reinvesting in our downtown. “By taking stock of all that Rensselaer has to offer, and creating a vision for our future, we will be able to make our city even better,” added Mayor Stammel. “This will best be accomplished with information from members of our community and I encourage anyone interested to reach out to our Planning Department.”

Reimagine Rensselaer is funded through an \$85,000 grant from the New York State Department of State Brownfield Opportunity Area (BOA) Program. Since the BOA program began in 2005, the State has distributed over \$45 million across communities for planning and pre-development activities. While historically focused on brownfield sites, the program has evolved to take a more general look at opportunities for investment and revitalization of underutilized, abandoned, or vacant properties.



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PUBLIC INPUT PROCESS

SOLICIT IDEAS ABOUT WHAT RENSELAEER NEEDS

September 11, 2024 11:00AM to 1:00PM at City Hall

September 12, 2024 4:00PM to 6:00PM at City Hall

September 19, 2024 from 4:00PM to 7:00PM at Rensselaer Farmers Market

HELP PRIORITIZE PROJECTS

October 1, 2024 3:00PM to 6:00PM at City Hall

October 2, 2024 3:00PM to 4:00PM at Rensselaer Public Library

October 2, 2024 5:00PM to 7:00PM at City Hall

ALSO PRESENTED DRI PLANS DURING PUBLIC MEETINGS IN AUGUST, SEPTEMBER AND OCTOBER:

- ❖ Rensselaer Common Council
- ❖ Rensselaer Planning Commission
- ❖ Rensselaer Zoning Board of Appeals
- ❖ City of Rensselaer Industrial Development Agency

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WAMC NORTHEAST PUBLIC RADIO
WAMC Radiolab
NEXT UP: 2:00 PM

City hosting public input meetings this week on DRI application, Rensselaer Rising plan

WAMC Northeast Public Radio | By Dave Lucas
Published September 30, 2024 at 11:10 AM EDT

▶ LISTEN • 3:36

RENSELAER COUNTY Rensselaer seeks input on prioritizing city projects

by: Caton Deuso
Posted: Sep 30, 2024 / 11:23 AM EDT
Updated: Sep 30, 2024 / 11:24 AM EDT



NEWS TIMES UNION
Rensselaer seeks residents' take on its study findings to redo part of downtown
By Kenneth C. Crowe II, Staff Writer
Oct 1, 2024



BUSINESS
TIMESUNION.COM • WEDNESDAY, OCTOBER 16, 2024 • SECTION D

Rensselaer seeks \$10M state grant for revitalization

Waterfront improvements, building construction and renovations planned

By Kenneth C. Crowe II

RENSELAER — The city has 18 projects included in its application to become the latest Capital Region city to be selected for a \$10 million Downtown Revitalization Initiative grant from the state.

The projects submitted by the city involve \$16 million in funding requests, but Thomas E. Hulihan, the city's director of planning and economic development, said the state likes to see a larger amount requested.

The overall value placed on the 18 projects is \$310 million, according to the city. The proposed projects focus on the city's Broadway corridor, development along the Hudson River waterfront and the area around the Amtrak Albany-Rensselaer Railroad Station.

"It's time for the city of Rensselaer to stop looking like the backyard of Albany and look like the front yard," Mayor Mike Stammel said Tuesday.

See GRANT, D2

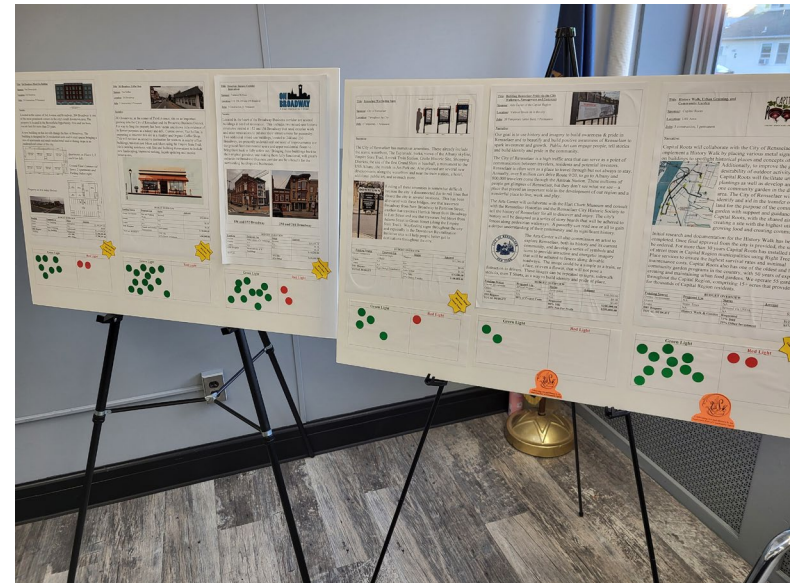
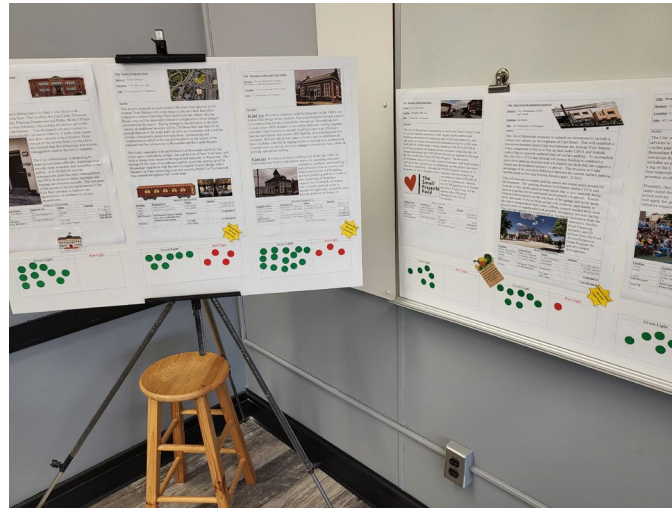
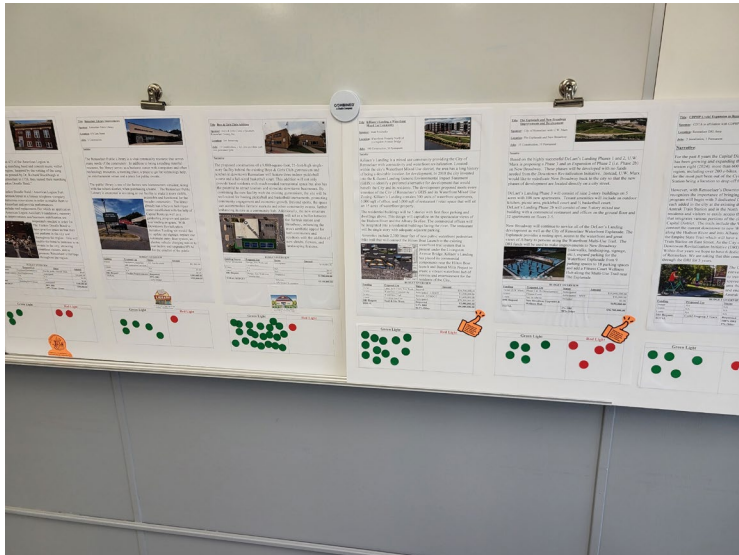


