COMMUNITY COMPOSITION

- Skewed wealth distribution
  - Mean household income: $52,550
  - Median household income: $30,261
  - 43.2% of households earn $24,999 and below
  - 6.2% of households earn $150,000 and above
- High unemployment
  - 11.4% in the 5-minute walking radius from Hungry Hollow (decreases to 7.9% in a 10-minute walking radius) in 2017 compared to 4.6% nationally and 4.8% in New York in 2016
  - 61.3% of employed population work in service industries, and 12% in public administration
HUNGRY HOLLOW FACILITY

- Previous Use:
  - Sandwich and Deli called Hungry Hollow
  - Operated 6:30 AM – 3PM Monday through Friday
- Design:
  - Retail and community space based on location and design
- Potential Shortcomings
  - Limited hours of operation: closed 74% of the 7-day week
  - Limited parking availability may have dissuaded potential customers coming with cars
  - Residents in surrounding area spend 28% less on food, both at home and away from home, than national average. This trend continues moving away from the facility to the rest of Sheridan Hollow, who spend 34 percent less than national average on food.
  - $3,365,435 surplus of restaurants and other eating establishments within the region, indicating that consumers from outside Sheridan Hollow enter the area and spend their dollars purchasing pre-prepared food

POTENTIAL SITE USES

- Day Care Facility
- Commercial Kitchen Space
- Community Center
**MUTUALLY SUPPORTIVE USES**

- Kitchen space for events/classes but not necessary
- Parking availability useful but not essential
- Daytime Use
  - Employment opportunity
  - Parking (employee parking, pick-up/drop-off) is essential

Addresses desires of small businesses in area

Community Space

- Weekend and evening use – May conflict
- Lack of parking is burdensome
- Rent-Generating Activities
- Likely needs to be grant-supported

Commercial Kitchen

Day Care

Until the City of Albany supports a solution to Sheridan Hollow’s daytime parking shortage, any use of the Hungry Hollow space is unlikely except for evening and weekend uses when there is more available street parking.

Lack of parking could deter employment possibilities.

Limited (2) pick-up and drop-off spaces for retail and daycare uses would be the only uses based on limited daytime parking.

**DAY CARE**

- 5.1% of population was between the ages of 0 and 4 in 2017
  - projected to still be 5.1% in 2022
- There are no daycare centers within Sheridan Hollow. The closest daycare is in the Department of Education Building Annex and costs $221 per child per week.
- Residents in Sheridan Hollow spend an average of $342.34 on childcare annually.
DAYCARE FACILITY

- Commercial-grade kitchen to prepare hot meals for children
- Depending on the number of students enrolled, the facility could employ:
  - 1-2 teachers
  - 1-3 supporting staff
  - 0-1 cooks
  - 1-2 maintenance workers
- Community partnerships to support job screening and placement, subsidized day care costs.

CONSIDERATIONS FOR DAYCARE

- Intergenerational care facilities have increased in popularity due to the mutually beneficial nature of combining the elderly with the very young
- Could utilize space as a volunteer opportunity for the elderly of Sheridan Hollow to interact with young children and support staff during meal times and/or pre-programmed activities
  - Effectively provides seniors with meaningful activities, children learn from and engage with their elders, and a meal-sharing program
- Could leverage medical professionals from neighboring higher education institutions to provide daytime care for infirm elderly individuals
  - Creates partnership between Sheridan Hollow and Albany Medical College; students benefit from paid, hands-on experience, and community benefits from increased job opportunities and encourages students to stay in the area.
- Without direct input from community, it is difficult to discern if lack of spending on daycare is due to a lack of disposable income, or not needing daycare services due to unemployment or other family-member or informal care. Further investigation is suggested to determine community support.
  - Lack of child care might impact a parent’s ability to work. Affordable day care might be an economic stimulus in the neighborhood.
COMMERCIAL KITCHEN SPACE

- There are several emerging food businesses looking for temporary incubation space in Sheridan Hollow.
- The Hungry Hollow facility could rent out their commercial kitchen space for the use of these companies to generate revenue in the facility.
- Facility’s previous use positions it well to support a commercial kitchen (gas, water, sewer, and three-phase power).
- If utilized as a daycare, facility could be rented out during evenings and weekends, as many caterers are operating during these times anyways for events.
- If solely utilized as rentable commercial kitchen space, other opportunities such as catering for the lunchtime crowd in downtown Albany could be daytime uses.
- Back/side entrance would be used to access kitchen space in order to ensure maximum safety to facility’s childcare belongings and to minimize contamination and food safety risk.

COMMUNITY CENTER

- On weekends and evenings when kitchen space is not rented out, the facility should be utilized as a community center.
- Events such as culinary classes, financial literacy classes, craft workshops, new parent support, and other community-drive classes should be offered in the space.
- Leverage community knowledge by community-taught craft, cooking, and technical classes, such as sewing, baking, automotive repair, carpentry, among others, depending on the community’s expertise.
- Space as a flex market place, such as a flea market where people are able to sell (and then donate) items they no longer need, and a Repair Café where people bring in broken items to handy community members who have the skillset to fix them, and other community-driven flex uses.
- Activities should be community-driven and reflect both the strengths and the needs of the community. Events should be conducted with community partners, such as the Community Loan Fund, and private donors.
Any suggested use for Hungry Hollow that requires retail traffic turnover or high employment density will require a solution for the daytime parking shortage in Sheridan Hollow caused by the influx of state employees.