



# TROY CITY HALL REDEVELOPMENT PLAN

**Sasaki**

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Talevi and Haesche, LLC

**December 2, 2009**

# Goals of the City Hall Site Redevelopment Study

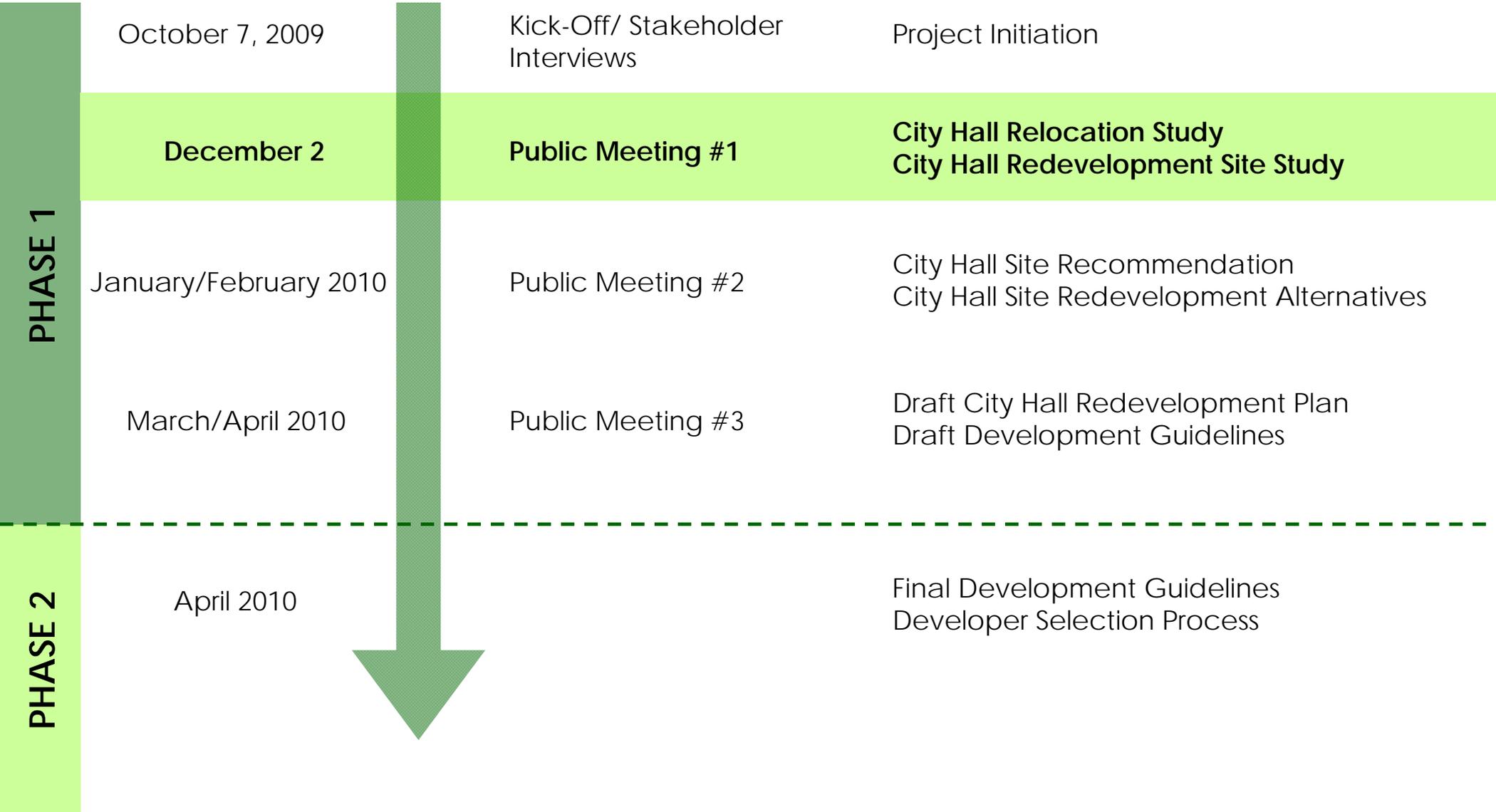
**1** Relocate City Hall to a site that contributes to the growing vibrancy of Downtown