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**Project Prioritization Boards
From Public Engagements**

City of Rensselaer

(A NYS Pro-Housing Community)



Homes and
Community Renewal

Division of Housing
and Community
Renewal

KATHY HOCHUL

Governor

RUTHANNE VISNAUSKAS

Commissioner/CEO

April 17, 2024

City of Rensselaer
Attention: Mr. Michael Stammel
62 Washington Street
Rensselaer, New York 12144

Dear Michael Stammel,

Thank you for submitting the City of Rensselaer's application to New York's Pro-Housing Communities Program. We are delighted to inform you that we have completed the review of your application and the City of Rensselaer has been certified as a Pro-Housing Community.

The housing shortage that faces New Yorkers affects residents of all ages and income levels, and the urgent need to take action to address the issue is only growing. In New York State, rents have risen 40 to 60 percent since 2015 and home prices have risen 50 to 80 percent. More than half of New York renters are rent-burdened, meaning that they pay more than 30 percent of their income on rent – the second-highest rate in the nation. Here at HCR, we understand the nexus between supply and affordability. In order to achieve true equity of opportunity and to erase the gaps in access to health, education, and wealth-building, we must guarantee that people have a choice as to where they live and raise their families. So much of the housing progress we have made and want to make is dependent on the support of municipalities like yours who are on the front lines helping families fight for housing that meets their needs.

As a certified Pro-Housing Community, the City of Rensselaer will now be eligible to apply for various discretionary funding programs with up to \$650 million in funding available. Please be on the lookout for additional details about how to maintain your certification for calendar year 2025.

We are excited that the City of Rensselaer has chosen to join the Pro-Housing Communities Program and we look forward to continuing to work with the City of Rensselaer to ensure that all New Yorkers have access to a safe, affordable, equitable place to live.

Sincerely,

RuthAnne Visnauskas
Commissioner/CEO

City of Rensselaer

(A NYS Pro-Housing Community)

REGENERON
SCIENCE TO MEDICINE®

777 Old Saw Mill River Road
Tarrytown, NY 10591-8707
914.847.7400

October 30, 2024

Ruth H. Mahoney & Havidán Rodríguez, Co-Chairs
Capital Region Economic Development Council
433 River Street – Hedley Park Place, Suite 1003
Troy, New York 12180

RE: City of Rensselaer Downtown Revitalization Initiative

Dear Co-Chairs Mahoney and Rodríguez:

This letter expresses Regeneron's support for the City of Rensselaer Downtown Revitalization Initiative. Just one mile from the City of Rensselaer, Regeneron Pharmaceuticals, Inc. was the 5th largest Private Sector Employer in the Capital Region with 3,900 employees in 2023 (per Capital District Business Review on July 12, 2024). In the September 6, 2024 edition of the Capital District Business Review ranked Local Manufacturers by Revenue. Regeneron was ranked second with \$13.12 Billion in Revenue and 4,500 Local Employees in the Capital District. Regeneron was also ranked as a Best Company to work for in 2024-2025 by U.S. News and World Reports.

As a "Best company to work for," Regeneron recognizes the need for our employees to be in an environment where they can live, work and play. Many of our employees already call the City of Rensselaer their home, living in apartments like DeLaet's Landing on the waterfront and Capital View apartments closer to our facility.

The Downtown Revitalization Initiative plan being put forward to by the City of Rensselaer includes an expansion of DeLaet's Landing by 138 apartments along with another developer building 300 new waterfront apartments at Kiliaens Landing. Each of these developments will include restaurants, retail space and offices. Additional mixed-use developments are also planned on Broadway and around the Amtrak Train Station. Additional dining and retail options are also included in the plan as well as a desperately needed 100 room Hotel near the train station. Other amenities include event spaces, an artist gallery and artists studio, wayfinding signs, public art and promotions of Rensselaer's history and several other public improvements.

These ambitious projects will definitively revitalize Rensselaer's Downtown and make it great place to live, work and play for our employees and others from throughout the region. Providing funding for the City of Rensselaer Downtown Revitalization Initiative will make Rensselaer a community asset and destination location. I urge you to provide the City of Rensselaer with \$10 million in Downtown Revitalization Initiative funding to help make this happen.

Sincerely,

Maya Bermingham

Maya Bermingham, Senior Vice President, Public Policy and Government Affairs



THE REGENERON EFFECT

BY LUKE
NATHAN
lnathan@
bizjournals.com



\$2B in investments. 4,500 employees. The drugmaker has grown into a major economic engine – and is now expanding into Albany and Saratoga counties.

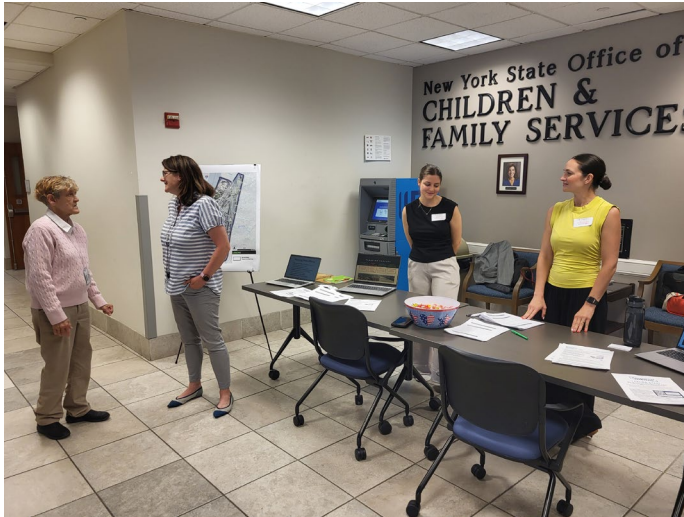


Regeneron has over 4,500 local employees. Most work very near Rensselaer and many live in Rensselaer.

