

Goal 4 – Promote Land Use Diversity

The success of the BOA Study Area is directly tied to the diversity of its land uses. Downtown Cohoes, the adjacent neighborhoods, and the Cohoes Boulevard corridor have historically been home to a varied range of land uses, including commercial, industrial, residential and mixed-use buildings. This diversity is desirable in that it provides opportunities for housing, employment, daily commerce and tourism all in close proximity to one another. Design strategies and guidelines can be employed to help overcome potential land use conflicts. The ultimate benefit of having a variety of land uses is a vibrant city core that supports the local tax base, provides jobs to residents, welcomes and responds to visitors needs, fosters small business development, promotes protection of historic resources, and provides options for residential living.

Objectives:

- 4.1 Encourage the horizontal and vertical mixing of compatible uses.
- 4.2 Identify and remove regulatory barriers to mixed-use development downtown and along the waterfront.
- 4.3 Make the City an appealing place to live for a range of income levels.
- 4.4 Encourage a vibrant sense of place in the Central Business District.
- 4.5 Focus City resources on capital investments that will most likely incentivize private investment.

Goal 5 – Celebrate our History, Culture and Recreational Resources

The City's land use and development patterns are closely tied to its industrial, manufacturing and goods-transportation history. Heritage-tourism and recreational opportunities have leveraged these historic resources as an integral component of the community's identity. These opportunities include the adaptive reuse of historically significant buildings, connections to the trails, rivers and canals, or the rich architecture of the City's neighborhoods. However, acknowledging these ties is not enough if the City wants to stand out from other communities. Cohoes needs to celebrate its history and the cultural resources it offers to ensure that those assets that are "uniquely" ours are shared with others.

Objectives:

- 5.1 Preserve, reuse and celebrate historic and cultural assets, keeping them safe, attractive and informative places to visit.
- 5.2 Promote historic and cultural assets to attract tourism locally and regionally.
- 5.3 Utilize technology to expand seasonal and relevant programming in the downtown and waterfront areas.
- 5.4 Enhance community pride through effective education and marketing of our industrial and canal heritage.

- 5.5 Evaluate opportunities for permanent and rotating public art in the downtown area.

Goal 6 – Ensure Public Investments Benefit all Modes of Travel

Today, many of the land uses in the Cohoes Boulevard BOA are designed primarily for automobile use. While sidewalks are prevalent, the design and placement of buildings and other site elements should reinforce a more balanced approach to access and mobility. This is a difficult balance to achieve given the high volumes of commuter traffic passing through the City. However, creating a place where foot traffic is clearly a priority will contribute to the success of local businesses, creating a positive feedback loop. Successful urban and waterfront environments are built upon high quality access and experiences within the public realm. Additionally, Cohoes is uniquely positioned to become a center of multi-use trail activity. The numerous former canal and rail corridors, some of which have already been converted to trails, represent an opportunity to create an extensive network of greenways that serve the local population as well as the entire Capital District region.

Objectives

- 6.1 Enhance pedestrian and bicycle safety throughout the Cohoes Boulevard corridor.
- 6.2 Improve awareness of and wayfinding to Remsen Street from Cohoes Boulevard.
- 6.3 Promote sustainable transportation options including bus transit.
- 6.4 Ensure land use decisions support multiple modes of transportation.
- 6.5 Improve connectivity of on- and off-road trail systems throughout the Study Area.

Goal 7 – Advance Environmental Stewardship

The negative perceptions often associated with the Study Area are directly tied to the notion that many of the sites are contaminated, blighted and/or underutilized. This study will further the understanding of environmental conditions on identified sites to better position them for future redevelopment and enhancement. Remediation and enhancement of key sites will improve overall community health, increase property values, foster economic development opportunities and instill a sense of pride and positive change.

