

McKownville: A Vision Notes from Association Meeting:

2/9/06

**KEY:** McKownville Corridor Study – May 29 2003 (MCS)

Candidate TIP Projects (TIP)

Pathways Report (Pathways)

Town of Guilderland Comprehensive Plan 2000 (CP)

UAlbany Purple Path (PP)

## Transportation

### Pedestrian Traffic TIP Item #5 - Narrative

#### Safety Concerns

- \*Placement of a sidewalk around cemetery area on Fuller - needs imaginative solution Pathways (p8-9)
- \*Make Schoolhouse/Western Ave intersection passable and safe MCS (1-11)(2-7)(4-14)(6-4)
- \*Improve UAlbany & Western Ave intersection MCS (4-8) TIP\$125,000
- \*Improve McKown Road/Norwood & Western Ave MCS (4-10) TIP\$125,000
- \*Improve Fuller Road & Western Ave MCS (4-19) TIP\$85,000
- \*Provide for bicycle safety MCS (1-11/12)(1-14) (4-2) TIP Grant for the Western/Fuller intersection PP(1.2,1.4)

#### Walkways MCS(2-7)(2-12)

- \*Pedestrian Bridge crossing Western Ave from Stuyvesant to South side of Western Ave.
- \*Path around Pond MCS(2-5)(2-12) CP (p. VI-11)
- \*Paths from CESTM to Stuyvesant MCS(1-11)(2-5/7)(2-11)(6-4) Pathways (p8)
- \*Carriageways MCS(2-2) Pathways R(p8)
- \*Connection to SUNY Purple Path MCS(2-2)(2-10) Pathways (p8) PP(1.2,1.5)

#### Sidewalks MCS(1/4/11)(6-10)

- \*New and improved sidewalks on Western Ave MCS(1-5)(1-7) TIP\$165,000 Fuller to Albany City Line CP (p. ES-9) Pathways (p10)
- \*Raised sidewalks when crossing streets and parking areas
- \*Provide walkways from businesses to street sidewalks MCS(1-13) CP (p. ES-9) Pathways (p8) PP(1.6)
- \*Improve snow removal/winter maintenance MCS(1-18)(2-5)
- \*Walkway on commercial property needs to be maintained year round - not used as snow dump MCS(1-18)
- \*Provide ability to walk to Westmere MCS(2-4)(2-6)(4-23) Pathways (p9)

Street lamps MCS(4-5)(4-21)

- \*To provide for pedestrian safety especially on Fuller Road elegant and homey
- \*No lighting above certain height (12') PP(3.5)
- \*Pine Hills as model for human scale and homey ambiance
- \*Western Ave. in Pine Hills as model for planting and beautification

### Auto Traffic

- \*Better access to Interstate highways to relieve pressure on Western Ave
- \*Traffic constriction/calming needed on Western Ave. MCS(4-3)(4-5)(4-21)(4-23)
- \*Western Ave design allow on street parking as traffic calmer (as per Central Ave Schenectady) MCS(4-21)

### Mass Transportation

- \*Better bus service MCS(3-1/2)(3-4)(3-6)
- \*Trolley Service from Stuyvesant to CESTM MCS(3-2)(3-7)
- \*Better North/South connections between Central Avenue and Western Ave and New Scotland Ave Area MCS(4-1)

### Parking

- \*Common parking area/ attractive maintenance/ plantings green space MCS(1-11)
- \*Sufficient parking for all new and renovated structures MCS(5-2)

## Commercial Development

- \*Extend residential "look" of neighborhood to commercial establishments MCS(1-11)
- \*Give a human size, scale and look - like a home - to commercial property
- \*Insist on adequate parking & sidewalks (both along street and to street) MCS(4-22)
- \*Retail development with housing (if adequate parking is provided)
- \*Beautification and maintenance of properties is good for business
- \*Commercial suggestions:
  - Commerce to serve area residents/ such as Stewart's at Russell Road
- \*Development/Redevelopment of acreage behind Best Western as mixed use Retail/Residential

## Governmental Concerns

- \*Enforcement of rules in area parks MCS(2-12)
- \*Zoning concerns: better enforcement of existing ordinances and limiting issuance of Special Use Permits and Variances MCS(1-11)(1-19) CP (p. VI-3)
- \*Commercial development: Keep it consistent
  - Resist crazy-quilt development
- \*Create mixed use zoning where appropriate MCS(1-13)
- \*Guilderland needs a town architect to establish an Architectural style or standard for Western Ave Corridor CP (p. VI-3&12)
- \*Provide incentives to improve property in ways that benefit owner and community (Henry George) CP (p. VI-3&12)
- \*Provide enforcement of bike lane laws - Stop cars from using them / See MCS. PP
- \*Need coordination of McKownville concerns that are outside the scope of the Town of Guilderland MCS(4-5)
  - Issues with:

Harriman campus redevelopment  
General issues with  
City of Albany  
Albany County  
New York State  
Thruway Authority

## Residential Issues

- \*More Community Areas are needed
- \*Increase number of pedestrian destinations within neighborhood MCS(1-9) PP(1.2,1.4,1.5)
  - Public space: senior center, community center, childcare, and daycare
  - More public gathering places
  - A non-alcoholic lounge for families - near McKown/Western
- \*Recreation
  - More parks
  - Connect neighborhoods to Rensselaer Lake/6 mile MCS(2-6)(2-11) Pathways (p9)
  - Tie parks together with paths MCS(1-8)(1-11)(2-4)(2-10)(4-19) Pathways (p9)
  - Walking destinations for kids MCS(1-9) PP(1.5)
- \*Housing
  - Senior housing/elegant/multiple use
  - Multi-family housing on main streets
  - Multi-family dwellings will need adequate parking perhaps underground
  - Mixed use residential/commercial with adequate parking
- \*Look to WIFI in McKownville
- \*Getting the news out
  - How to get more neighbors attending meetings
  - How to generate interest and solicit contributions
    - Publicity
    - Newsletter?
    - Times Union/Events and Community meetings
    - Free publications/ penny savers
    - Town Website
    - 800 flyers distributed for meetings
  - Keep to regular meeting schedule

## Esthetic Issues

- \*Gateway concept MCS(4-23)(5-1/3)
  - Pedestrian Island/Welcome to Guilderland
    - At Western Ave and entrance to UAlbany MCS(4-8) TIP (see Safety Concerns UAlbany)
    - School House Road and Western Ave/ 87 MCS(4-14)
    - Flowers MCS(4-23)
    - Sign
- \*Maintain and care for existing trees
- \*Replace dead/sick trees with appropriate type of area