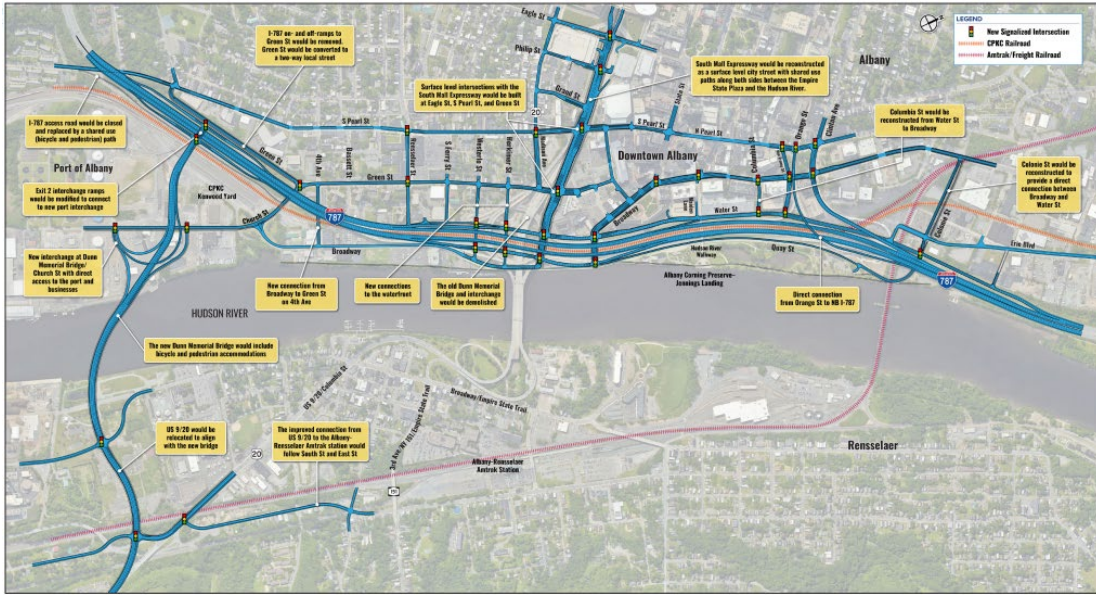
Rensselaer Downtown Revitalization Initiative
ROUND 8

City of Rensselaer

(A NYS Pro-Housing Community)



City of Rensselaer



Reimagining I-787

City of Rensselaer

(A NYS Pro-Housing Community)

Downtown Revitalization Initiative

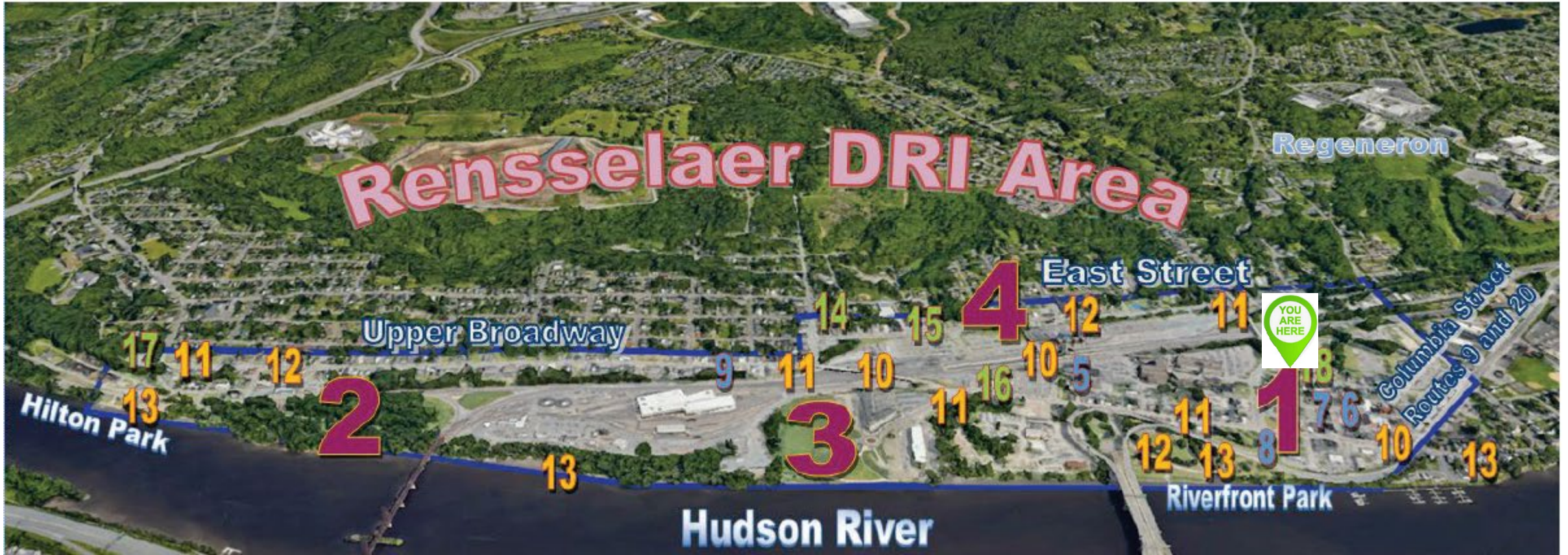
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City of Rensselaer

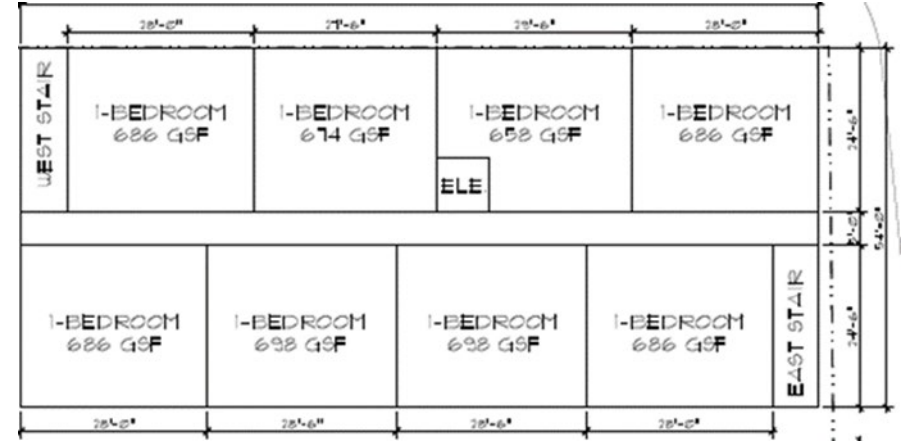
Existing Downtown Transformative Anchor Project: 264 Broadway Mixed Use Building



264 BROADWAY
RENSSELAER, NY



**26 residential units
and 4 retail spaces,
in 5,000 square feet
On land that has been
vacant for over 25 years.**



City of Rensselaer

Existing Downtown Supplemental Project # 1: Gallery and Artist Studio



16 2ND Avenue

Event Space for 100+ Persons,
10 Artists Studios and one
Equipped Podcast Studio.

Michael Moscatiello, artist
and owner of Moscatiello's
and The Roosevelt Room.