Objectives:

- 7.1 Actively work to reduce greenhouse gas emissions and encourage sustainable development practices.
- 7.2 Remediate existing brownfields to facilitate future development opportunities.
- 7.3 Return vacant, underutilized or blighted properties to productive uses, focusing on strategic sites identified as part of this plan.

- 7.4 Identify opportunities to leverage the funding and technical assistance provided by the NYS BOA program to encourage private and federal redevelopment.

1.5 BOA Boundary Description & Justification

1.5.1 Summary Description

The Cohoes Boulevard BOA Study Area comprises 460 acres and 1,320 parcels extending from the City's southern boundary north along the western shoreline of the Mohawk River to its confluence with the Hudson River. The BOA is situated between the Mohawk River to the north and east, an abandoned railroad corridor to the west, and the City's southern boundary to the south and serves as the main connection between the City's residential districts and large portions of the City's waterfront.



Figure 3. Cohoes Boulevard BOA Study Area Context Map

1.5.2 Boundary Justification

Northern Boundary

The northern boundary of the Study Area follows the Mohawk River, Saratoga Street, and a portion of the Mohawk River waterfront. This is slightly expanded from the boundary provided in the Pre-Nomination report (see Figure 4) to incorporate the adjacent commercial portions of the downtown business district. Route 470 and Saratoga Street are major thoroughfares and generally separate the City's mixed use downtown business district from a primarily commercial area just to the north. The northern portion of the BOA contains numerous brownfield, vacant and publicly-owned properties with the potential to serve as catalysts for revitalization and expand economic redevelopment activities within downtown Cohoes.



Figure 4. The Study Area boundary has been expanded to the north from the original boundary to include 110 new parcels and an additional 56 acres (shown in orange).

Southern Boundary

The Study Area's southern boundary is also the City's southern boundary, which is shared with the Town of Colonie. This boundary marks the southern limit of the Saratoga Sites public housing complex to the west of Cohoes Boulevard and the approximate end of Mohawk River waterfront to the east of Cohoes Boulevard. The southern boundary marks a distinct separation between the dense residential and heavy industrial uses within the Study Area and the lower density strip residential and vacant wetland areas found immediately south of the existing boundary. A number of properties within the southern portion of the BOA, including the Norlite Plant, are identified brownfields. Additionally, residential and commercial properties within the southern portion of the BOA, including the Saratoga Sites public housing property, were included within the southern boundary, as the potential exists for these properties to be effected by emissions from the Norlite Plant, with the residential and commercial properties located on the windward side of the plant.

Western Boundary

The western boundary follows the City boundary for a small portion and the Mohawk Hudson Bike-Hike Trail (along the abandoned railroad corridor) located just west of Central Avenue and Bedford Street. The bike path is a natural separator between the City's mixed use downtown neighborhoods and business district and the primarily residential areas to the west. The Mohawk-Hudson Bike-Hike Trail is a key open space resource that connects regional assets in Albany, Saratoga and Schenectady Counties to the City of Cohoes, drawing tourists into the City. Upon completion of the Cohoes Heritage Trail, the Mohawk Hudson Bike-Hike Trail will be connected to other important regional open space assets, including the Delaware Avenue Trail and the Lakes to Locks Passage trails system. The fact that Cohoes will serve as the significant nexus of each of these trail features will hopefully result in a significant increase in economic activity within the BOA thanks in part to trail users visiting the City.

Eastern Boundary

The eastern boundary is formed by the City's Mohawk River waterfront. This boundary was selected since redevelopment of and accessibility to the waterfront are both vital components of the City's vision for revitalization. Several large parcels along the BOA's eastern boundary between the Mohawk River and State Route 787, including the St. Michael's property, the former municipal landfill, the Cohoes Business Park, and the NHKelman property have been identified as brownfield properties. Due to their brownfield status and their strategic location along the State Route 787/Cohoes Boulevard corridor and the Mohawk River waterfront, these properties have been identified as potential redevelopment catalyst sites that can help transform the City of Cohoes and its relationship to the waterfront.