**2** Visually and physically enhance public access to the Hudson Riverfront, linking the riverfront and downtown

**3** Create proactive development guidelines

**4** Build a new structure on the existing City Hall site that contributes to the economic development of Downtown

# project schedule



October 7, 2009

Kick-Off/ Stakeholder Interviews

Project Initiation

December 2

Public Meeting #1

City Hall Relocation Study  
City Hall Redevelopment Site Study

January/February 2010

Public Meeting #2

City Hall Site Recommendation  
City Hall Site Redevelopment Alternatives

March/April 2010

Public Meeting #3

Draft City Hall Redevelopment Plan  
Draft Development Guidelines

April 2010

Final Development Guidelines  
Developer Selection Process

PHASE 1

PHASE 2

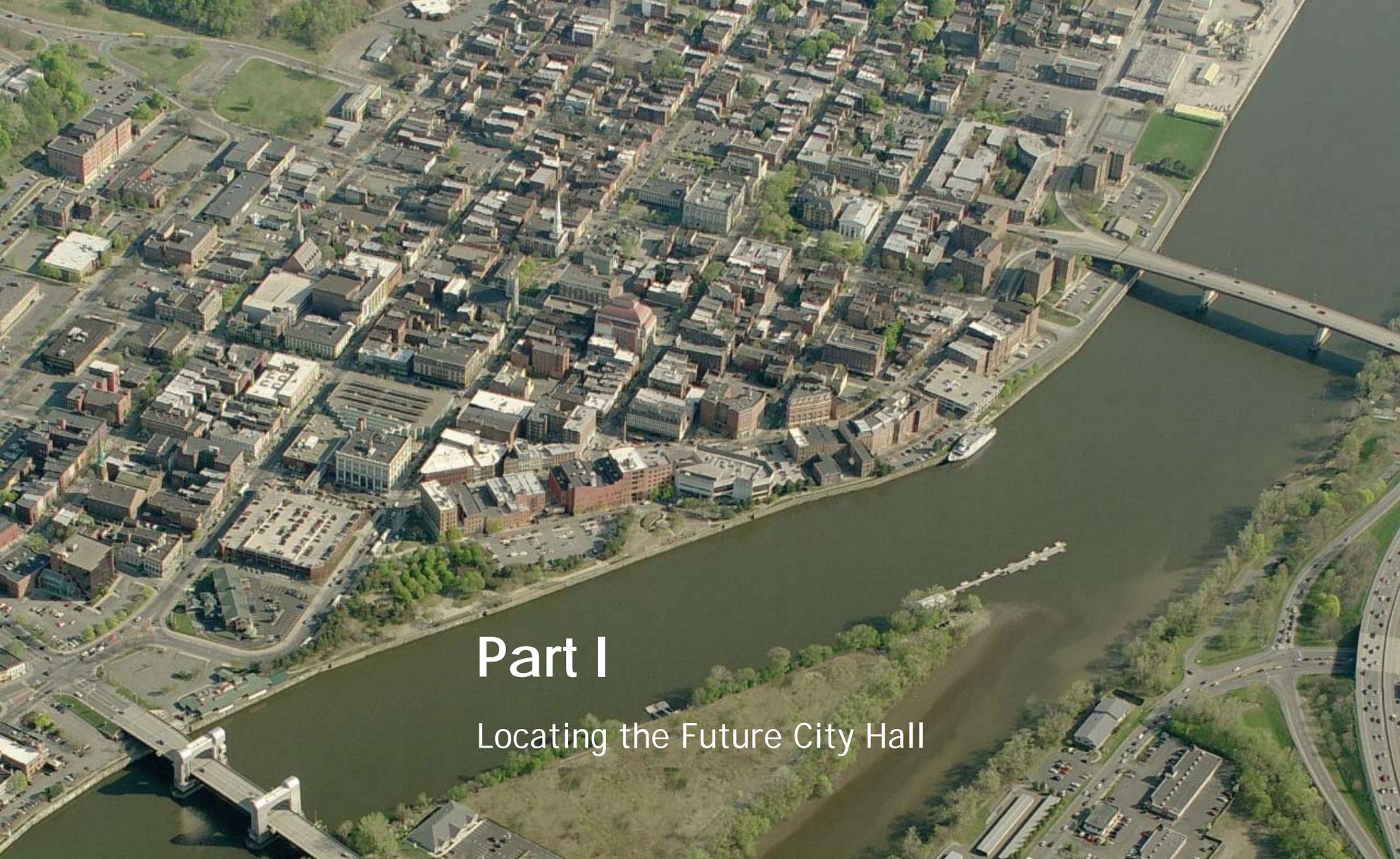
# December 2 Agenda

## 1. Which site for City Hall best contributes to Downtown Troy?

- Role of City Hall
- Troy Downtown Analysis
- Potential City Hall Sites and Evaluation Criteria