8 2ND Avenue





156 and 152 Broadway

City of Rensselaer

Existing Downtown Supplemental Project # 2:
Broadway Business Renovations



Pending New York Main Street Application Designated Area

**These 4 Buildings, along with 6 others,
are also in our pending
New York Main Street application**



250 and 244 Broadway

City of Rensselaer

Existing Downtown Supplemental Project # 3: 263 Broadway Coffee Shop

Turning a Vacant Building
Into an Organic Coffee Shop



City of Rensselaer

Existing Downtown Community Project # 1: Keeping Rensselaer Safe

The City of Rensselaer Police Department does a great deal in the community and is based in a one-story, under-sized building that is ill equipped for modern police activity.



In addition to meeting the needs of the police department, this will free up this building on Broadway, a former Post Office, for a more appropriate downtown use.

City of Rensselaer

Existing Downtown Community Project # 2: Government Access Improvements

From: Freyssonier, Jean Paul <freysj@rpi.edu>

Sent: Thursday, October 31, 2024 9:30 AM

To: erica.jackson <erica.jackson@rensselaerny.gov>; thomas.hulihan <thomas.hulihan@rensselaerny.gov>; lrc@rpi.edu

Subject: RE: [EXTERNAL]RE: Potential Lighting Project

Good morning Tom and Erica,

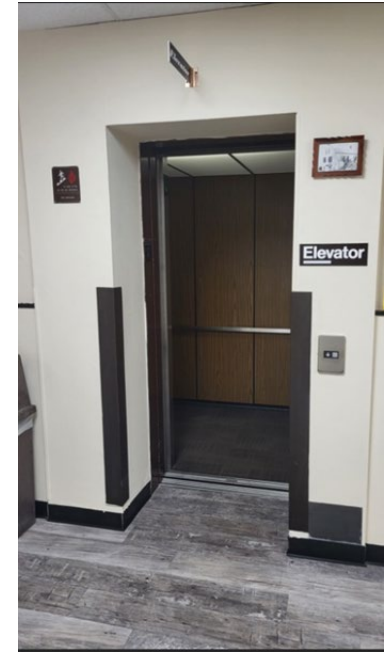
I hope this note finds you well –I can't believe it's been this long since the last email.

I had a meeting yesterday with a new faculty member that will be teaching in the lighting program starting in the January. I brought up your request as a potential class project. The initial response was positive. I will know more once the scope for that course takes shape in the next few weeks but wanted to give you this update.

Thank you,

Jean Paul

Jean Paul Freyssonier
Senior Research Scientist
Lighting Research Center
Rensselaer Polytechnic Institute
21 Union Street
Troy, NY 12180
518-276-7146 direct
www.lrc.rpi.edu



City of Rensselaer

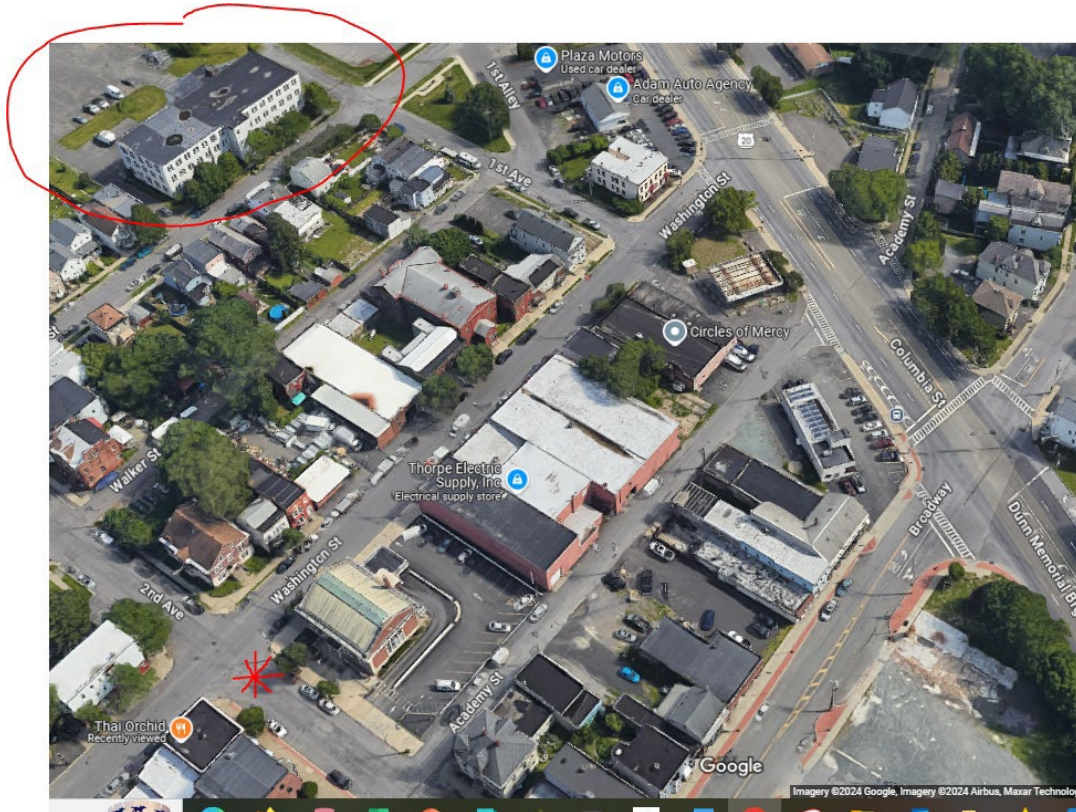
Existing Downtown Connector Project # 1: CDTA CDPHP Cycle! Program

The program will begin with 3 dedicated Cycle! Bike Racks with 4 to 5 bikes and eBikes added in the city at the existing downtown area, on East Street at the Amtrak Train Station and in the North End of the City.



City of Rensselaer

Existing Downtown Ancillary Project # 1: Railroad Place Apartments – 2 Green Street



Railroad Place Workforce Housing Project has been awarded \$1,200,000 from Restore NY Round 8 for this \$6,480,000 project.

32 new apartments, with associated tenant amenities, a short walk from Broadway.



August 9, 2024

Mayor Michael Stammel
City of Rensselaer
62 Washington Avenue
Rensselaer, NY 12144

Re: City of Rensselaer - Restore NY VIII – Railroad Place Housing Workforce Project

Dear Mayor Stammel:

I would like to take this opportunity to offer my congratulations on the City of Rensselaer's Restore NY grant and to update you on the next steps in the Empire State Development Corporation's ("ESD") grant process. According to our records, funds have been awarded for the following Restore NY project(s) and will be used as outlined in your original application:

- Project: Railroad Place Housing Workforce Project has been awarded \$1,200,000
- Total Project Cost - \$6,480,000
- Project Addresses: 2 Green Street, Rensselaer, NY 12144
- Project summary – The proposed project involves the rehabilitation of a vacant and dilapidated textile mill located at 2 Green Street, Rensselaer, NY. The Project will convert the former Harder woolen mill into 32 market rate apartments with associated tenant common space amenities, parking, and additional landscaping. To trigger grant disbursement, documentation of total project costs of \$6,480,000 and a certificate of occupancy or other documentation verifying project completion as ESD may require are required.