2 Community Involvement

2.1 Community Participation Plan

Community engagement and buy-in is imperative to the long-term successful implementation of the goals identified in the Cohoes Boulevard BOA program. Community members, landowners, stakeholders, elected officials, and regional organizations must have a vested interest in the success of the plan and, most importantly, must become partners in its implementation.

As part of its overall revitalization strategy, the City of Cohoes has reached out to the community during preparation of the Route 470 Corridor Study, the Cohoes Downtown Redevelopment Plan, and the Urban Waterfront Rediscovery Plan. Community input from these efforts focused on the following concepts:

- The SR 787 Corridor is vastly underutilized and redevelopment of this area would have a positive impact on the surrounding community.
- Increased traffic associated with any such redevelopment will have to be carefully evaluated and planned to decrease any negative impacts on the community.
- The City has an abundance of waterfront that is currently underutilized and that should be redeveloped to incorporate open space and recreational opportunities (i.e., parks or marinas) in addition to any commercial or residential development.

At the onset of this BOA planning process, a Community Participation Plan (CPP) was created that outlined the methods and techniques used to engage the community throughout the course of the project. Similar to previous planning and design efforts undertaken by the City, a variety of in-person opportunities for public involvement were identified, ranging from general informational public meetings to small group working sessions. In addition, regular electronic and internet communications afforded all interested persons the opportunity to offer their perspectives.

The CPP includes the following methods for engaging the public, and is located in Appendix A:

- Steering committee meetings (11)
- Public meetings (4)
- Stakeholder meetings (2)

2.2 Enlisting Partners

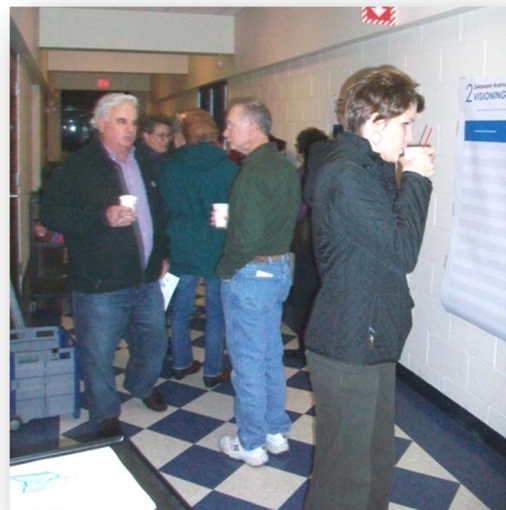
The local commitment for the proposed brownfield program is strong and the City is currently building upon a successful track record of brownfield remediation and redevelopment. This is evidenced by \$400,000 in brownfield assessment grants from the United States Environmental

Protection Agency (USEPA) over the past decade. USEPA funding will augment BOA program activities to conduct inventories and investigations of brownfield properties, as well as remedial and end-use planning for properties where investigations are performed based on the results of the Cohoes Boulevard BOA planning effort.

Cohoes success to date is due in large part to the City's extensive efforts to partner with local stakeholders. In particular, Cohoes has been a long time supporter of the Heritage Area (formerly the Urban Cultural Park), the Hudson River Valley Greenway, the Albany County Intermunicipal Waterfront Committee, and the Capital District Transportation Committee. The City is also periodically holding meetings with officials from surrounding communities including Green Island, Waterford, Albany County, and Troy. In addition, the City is actively meeting with the Daughters of the American Revolution, Open Space Institute, Peebles Island State Park, Chamber of Commerce, and Cohoes neighborhood watch groups to present plans and seek input from the community. These avenues for public participation will be carried forward by the City as part of future brownfield redevelopment planning.