## 2. How can the redeveloped City Hall site contribute to Monument Square and the Riverfront?

- Monument Square Area Plan
- Criteria for City Hall Riverfront Site Development



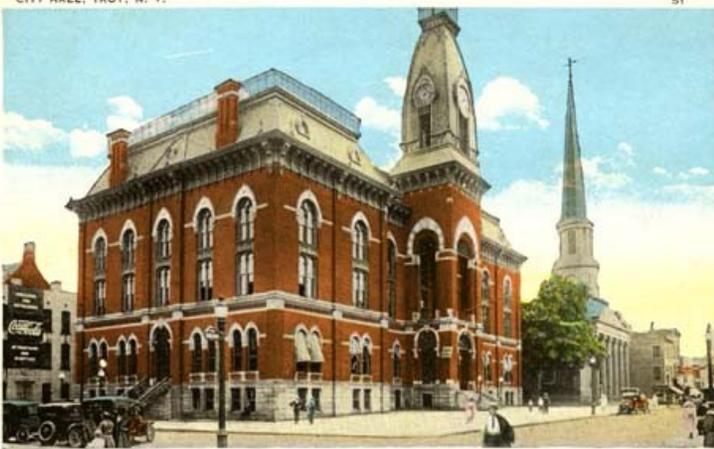
# Part I

Locating the Future City Hall

current city hall



# historic city hall



# What is the role of City Hall within the City?

- 1 Where should City Hall be **positioned** within the Downtown?
- 2 How should City Hall relate to urban **public space**?
- 3 What should the **character** of city hall be?

1

# What is City Hall's **position** in the Downtown?



Central Location, Philadelphia, PA

(map: <http://www.portlandonline.com>)

1

# What is City Hall's **position** in the Downtown?



State House

City Hall

What are key **adjacencies** for a new City Hall?