A project manager will be reaching out to request updates and/or changes to your application (revised timeline, State Environmental Quality Review Act ("SEQRA") update, State Historic Preservation Office ("SHPO") review information, etc.) This project manager will work with you as necessary to finalize your application.

When your application has been finalized, the City of Rensselaer's Restore NY project will be presented to the ESD Board of Directors for approval. The Directors meet on a monthly basis. Please note that no project will be presented to the ESD Board of Directors for approval until both the SEQRA and SHPO reviews have been completed.

ESD's Contractor & Supplier Diversity policies will apply to this project. The Office of Contractor and Supplier Diversity ("OCSD") will assign Minority- and Women-owned Business Enterprise ("MWBE") and Service-Disabled Veteran-owned Business ("SDVOB") participation goals to this project. While ESD's agency-wide MWBE goal is 30% and SDVOB goal is 6%, your individual project-specific goal may be higher or lower. ESD will contact you for a detailed scope of work, budget, and information on additional sources of funding in order to establish the project-specific goals. You shall also be required to use good faith efforts to achieve the goals assigned to this project. Compliance with laws and the policy of ESD prohibiting discrimination in employment on the basis of age, race, creed, color, national

Empire State Development
Capital Region Office
Hedley Park Place, 433 River Street, Suite 1003, Troy, NY 12180
(518) 270-1190 | (518) 270-1141 (F) | www.esd.ny.gov

City of Rensselaer

Existing Downtown Other Opportunities # 1: Columbia Street Commercial Corridor

13 Columbia Street

41 Columbia Street



Rensselaer recently applied to the US EPA for \$300,000.00 for A Community Wide Brownfield Assessment and Clean-up Grant.



POLSINELLO
EZ CAR WASH RENOVATION



Figure 26 - Long Term Vision of the Study Corridor (Looking East of Aiken Avenue)
Route 20 Corridor Study February 12, 2004
City of Rensselaer, NY
Buckhurst Fish & Jacquemart, Inc.



City of Rensselaer

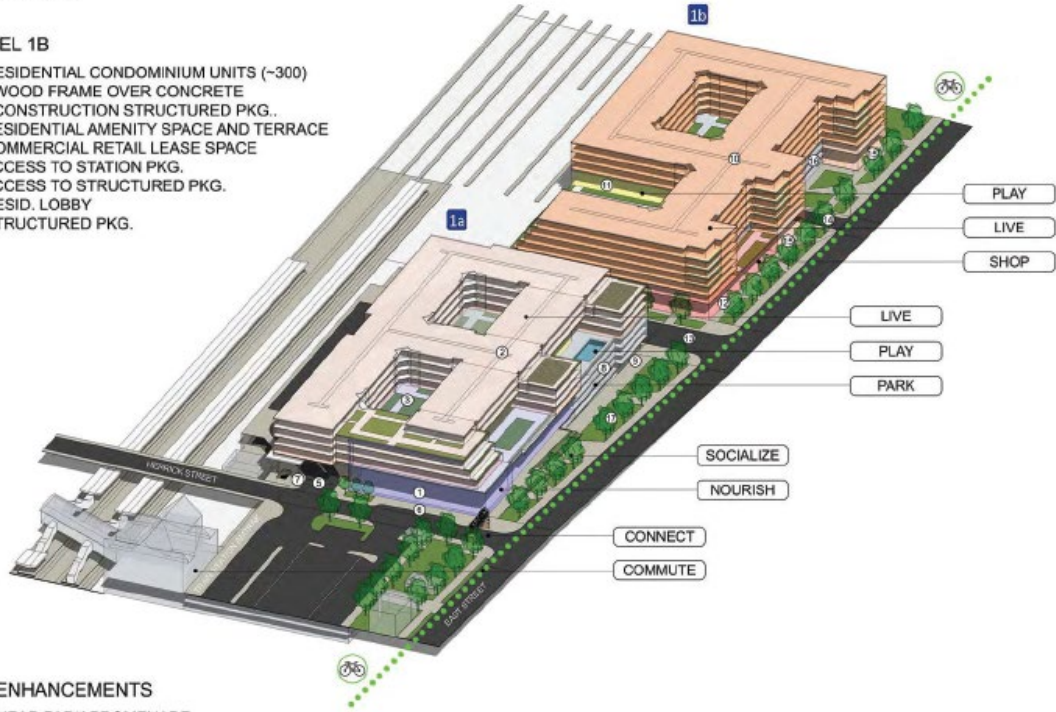
Train Station Area Transformative Anchor Project: East Street Development

PARCEL 1A

- 1. 50-60K GROCERY STORE
- 2. MULTIFAMILY RESIDENTIAL APT UNITS (~240)
WOOD FRAME OVER CONCRETE CONSTRUCTION STRUCTURED PKG.
- 3. RESIDENTIAL AMENITY SPACE AND TERRACE
- 4. COMMERCIAL RETAIL LEASE SPACE
- 5. ACCESS TO GROCERY STORE SURFACE PKG.
- 6. GROCERY STORE FRONT DOOR / DROP OFF
- 7. PUBLIC ACCESS VERT. STAIR CONNECTOR FROM STATION
LOWER LV. PKG AREA AND TRACK PLATFORMS.
- 8. STRUCT. PKG.
- 9. RESID. LOBBY

PARCEL 1B

- 10. RESIDENTIAL CONDOMINIUM UNITS (~300)
WOOD FRAME OVER CONCRETE CONSTRUCTION STRUCTURED PKG.
- 11. RESIDENTIAL AMENITY SPACE AND TERRACE
- 12. COMMERCIAL RETAIL LEASE SPACE
- 13. ACCESS TO STATION PKG.
- 14. ACCESS TO STRUCTURED PKG.
- 15. RESID. LOBBY
- 16. STRUCTURED PKG.



SITE ENHANCEMENTS

- 17. LINEAR PARK PROMENADE
(COMMUNITY CONNECTOR TO TRAIN STATION AND EMPIRE STATE TRAIL)



Several local developers have indicated that this project will be very intriguing to developers.

City of Rensselaer

Train Station Area Supplemental Project # 1: Station Properties Hotel



Brayton Construction Company is proposing to build a \$15 Million hotel near the train station with event space on the roof offering impressive views of the Train Station and Albany Skyline and 2 Pullman Rail cars to serve as a restaurant.

City of Rensselaer

Train Station Area Community Project # 1: Rensselaer Library Improvement



Seeking updated signage,
new entry doors, HVAC
Upgrades and an EV
charging station.



Photo from a recent
Rensselaer Rising /
DRI Public Meeting
at the Library



City of Rensselaer

Train Station Area Community Project # 2: Promoting Rensselaer Heritage



The name, “Yankee Doodle Band,” is inspired by the song “Yankee Doodle,” which was written in 1758 by Dr. Richard Shuckburgh at Fort Crailo in Rensselaer.