2.2.1 Consultation Methods and Techniques

Community participation throughout the project was solicited through multiple meetings both open to the public and by invitation. Funding for this project led to the formation of a Steering Committee, which is responsible for the joint administration of both the Cohoes Boulevard and Delaware Avenue BOA projects in the City of Cohoes. These two projects share a Steering Committee to take advantage of savings in time and resources, while leveraging the knowledge and applicability of public input to both plans. In addition to regularly scheduled Steering Committee meetings, a series of Public Meetings provided opportunities for broad community input, while Stakeholder Meetings have allowed for focused discussion on important issues facing the community.



Community members consider the opportunities and constraints associated with redevelopment within the study area.

2.2.2 Steering Committee

The 17-member Steering Committee is comprised of a number of public officials, government representatives, not-for-profit members, and private citizens from the general public with a common goal of improving economic and environmental conditions and overall quality of life within the City of Cohoes. The Steering Committee for the Cohoes Boulevard BOA included: City staff, at large members from each of the three City Wards in the Study Area, and representatives from NYS Parks and the National Park Service. In addition, the NYS Department of State provided advisory and material support for plan development and implementation. A complete

listing of Steering Committee membership can be found in Appendix A. The committee was responsible for guiding the consultant team in developing the plan and acted as a sounding board for ideas related to revitalization of the Study Area.

During this process, the City also engaged in a Step I Pre-Nomination Study for a BOA immediately to the east. To maximize the use of consultant and volunteer time, the committee met bi-monthly to engage in the discussion of both projects simultaneously while the Delaware Avenue BOA Pre-Nomination Study project was active. Steering Committee meeting summaries for the Cohoes Boulevard Nomination Study are included in Appendix B. Copies of presentations to the Steering Committee are located in Appendix L.

2.2.3 Public Meetings & Workshops

The Cohoes Boulevard BOA project recognizes public input as an integral part of the planning process. As a result, members of the public were asked to participate in a series of meetings and workshops to provide community insights and brainstorm innovative solutions to the challenges faced by the Study Area. These public meetings were held in order to develop a vision for the Study Area and to identify community priorities. An overview of each meeting is provided below, with meeting summaries included in Appendix C. Copies of presentations from Public Meetings are located in Appendix L.

November 10, 2010 - Visioning

The first public meeting was held at the Cohoes Middle School as a joint meeting for the Cohoes Boulevard BOA and a concurrent BOA Study being conducted for Delaware Avenue. Bergmann Associates presented an overview of the Brownfield Opportunity Area (BOA) program, including the project timeline, the BOA process, and benefits associated with the BOA program. Previous planning efforts related to the project area were also presented. Finally, a summary of existing conditions within the Study Area was provided. This included information related to demographic, socio-economic, and physical features of the two Study Areas. Following the presentation, participants were invited to review



Participants engaged in an interactive exercise to help identify the future vision of the Cohoes Boulevard BOA.

and comment on posters of the draft goals for each Study Area, developed based on prior planning efforts. Finally, participants were broken into two groups and engaged in a visioning exercise for each of the BOAs.

August 29, 2012 - Public Design Workshop

The second public meeting for the Cohoes Boulevard BOA was a public design workshop, which provided the members of the steering committee and the public with an additional opportunity to work interactively with the project team in refining the vision and potential build out scenarios for the Study Area. Bergmann Associates facilitated the meeting, which provided an educational primer on design best-practices, a community character survey, and a small-group design roundtable. The findings from the survey and roundtable session were incorporated into the Master Plan as presented in Sections 4 and 5.

December 11, 2012 - City Council Meeting

Bergmann presented the preliminary Master Plan for the Cohoes Boulevard Revitalization Strategy to City Council and the general public at an open meeting. The presentation included a brief overview of the NYS Brownfield Opportunity Area program, progress update and the draft phasing of the preferred Master Plan identified by the Steering Committee.

December 12, 2012 - Choose Cohoes Meeting

Similar to the public meeting the night before, Bergmann Associates presented the preliminary Master Plan to the Choose Cohoes membership at the Cohoes Senior Center. Choose Cohoes is a diverse organization of local business leaders, educators, residents and governmental representatives that seek to improve the economic and community development climate in Cohoes. The presentation included a brief overview of the NYS Brownfield Opportunity Area program, and the following discussion included opportunities for the continued involvement of the Choose Cohoes membership during project implementation.