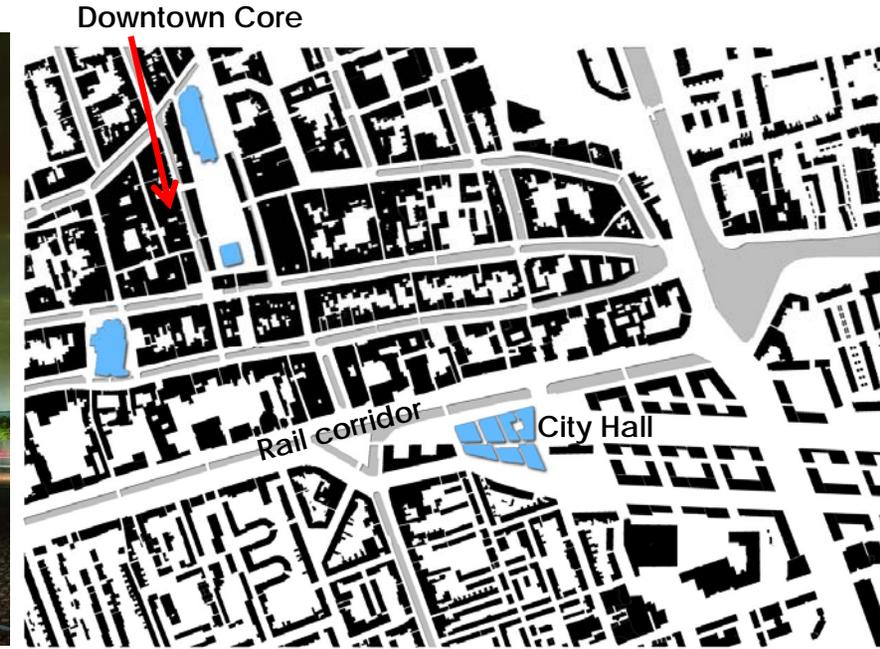
Government District, Albany, NY

1

# What is City Hall's **position** in the Downtown?



Revitalization of a fringe district,  
Delft, Netherlands



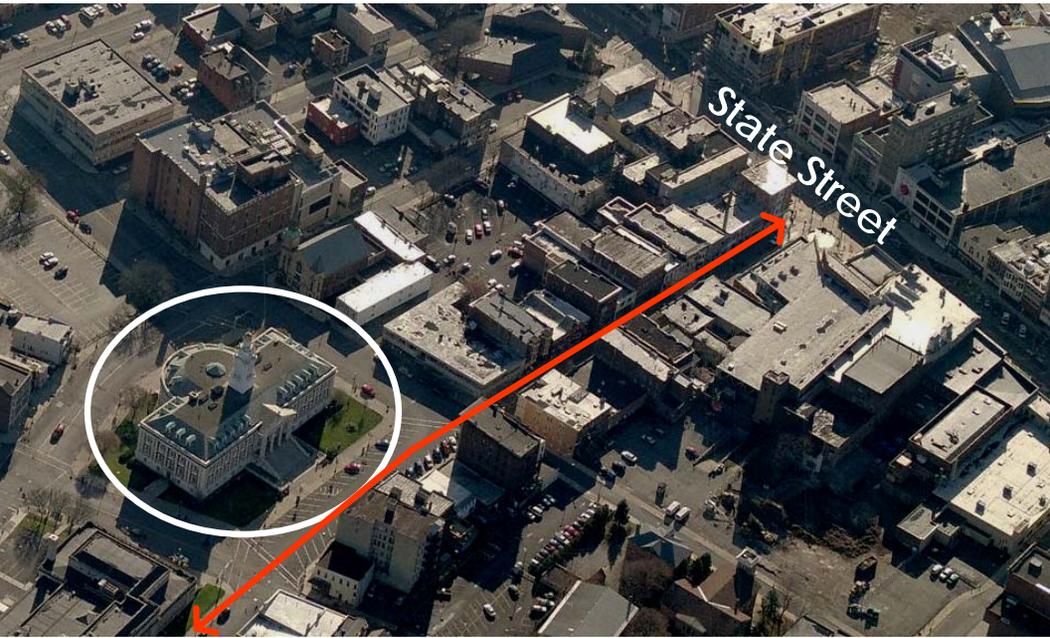
## 2 How should City Hall relate to urban **public space**?



Formal lawn, San Francisco, CA



## 2 How should City Hall relate to urban **public space**?

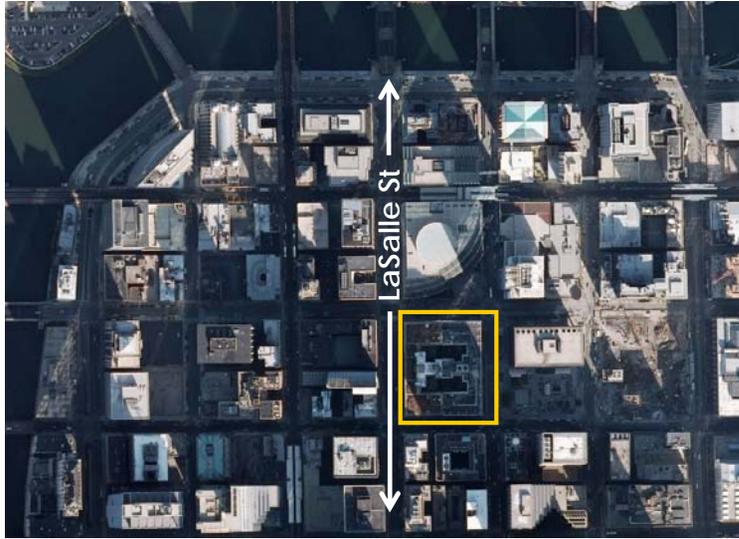


Street with landscaped setback as public space, Schenectady, NY



2

# How should City Hall relate to urban **public space**?



Street as urban public space, Chicago, IL



# 2

## How should City Hall relate to urban public space?



Mixed use transit station and City Hall, Delft



Multi-use event plaza, Austin, TX



# 3

What should the **character** of city hall be?



Airport hangar **adaptive reuse**  
Miami City Hall, Coconut Grove, FL

# 3

## What should the **character** of city hall be?



Civic and Government Center  
Rochester, MN



Proposed mixed use  
City Hall and office  
complex  
San Diego, CA

# Evaluating Potential City Hall Sites

- 1 Program and Site Accommodation
- 2 Potential Sites and Downtown Analysis
- 3 Criteria for Site Evaluation

# City Hall Program

## **Existing City Hall GSF – 46,625**

- Underutilized Space
- Lacking multi-purpose rooms, storage and expansion space

## **Verizon Building GSF – 33,000**

- Lacking multi-purpose rooms, chamber, storage, expansion space, lobby, media room

## **Suggested Program GSF – 48,000**

- Allows for expansion, storage, multi-purpose rooms, chamber, lobby and media room