City of Rensselaer

Train Station Area Connector Project # 1: History Walk and Urban Greening

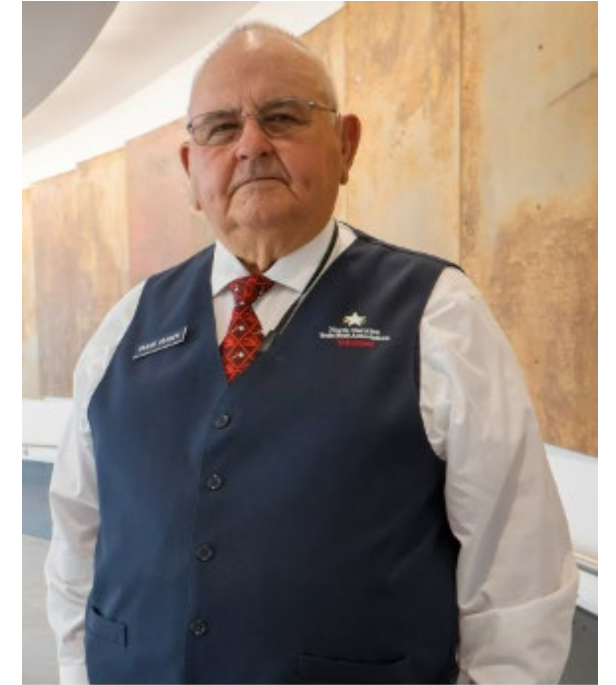




City of Rensselaer

Train Station Area Ancillary Project # 1: Rensselaer Ambassador Program

The Station Ambassador Program will assist passengers with travel questions and information during time spent at the train station.



City of Rensselaer

Train Station Area Ancillary Project # 2: McManus School Redevelopment



McManus School Redevelopment Project - \$2,000,000 from Restore NY Round 7 for this \$8,876,817 project.

Project Summary - This project will repurpose the former McManus school with 49 apartments, including a 2nd floor 10,000 sf addition over the gym, 7,500 sf of commercial spaces and coworking amenities.

MCMANUS APARTMENTS
EXTERIOR PERSPECTIVE 12/20/22

SWBR

City of Rensselaer

Train Station Area Ancillary Project # 3: Huyck Pond Redevelopment



Riverkeeper, Inc. has a \$150,000.00 grant from NYS DEC to undam Mill Creek.

Rensselaer Rising, has developed plans to beautify and re-activate the pond as a park and to open up the stream to enhance the beauty of Riverfront Park.



MEDIA RELEASE - SAVE THE DATE - PHOTO OPPORTUNITY

Contact: Thomas Hulihan, Planning Director, City of Rensselaer
518-462-4839 x 3 or thomas.hulihan@rensselaer.ny.gov

Rensselaer Parks Ribbon Cutting

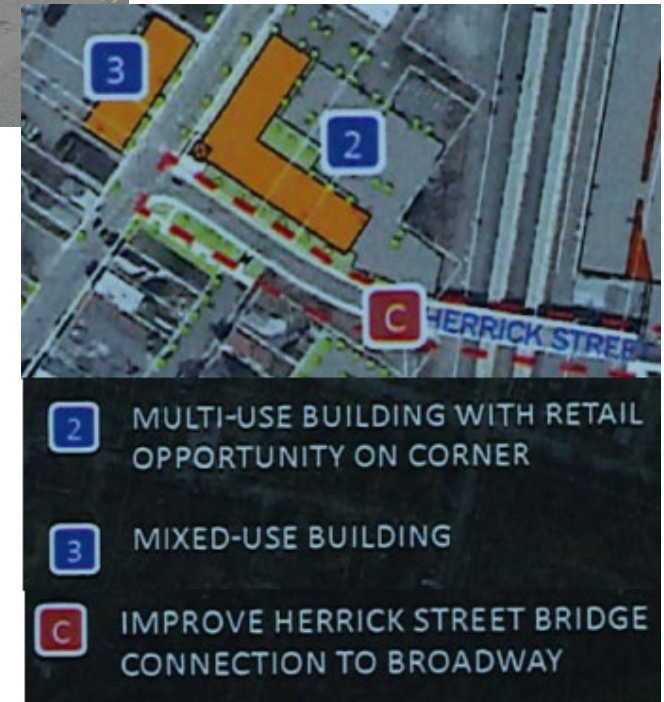


City of Rensselaer

Train Station Area Ancillary Project # 4: Utilization of Under Used Areas on Broadway

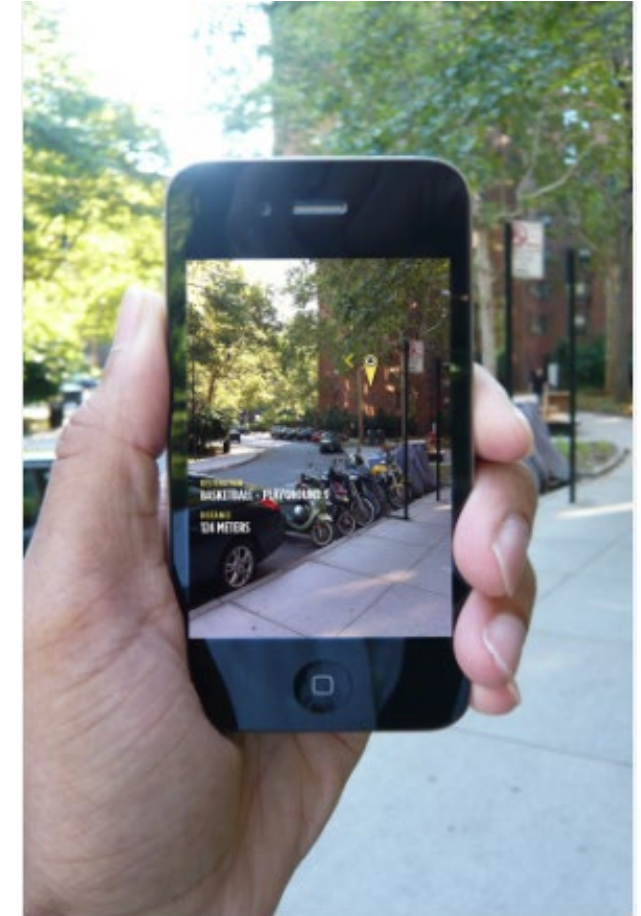
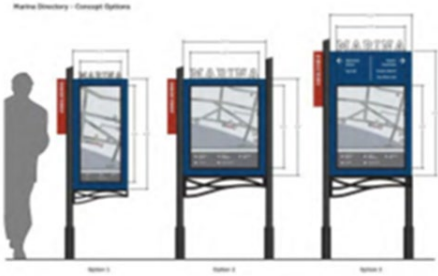


A more visible location for our Farmer's Market and an improved location for Food Trucks and other Vendors.