2.2.4 Stakeholder Meetings

A series of Stakeholder Meetings were held on June 9, 2010 to provide the consultant team and the steering committee with additional feedback necessary in helping to shape the analysis within this Nomination Study. Stakeholder topic areas included:

- Large businesses (Norlite Corporation, Mohawk Fine Papers)
- Developers and investors (Conley Associates)
- Strategic communications & branding (Oberlander Group)
- City officials (Community & Economic Development, Cohoes Housing Authority)
- State agencies (NYS Canal Corporation)

The stakeholder meetings were facilitated by members of the consultant team. Summaries of stakeholder meetings are located in Appendix D.

3 Inventory and Analysis of the BOA

3.1 Community Setting

3.1.1 Historical Perspective: The “Spindle City”

Located at the confluence of the Mohawk and Hudson Rivers, the City of Cohoes was settled in the early 1700s as part of the Manor of Rensselaerswyck, a Dutch colonial feudal system developed around farming. Within a few decades, the city emerged as a focal point for military operations, in particular during the French and Indian Wars, the Revolutionary War and the War of 1812. During these wars, colonial and American troops used the Van Schaick Mansion as a military headquarters.

As peace once again settled over the country, Cohoes developed into a more traditional small city. Several industrial operations arrived and were complemented by the Erie and Champlain canals, which were completed in 1823. The presence of waterpower on both major rivers, coupled with the accessibility made possible by the canals fueled the strength of industry in Cohoes. In particular, textile operations such as the Harmony Mills complex thrived in the city. In the years following the Civil War, Cohoes had become established as a leading manufacturing center with foundries and machine shops as well as the various mills and textile operations. This boom led to a large increase in the population, from 150 in 1840 to 4,229 in 1850. This trend continued throughout the rest of the 19th century as immigrants from Europe and Canada arrived in Cohoes. The City’s population peaked at 24,709 in 1910.

Eventually the textile industry began to decline, as cheaper electricity combined with lower-cost labor in the South contributed to operations leaving the City. Between 1910 and 2010, Cohoes lost over 8,500 residents (+/- 35 percent). While some industrial activity remains within the City of Cohoes, many of its original industrial buildings became deteriorated and outdated and were unable to compete with modern facilities. In recent years, however, the City has sought to revitalize these facilities, including the renovation of the Harmony Mills complex into residential units. The late 20th Century and early 21st Century have been characterized by the City’s transition from an industrial powerhouse to a bedroom community in the Capital District.



Artist rendition of the Erie Canal traversing through the bustling City of Cohoes during its heyday as one of the nation's leading textile production communities.

This transition has been marked, especially in recent years, by proactive community planning which seeks to preserve the City's past and use that as a foundation for revitalization in the future.