GSF = Gross Square Feet

NSF = Net Square Feet

# City Hall Program

## Suggested Program GSF – 48,000

Area	NSF	
Assembly Space	7,000	Chamber and Lobby
Office Space	14,210	Open plan, private and expansion office space
Meeting Space	5,700	Lunch room, multi-purpose and conference rooms
Support Space	6,920	Media, storage, shipping/receiving, facilities
<b>Total NSF</b>	<b>33,830</b>	
<b>Total GSF @ 70%</b>	<b>48,038</b>	Circulation, mechanical, structure

GSF = Gross Square Feet  
NSF = Net Square Feet

# Initial Site Selection

- City Hall space needs
- Previous studies and reports
- Current development initiatives
- Site reconnaissance
- Underutilized parcels
- Stakeholder interviews



# Potential City Hall Sites

## Adaptive Reuse Sites

1. Verizon Building  
(1a. redevelop adjacent site for expansion)
2. Troy Record Building
3. Proctor's Theater

## Redevelopment Sites

4. EOC building block
5. Original City Hall site
6. Atrium Building/ Site
7. KFC site
8. RPI dormitory/ Best Western site
9. ?? (additional sites)

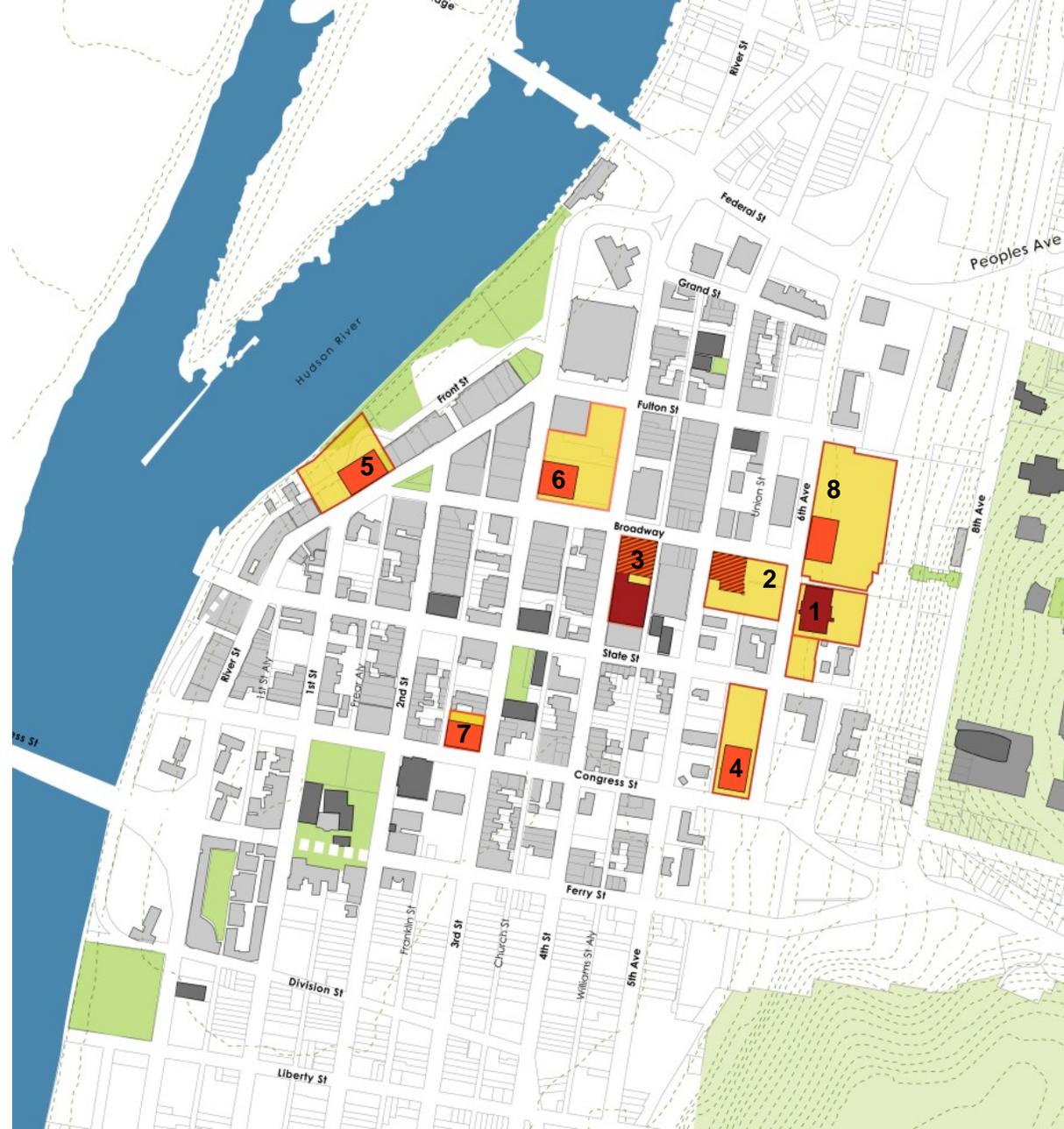


# Program and Site Capacity

This new program suggests a **three to four** story building with **12,000 to 16,000 square foot** floor plates.

