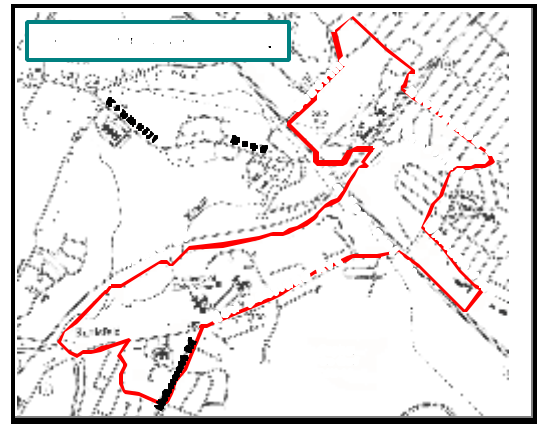
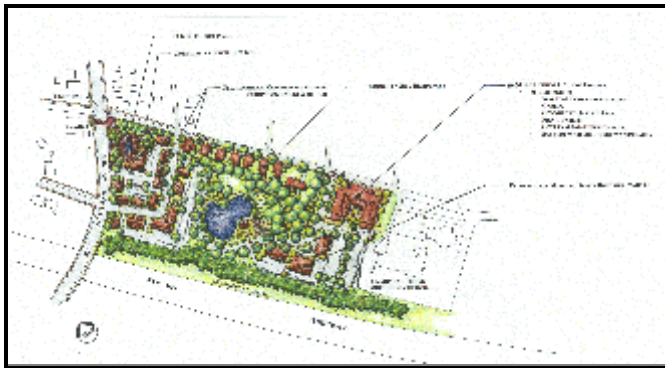


City of Albany, Upper New Scotland Avenue – Krumkill Road Neighborhood Plan

The City of Albany like many urban areas contains relatively few areas of large, undeveloped parcels. The Upper New Scotland Avenue Neighborhood Area, predominately a residential and small mixed-use neighborhood, is one of the few remaining areas where these parcels are located. To help ensure that future development would occur in a manner which maintains or enhances the quality of the existing neighborhoods, the firm of **Behan Planning Associates, LLC** was retained to assist the City in preparing a neighborhood master plan for the area.



The neighborhood area is a gateway to the city from the suburban communities of Bethlehem and New Scotland.



Preliminary plan concepts were developed for key vacant parcels within the neighborhood.

The plan is a community-based strategy for accommodating the steady demand for high quality housing, balanced with identified needs for open space, recreational facilities, and convenient neighborhood services. The plan recommends guiding principles of neo-traditional neighborhood form and conservation-minded design for public and private investments. The plan helps to sustain a livable neighborhood that continues to be attractive and increasingly valuable while conserving the community resources and enhancing the neighborhood quality of life.

The development of the plan involved an extensive public participation process. In addition to the joint consultant-City staff planning team, a community based committee composed of key stakeholders from surrounding neighborhoods, area businesses and institutions, the development community, and the already established Upper New Scotland Neighborhood Association was formed. Together the larger working committee advanced preliminary plan concepts for review and revision by the larger community at a several neighborhood public meetings and charrettes. These meetings, one of which included a visual preference evaluation, was central to framing the direction of the plan-a vision for the neighborhood's future.

Behan Planning Associates, LLC prides ourselves on the ability to establish long-term professional relationships with our clients, and in creating creative “do-able” plans like that for the City of Albany which ensures that new development is compatible with surrounding development, maintains and enhances the value of other parcels of land in the immediate area, and is sensitive to the environment.



Preliminary plan concepts were developed and refined at several neighborhood meetings.