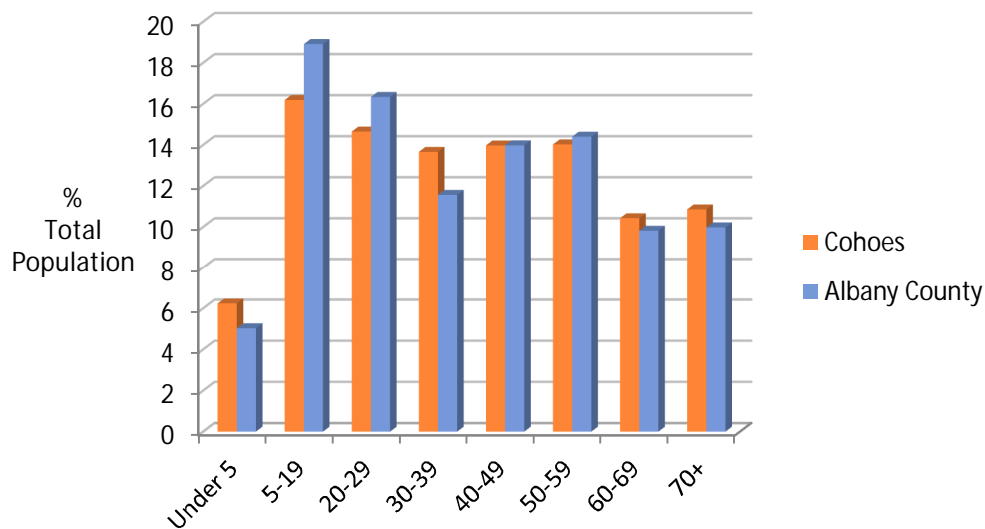
3.1.2 City and Regional Trends

Population

Like many industrial cities in the northeast, the City of Cohoes experienced an out-migration of industry during the mid-20th century. The City's population peaked in 1910 at 24,709, yet has declined nearly 35 percent since due to the decline of manufacturing jobs, the exodus to the suburbs and the dislocation of housing due to major urban projects, including the construction of SR-787. Not unlike other cities in similar situations, the loss of population has had significant adverse impacts on the City's tax base, job and business development, and housing values.

Figure 5. Population Breakdown by Age, 2010

Source: US Census Bureau



However, recently the Cohoes has experienced a growing resurgence, with a population increase of 4.2 percent between 2000 and 2010, helping stabilize the City and provide an improved outlook for future growth. Some of this population gain can likely be attributed to the rebirth of residential development in Cohoes, including the construction of several housing developments and the renovation of the Harmony Mills complex to include a significant number of loft-style residential units.

It is also important to understand the age breakdown of an area's residents as different age groups requires a unique set of municipal services. A community with a large proportion of young families, for example, may require more youth recreational opportunities and day care

facilities; whereas communities characterized by larger numbers of senior citizens may realize increased demand for public transportation, medical services and senior-related recreational activities.

As is depicted in Figure 5, the age breakdown for the City of Cohoes and Albany County follow very similar trends, with the majority of residents being under the age of 40 (51 percent in the City and 49 percent in the County). With approximately 22 percent of the population under age 22, additional pressure will be placed on municipal services typically directed towards young families and the youth.

To determine the number of residents living in the Study Area, block group data was collected from the U.S. Census Bureau for both 2000 and 2010. As can be seen in Figure 6, five census block groups are wholly or partially located within the Study Area (note that a sixth block group traverses the very northern tip of the Study Area but only encompasses commercial properties and was thus not included). For most of the Study Area, census block group boundaries match-up with those of the Study Area. The only area where census block groups extend beyond the Study Area boundary is in the northwest corner along Ontario Street. The largest extension outside of the Study Area is by Block Group 2 (Census Tract 129); a small portion of Block Group 2 (Census Tract 129) also reaches beyond the Study Area boundary. Fortunately, there are few residential parcels in those portions of the census block groups that extend beyond the Study Area. As such, these extensions should not skew the census data analysis results provided below.

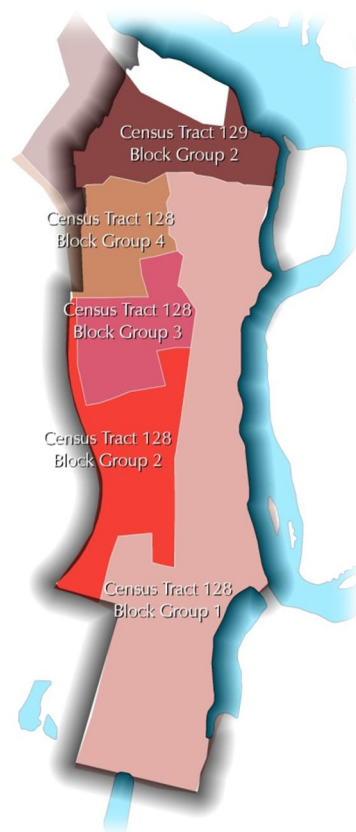


Figure 6. U.S. Census Block Groups in the Study Area

Between 2000 and 2010, the population residing in the Study Area increased by approximately 4 percent, from 4,600 people to 4,806 people. In terms of the age of Study Area residents, the age breakdown for the Study Area is very similar to that of the City as a whole. The following are a few key age-related statistics for the Study Area:

- Approximately 46 percent of the population is over the age of 40, up from 44 percent in 2000.
- School-aged children comprise 18 percent of the Study Area’s residents, down from 25 percent in 2000.

- Block Group 2 (Census Tract 129), located in the northeastern portion of the Study Area, has a larger proportion of residents over the age of 40 (61 percent) than does the City (49 percent) or Study Area (45.9 percent) as a whole, up from 58 percent in 2000.

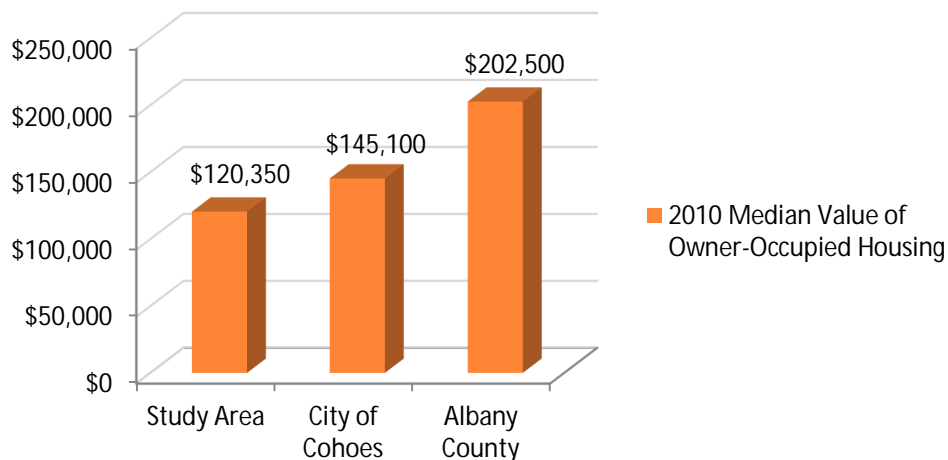
Housing Characteristics

During the 20th century the City of Cohoes transitioned from an industrial, blue-collar city to that of a residential bedroom community serving the Capital District. This evolution has contributed to the presence of a variety of architectural styles and a diversity of housing types. While homes in the City date back to the 1730s (the Van Schaick Mansion was built between 1735 and 1755), most of the City's homes were built between 1930 and 1970 and thus represent the styles of that era. More recent housing developments include new loft-style apartments in the Harmony Mills complex and condominiums along portions of the Hudson River waterfront. Specific to the Study Area, housing styles include older row houses, single-family detached homes, multi-family homes, and apartment buildings.

Housing Values

According to the 2010 American Community Survey, the median value for owner-occupied housing in the Study Area was \$120,350. Comparisons with the City of Cohoes indicate that Study Area owner-occupied housing values are only slightly lower than the City as a whole (see Figure 7), while considerably lower than those for Albany County.

Figure 7. Median Values for Owner-Occupied Housing, 2010
Source: US Census Bureau



Housing Ownership

Although housing values in the Cohoes Boulevard Study Area indicate that the area is slightly more affordable than the City as a whole, the rate of owner-occupied units (17.8 percent) is considerably less than that of the City (38.5 percent; see Table 1). Within the Study Area, the highest rates of owner-occupancy occur south of Columbia Street, although even here the average rate of owner occupancy is only 35 percent, which is still lower than that of the City as a whole. The highest rates of rental-occupancy generally occur north of Ontario Street – 97 percent of the housing units in this area were renter-occupied in 2010.