(Approximately 100' x 160')

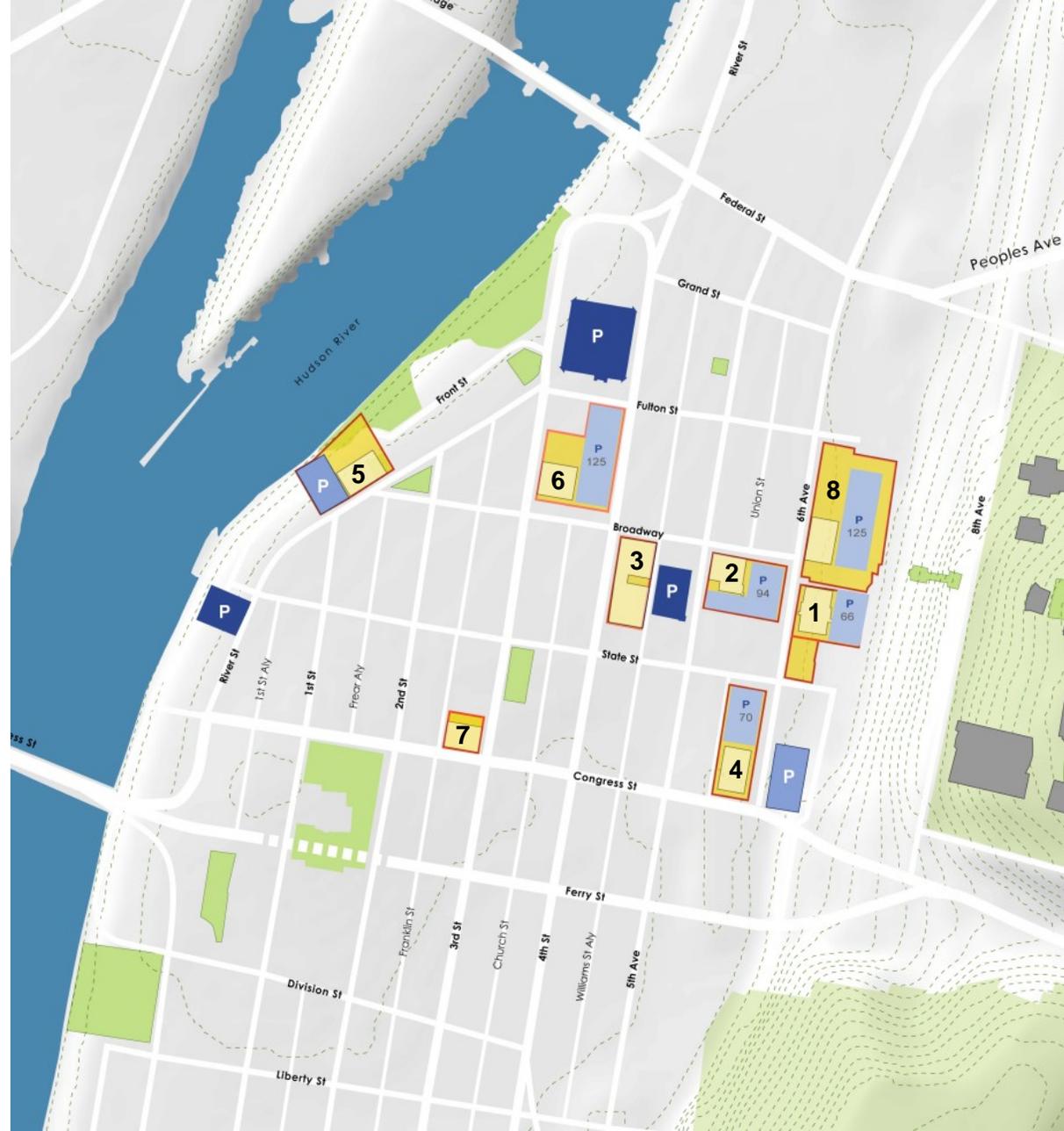
1. Verizon Building
2. Troy Record Building
3. Proctor's Theater
4. EOC building block
5. Original City Hall site
6. Atrium Building/ Site
7. KFC site
8. RPI dormitory/ Best Western site



# Program and Site Capacity

The ideal site would be able to accommodate this size footprint in addition to either the full **125 surface parking** spaces or at a minimum, the **25 visitor parking** spaces.