City of Rensselaer

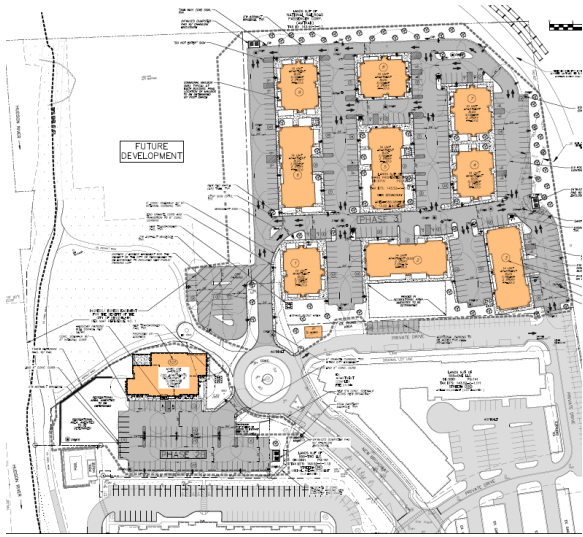
New Broadway Expansion Connector Project #1: Placemaking and Wayfinding Signs & Apps



These features will direct visitors to the numerous amenities in our city; including our downtown business district, our waterfront, numerous parks and trails, restaurants, the train station and historic sites.

City of Rensselaer

New Broadway Area Expansion Anchor Project: The Esplanade and DeLaet's Landing



U.W. Mark is investing over \$36 Million into Delaet's Landing. Rensselaer is requesting \$650,000.00 in DRI support to make improvements to New Broadway and The Esplanade.



City of Rensselaer

New Broadway Area Supplementary Project #1: Boys and Girls Club Addition



A new 9,000-square-foot facility that will feature 3 indoor pickleball courts and a full-sized basketball court. This addition has the potential to attract tourism and stimulate downtown businesses and can accommodate a winter farmers' markets and other community events.

City of Rensselaer



Upper Broadway and Northern Waterfront Connector Project # 1: Building Rensselaer Pride



the ARTS CENTER
of the Capital Region



Rensselaer's history will be designed as a series of story boards placed on fences along pedestrian bridges and walkways.



City of Rensselaer

Upper Broadway and Northern Waterfront Supplementary Project # 1: Small Projects Fund



45 new housing units along upper Broadway, 72 coming at Barnet Mills, 138 at Delaet's Landing and 300 more at Killiaen's Landing, along with improved waterfront access through a RAISE Grant, will support new businesses development on upper Broadway.

USDOT FY25 RAISE GRANT APPLICATIONS NOW OPEN!

The U.S. Department of Transportation announced a new funding opportunity of **\$1.5 billion in FY25 RAISE grants**. These funds are awarded on a competitive basis for projects that will have a significant local or regional impact. Approximately \$75 million of the \$1.5 billion available is reserved for planning, preparation, or design of eligible projects.

Deadline: Jan. 30, 2025 at 11:59 p.m. EST



City of Rensselaer

Upper Broadway and Northern Waterfront Ancillary Project # 1: Barnett Mills



Barnett Mills Redevelopment Project - \$1,800,000 from Restore NY Round 6 for this \$26,447,632 project. The project includes demolition of one building and rehabilitation of eight structures to create 72 new apartments (78,286 SF) and 19,996 square-foot of new commercial space on the shore of the Hudson River.



City of Rensselaer

Upper Broadway and Northern Waterfront Ancillary Project # 2: Livingston Avenue Bridge and Waterfront Mixed use Trail



The \$634.8 million Livingston Avenue Bridge Project has begun and will reach final completion in the Summer of 2028. The project includes a Shared Use Path on the bridge and a Waterfront Mixed Use Trail in Rensselaer.

City of Rensselaer

Upper Broadway and Northern Waterfront Transformative Anchor Project # 1: Killiaen's Landing

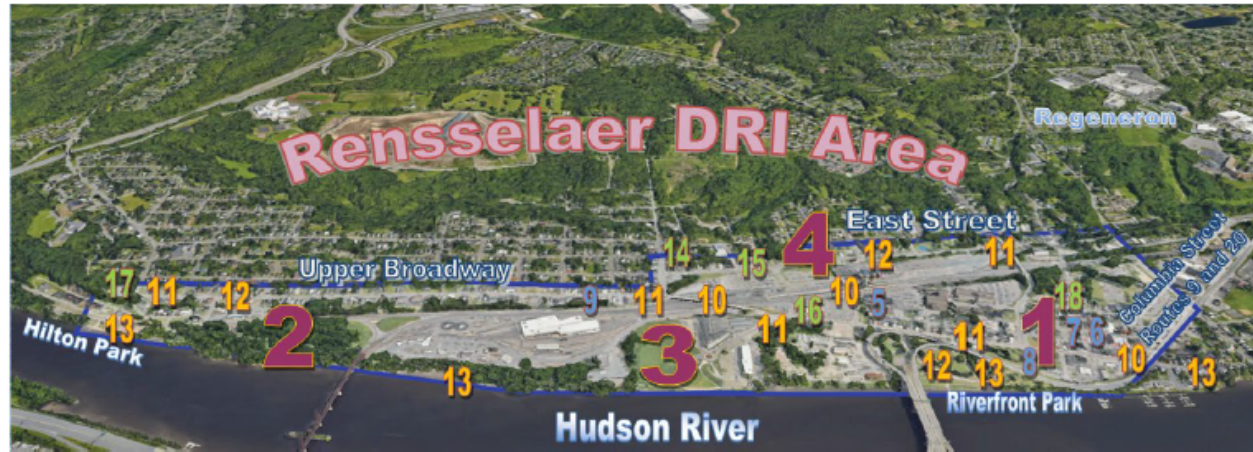


\$96 Million Mixed-Use Waterfront Development with 300 apartments, 5,000 sf of retail & 5,000 sf of office space.



City of Rensselaer

Conclusion – *Draft* Vision Statement



DRI Project Area: .53 Square Miles. 1.7 miles at the longest point (north-south) and .44 miles at its widest point (east-west).
Less than 1/2 mile between transformative anchor projects (1, 2, 3 & 4). All well connected with streets, trails, signs and public art.