Table 1. Housing Occupancy Characteristics, 2010

Source: US Census Bureau

Geographic Area	Total Housing Units	Vacant Units		Owner-Occupied Units		Renter-Occupied Units	
		Vacant Units	Percent of Total Housing Units	Owner-Occupied Units	Percent of Total Housing Units	Renter-Occupied Units	Percent of Total Housing Units
Study Area	2,730	372	13.6	485	17.8	1,873	68.6
City of Cohoes	8,394	927	11	3,234	38.5	4,233	50.4
Albany County	137,739	11,488	8.3	72,577	52.7	53,674	39.0

The availability of affordable and rental housing within the Study Area provides an opportunity to attract young families or singles that may be just starting out. Recent investments along Remsen Street have resulted in the renovation of many upper story apartments, with a heavy focus on artisan lofts. These modern residential units are attracting a host of new residents to the downtown business district. Additionally, many of the rental units in the Study Area are occupied by long-term renters. Long-term renters have a relatively high vested interest and therefore may act more like homeowners, taking greater care in maintaining their units/neighborhood.

It is important to note, however, that absentee landlords may facilitate the presence of nuisance properties. Although absentee landlords may not be a significant problem for the Study Area, the BOA process should focus on encouraging owner-occupancy to the extent possible, and identify policy areas that promote property maintenance and area revitalization where they are most needed.

Vacancy Rates

In many instances, property values are often negatively impacted by the presence of vacant properties, which can degrade neighborhood aesthetics and attract crime. Not only do vacant properties threaten property values, but their presence often imposes higher costs on municipalities that may be forced to assume responsibility for maintenance, nuisance control and possible demolition costs.

Based on the 2010 U.S. Census, approximately 13.6 percent of all housing units in the Study Area are vacant, which is higher than the rates of vacancy in both the City of Cohoes and Albany County. Additionally, almost 40 percent of the City's vacant housing stock is located within the Study Area. Within the Study Area, vacancy rates are highest in the downtown business district and the areas between Columbia Street and George Street just south of the Central Business District. These two small areas contain just over 38 percent of all the vacant units in the Study Area.

Study Area vacancy rates are highest in the downtown business district and the areas between Columbia Street and George Street just south of the Central Business District.

Understanding the location of these vacant properties is an important component for developing the proper revitalization strategies for the Study Area. Specific to the Study Area, the City of Cohoes has selectively demolished several vacant and nuisance properties over the past decade. While there are many problems associated with vacant housing, the presence of vacant properties also provides an opportunity for the area to identify and pursue infill development opportunities. The presence of several contiguous vacant parcels may also be attractive to developers seeking to consolidate lands for larger projects. Re-urbanization efforts not only benefit area residents, but additionally discourage sprawl by guiding development within the urban core. Although re-use of properties may be limited by historic uses or existing site conditions, the BOA process can facilitate identification of suitable and context relevant redevelopment opportunities.

Employment, Occupation, and Income

Most Upstate New York communities have gradually been transitioning from manufacturing to service-based economies. Understanding the employment and income characteristics of the City of Cohoes lends insight into the community's economic well-being, as well as emerging markets and local economic niches on which the City can capitalize. Employment and income characteristics provide insight into the ability of individuals and households to invest in their community.

According to the 2010 American Community Survey, approximately 67 percent of the Study Area population was in the labor force, compared with 66.0 percent for the City and 64.7 percent for the County. It should be noted, however, that 43.8 percent of the Study Area population is considered not to be in the labor force; of those individuals in the labor force, 95.0 percent were employed in 2010. This rate is slightly higher than the City of Cohoes (94.4 percent) and slightly higher than Albany County (93.9 percent) (see Figure 8). Data provided by the U.S. Bureau of Labor Statistics, however, indicates that county unemployment has been modestly increasing since 2000, with the greatest increases occurring in 2008 and 2009. The national recession that began in late 2007 has had a significant impact of employment, wages,