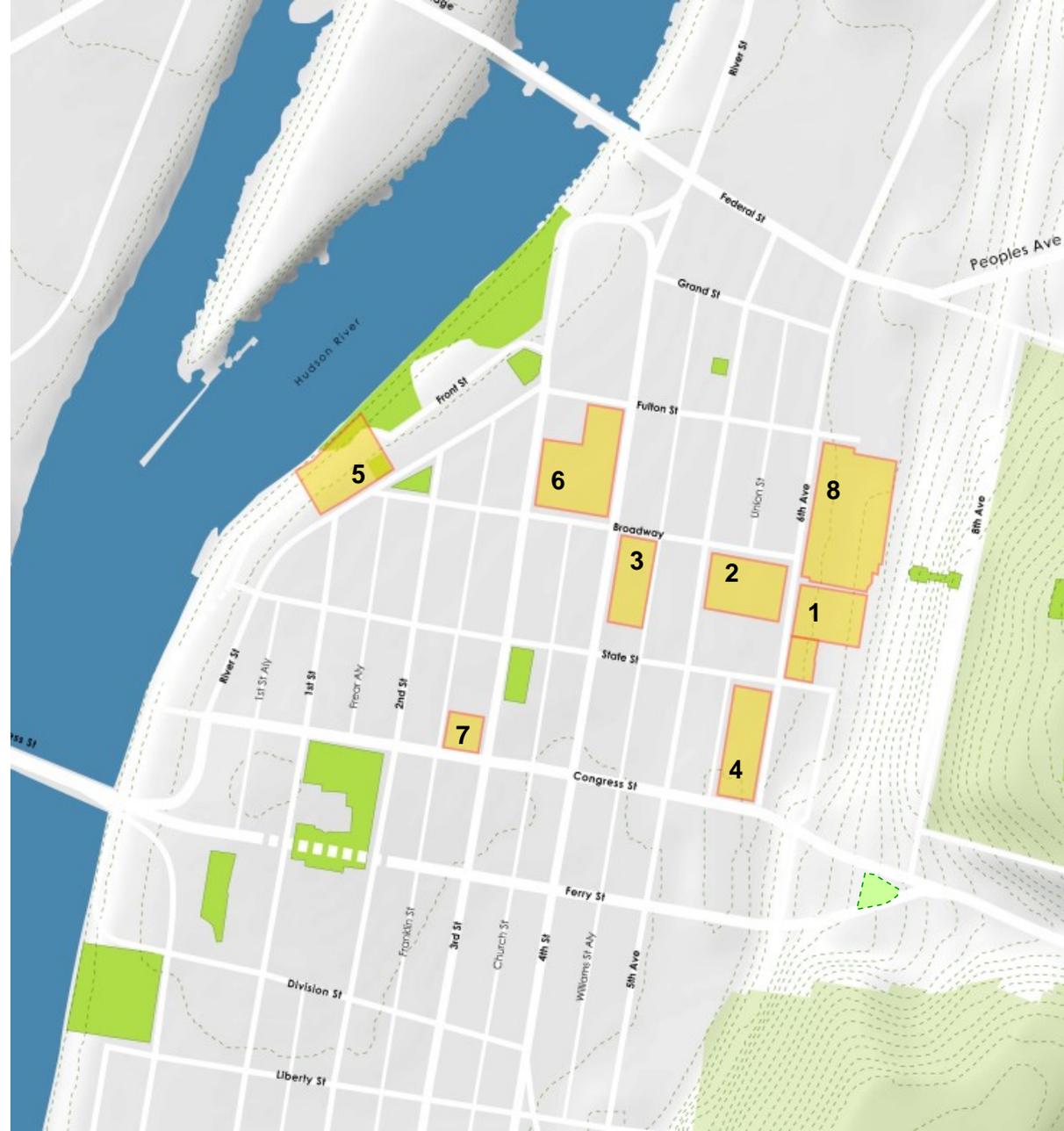
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# Site Area

