

**CARA SHORT-TERM ACTION PLAN
For Initial Implementation Efforts**

*As Accepted by the CARA Advisory Board and Recommended by them to the CARA Agency
June 2002*

How to read this Action Plan: Numbers in the “Strategy” column correspond to the numbering in the “Initial Implementation Strategy” (first number relates to the strategy group: 1 = Riverfront Strategies, 2 = Downtown Strategies, 3 = Other Opportunities)

<i>Activities proposed</i>	<i>Lead</i>	<i>Financial Impact</i>	<i>Strategy</i>
Provide assistance to developers and prospective developers (an ongoing activity) - Ice House new mixed-use development by Linn-Benton Housing Authority - Others as interest is expressed	Staff Staff	Riverpark connection	Most
Identify redevelopment and infill financing assistance and incentive needs - Meet with financial institutions to determine options - Consider establishment of financial assistance programs - Offer pilot financing program, if needed	Staff, Task Force Task Force>Board> Agency Staff, Task Force	As income permits	Most
Establish architectural assistance (exterior design, structural, interior review) program - Develop a pilot program with goals, selection process, funding/incentives - Solicit proposals and contract for services - Initiate pilot program	Task Force>Board >Agency Staff Staff	\$30,000 Contractual	1B2 2D1 2F2a
Address SDC redevelopment issue	Staff>Council		1C
Establish an image that conveys the link between the Riverfront and Downtown - Retain consulting services - Work with consultant to develop image and promotion plan - Event, PR, other means of announcing	Staff Task Force Staff, Task Force	\$5,000 Contractual	1D2 2G2
Connect Downtown and Riverfront by establishing Broadalbin Promenade - Continue pursuit of state grant funding - Obtain public input on proposed improvements - Obtain historic review of proposed improvements - Prepare preliminary design and obtain approval	Staff	Request Pending	1D1 2A1a
Prepare preliminary design and cost estimate for “front door” gateway at Ellsworth & 1st	Community	\$5,000 Contractual	2G1

<p>Consider developer recruitment for Albany Square area (Penney's and Farmers Market sites)</p> <ul style="list-style-type: none"> - Define what area of Farmers Market site may be available for private development - Identify preferred use(s) - Evaluate parking needs, options and preferred remedies - Determine interest in contributing or joint-venturing land - Identify potentially linked public space improvements and financing approach - Identify development issues and remedies - Identify open-space replacement strategy for Farmers Market site - Implement open-space replacement strategy for Farmers Market site - Evaluate site conditions: geotechnical review and environmental clearance - Determine desirability and timeliness of proceeding with a recruitment for a developer(s) 	<p>Council Board Staff>Board Council Staff > Board Staff > Board Staff > Council Staff Consultant</p> <p>Agency, Council</p>	<p>\$10,000 Contractual</p>	<p>1A 1B 1C</p>
<p>Complete and adopt a Downtown Streetscape Plan (conceptual draft prepared in cooperation with ADA Design Committee)</p> <ul style="list-style-type: none"> - Circulate for staff review - Obtain comments from local advisory groups, SHPO - Revise Plan in cooperation with ADA Board - Obtain public comment - Plan adopted by ADA Board - Plan adopted by City Council 	<p>Staff Staff Staff, ADA Staff, ADA Staff > ADA Staff > Council</p>		<p>2A 2B 2G 2H1</p>
<p>Develop a "retail strategy" for HD and CB districts</p> <ul style="list-style-type: none"> - Develop draft scope of work in cooperation with ADA - Contact State TGM Quick Response about funding potential - Contract for services - Complete strategy - Host community forum on findings 	<p>Staff > ADA Staff Council Consultant Staff & Consultant</p>	<p>\$25,000 + State funds? Contractual</p>	<p>2F</p>
<p>Encourage redevelopment and active use of upper floors in Downtown</p> <ul style="list-style-type: none"> - Identify obstacles or barriers - Develop a guide to requirements and regulations - Establish goals, incentives and selection process for demonstration project - Host a forum on 2nd-Floor Rehabilitation - Entertain letters of interest and select participant(s) - Provide additional technical support, incentives and document results 	<p>Task Force Staff Task Force>Board> Agency Task Force>Board Task Force Staff</p>	<p>\$25,000 Misc.</p>	<p>2D 2E</p>
<p>Update business opportunities and most-desired businesses</p>	<p>Community, ADA</p>		<p>2C1</p>
<p>Solidify and promote business assistance network</p>	<p>Staff, AMEDC, etc.</p>		<p>2C3</p>
<p>Continue grocery recruitment to meet underserved needs</p>	<p>Staff</p>	<p>Infrastructure?</p>	<p>3A1</p>
<p>Initiate recruitment of a movie theater as an attractor-level development</p> <ul style="list-style-type: none"> - Identify potential locations - Prepare solicitation letter and identify recipients - Circulate solicitation and respond to inquiries as appropriate - Continue recruitment effort 	<p>Staff</p>		<p>3A2</p>

Develop Multi-Modal Transportation Center - continuation of current effort	Staff	Funding in place	3A3
Extend Riverfront Multi-Use Path - continuation of current effort	Staff	Funding in place	1E
Convene informational meeting of east riverfront owners and realty representatives	Staff		3C
Conduct "deal-making" visits with property owners in focus area	Staff	Unknown	Most
Build on event opportunities in cooperation with AVA, ADA and Fair/Expo	Staff		
Develop and implement outreach efforts to keep the community informed on progress	Staff, Ad. Bd.		
Alternatives for Fixed Asset Budget of up to \$300,000, if available			
Alternative Public Space Improvements		<i>Fixed Assets - with design</i>	
- Gateway at 1st and Ellsworth - lighting component only (<i>identity</i>)		\$40,000	
- Streetscape 1st Avenue, Ellsworth to Washington (<i>identity, connectivity</i>)		\$130,000	
- Broadalbin Promenade - streetscape elements without curb extensions, transit center improvement or information kiosk (<i>identity, connectivity, development catalyst</i>)		\$175,000	
- Riverfront public space improvement		Varies	
- As identified by developers (Water Avenue, Albany Square, St. Francis, etc.)		Varies to \$2,000,000	
St. Francis Hotel (SE corner of 1 st and Ferry) redevelopment options		Undefined	
Land acquisition and assembly to meet developer needs		\$150,000 up	
Infrastructure to meet developer needs		@\$250,000/block full	

ADA Albany Downtown Association

AMEDC Albany-Millersburg Economic Development Corporation

Agency CARA Agency (City Council)

Board CARA Advisory Board

Community Participants in evaluation of concepts are considered to reflect community values if the process is open to any participant and meaningfully incorporated into the final concept design

Consultant Professional services provided by out-of-house consultant under contract

Council Albany City Council

Staff City of Albany staff (lead is primarily Community Development, but may also include Public Works, Finance and/or Parks)

Task Force Small group focused on framing a strategy(s) to address a specific question, appointments made by CARA Agency