Transformative Projects (Anchor Projects)		Public Improvements (Connector Projects – Multiple Locations)	
1	264 Broadway Mixed-Use Building	10	Building Rensselaer Pride (3 locations shown, more to come)
2	Killiaen's Landing Development	11	Wayfinding Signs (5 locations shown, more to come)
3	New Broadway (DeLaet's Expansion)	12	CDTA CDPHP Cycle! (3 locations shown, more to come)
4	East Street Development (Train Station)	13	History Walk / Greening (4 locations shown, more to come)
Transformative Projects (Supplementary)		Community Projects	
5	Station Properties Hotel	14	Rensselaer Heritage (base location, performs regionally)
6	Gallery & Artist Studio	15	Library Improvements
7	Broadway Renovations	16	Boys and Girls Club
8	263 Broadway Coffee Shop	17	Keeping Rensselaer Safe (one potential location shown)
9	Small Projects Fund (throughout DRI area)	18	Government Access Improvements

Vision Statement *

VISION INTRODUCTION: The City of Rensselaer will capitalize on the unique amenities and momentum within the city to enhance, expand and revitalize our downtown business area. Located on the Hudson River, with significant waterfront access and great views of the Albany Skyline, the city is home to the Joseph L. Bruno Amtrak Train Station, the 8th busiest train station in America. The Dunn Memorial Bridge connects Rensselaer's downtown to Interstate 787, making it an easy commute from Albany and all locations in and around the Capital Region.

VISION IMPLEMENTATION: Given recent and continuing residential growth, the time is right for our downtown to be expanded and revitalized. New businesses are starting to move into the vacant or under-utilized properties along Broadway, including a dispensary, a music studio, a vintage store and an ice cream stand. These are being added to established businesses including several restaurants offering a variety of ethnic cuisines, convenience stores, hair salons and hardware/automotive retail establishments. Through this Downtown Revitalization Initiative new development will be attracted to the expanded Business Areas that now extends from the Hudson River to East Street and from Columbia Street to Hilton Park. Developable areas along the Hudson River will be activated with new housing and business development taking advantage of the waterfront access and views of the Albany Skyline. These will be connected through bike trails and unique artistic linkages on bridges used by pedestrians, bicycles and vehicles to the expanded downtown areas on East Street, adjacent to the Train Station, along the waterfront and to upper Broadway to create additional development opportunities. A transportation hub will be created to include a new short bike path that will lead to the Empire State Trail which connects to several communities in the Capital District and expands to New York City, Buffalo and the Canadian border. The end result will be a thriving City of Rensselaer downtown that emanates from the waterfront, expands around the train station, has great views of the Albany skyline and becomes a destination for regional and local residents (existing and new) and the 800,000+ visitors to our region each year that come to us by train.

"If you build it, they will come" is a popular phrase made famous by the movie **Field of Dreams**. In Rensselaer, with all the new housing development and travelers coming through the train station, **"they"** are already here. We just need to revitalize and expand the downtown for them to enjoy all that Rensselaer has to offer.



* This Draft Vision Statement will be refined with input from the community during the DRI Planning Process.

City of Rensselaer

Conclusion – Supportive Local Policies



Gas Station and Convenience Store





Mexican Restaurant



Ice Cream Stand



-  Downtown Mixed-Use (MU-1)
-  Waterfront Mixed-Use (MU-2)
-  Open Space and Conservation (OS)
-  Planned Development District (PDD)

DeLaet's Landing

100 New Broadway, Rensselaer, NY 12144

Last full 12 months

City of Rensselaer

Conclusion – Economic Development and Needs Research

Favorite Places

1	Crossgates Mall / 1 Crossgates Mall Rd, Albany, NY 12203	6.3 mi	9.9K (79%)	11	Walmart / 141 Washington Ave Ext, Albany, NY 12205	6.3 mi	5.2K (41.6%)
2	Colonie Center Mall / 131 Colonie Center, Albany, NY 12205	5.7 mi	8.4K (67%)	12	Latham Circle Mall / 800 Loudon Rd, Latham, NY 12110	7 mi	5.2K (41.4%)
3	Rensselaer County Plaza / 279 Troy Rd, East Greenbush, NY 12144	2.2 mi	7.6K (60.6%)	13	Chick-fil-A / 502 N Greenbush Rd, Rensselaer, NY 12144	2.6 mi	5.2K (41.3%)
4	Crossgates Commons Plaza / 161 Washington Ave Ext, Albany, NY 12205	6.4 mi	6.6K (53%)	14	Albany International Airport / ALB Airport, Albany, NY 12110	7.7 mi	5.1K (40.5%)
5	Walmart / 279 Troy Rd, East Greenbush, NY 12144	2.1 mi	6.5K (51.7%)	15	Stuyvesant Plaza / 1475 Western Ave, Albany, NY 12203	5.6 mi	5K (39.5%)
6	Northway Shopping Center / 1440 Central Ave, Colonie, NY 12205	5.9 mi	6.4K (50.7%)	16	Westgate Plaza / 911 Central Ave, Albany, NY 12206	3.5 mi	4.4K (35.3%)
7	Van Rensselaer Square Shopping Center / 4730 W Sand Lake Rd, Rensselaer, NY 12144	2.7 mi	5.9K (47.2%)	17	DICK'S Sporting Goods / 1 Crossgates Mall Rd Suite 208, Albany, NY 12203	6.4 mi	4.3K (34.3%)
8	Latham Farms / 579 Troy-schenectady Rd, Latham, NY 12110	7.6 mi	5.9K (47%)	18	Rensselaer NY - Albany / 525 East St, Rensselaer, NY 12144	0.3 mi	4.3K (34.3%)
9	Shoppes At Greenbush Commons / 600 N Greenbush Rd, Rensselaer, NY 12144	2.2 mi	5.5K (43.8%)	19	Columbia Plaza / 501 Columbia Turnpike, Rensselaer, NY 12144	2.9 mi	4K (31.5%)
10	Target / 625 3rd Ave Ext, Rensselaer, NY 12144	2.1 mi	5.3K (42.1%)	20	McDonald's / 310 Troy Rd, Rensselaer, NY 12144	2.3 mi	3.7K (29.7%)
				21	Walmart / 800 Loudon Rd, Latham, NY 12110	7 mi	3.7K (29.5%)
				22	Clifton Park Center Mall / 22 Clifton Country Rd, Clifton Park, NY 12065	14.9 mi	3.6K (29.1%)
				23	Stewart's Shops / 12 Partition St, Rensselaer, NY 12144	0.2 mi	3.6K (29%)

City of Rensselaer

Conclusion – Quality of Life



Rensselaer currently offers an array of restaurants offering numerous international flavors. These are interspersed with several hair salons, grocery stores and bodegas, along with clubs and fraternal organizations.

City of Rensselaer

(A NYS Pro-Housing Community)

Downtown Revitalization Initiative will be another Grand Slam



The projects we are proposing, especially the four anchor transformative projects, will be a “Grand Slam” for our region, similar to the first grand Slam in baseball that occurred in Rensselaer’s Riverfront Park in 1881.



City of Rensselaer

(A NYS Pro-Housing Community)

Downtown Revitalization Initiative

Round 8

City of Rensselaer Team

- Mike Stammel, Mayor
- Tom Hulihan, Planning Director
- Amy Lolik, Assistant Planning Director



City of Rensselaer Industrial Development Agency

- Jack Bonesteel, Chief Executive Officer
- Madeline Rizzo, Executive Assistant