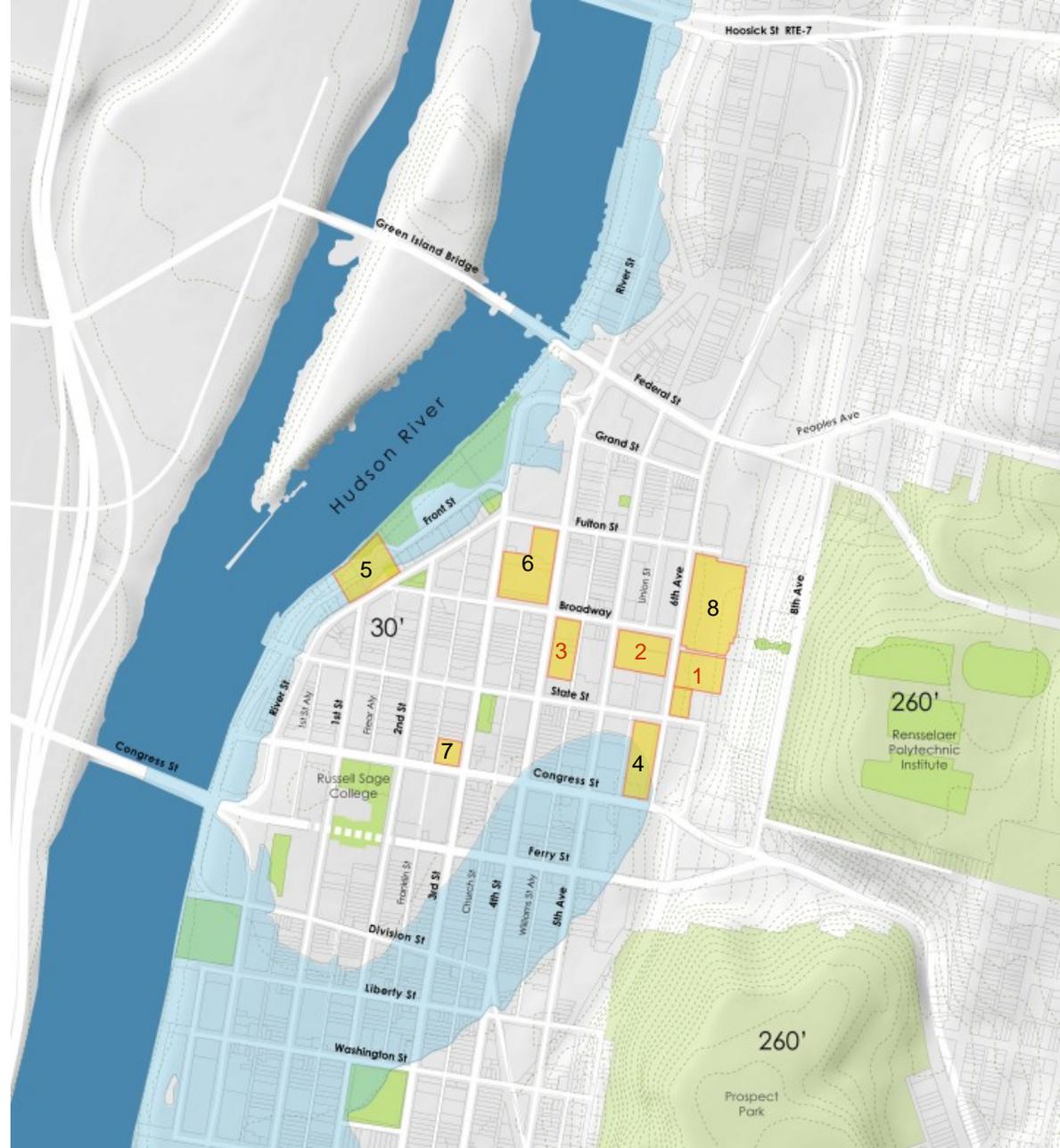
Program requirements suggests an overall **minimum site area of one acre.**

- |    |                                     |               |
|----|-------------------------------------|---------------|
| 1. | Verizon Building                    | 1.5 ac        |
| 2. | Troy Record Building                | 1.3 ac        |
| 3. | Proctor's Theater                   | 1.0 ac        |
| 4. | EOC building block                  | 1.3 ac        |
| 5. | Original City Hall site             | 1.5 ac        |
| 6. | Atrium Building/ Site               | 2.0 ac        |
| 7. | <b>KFC site</b>                     | <b>0.4 ac</b> |
| 8. | RPI dormitory/<br>Best Western site | 3.2 ac        |



# Natural Features

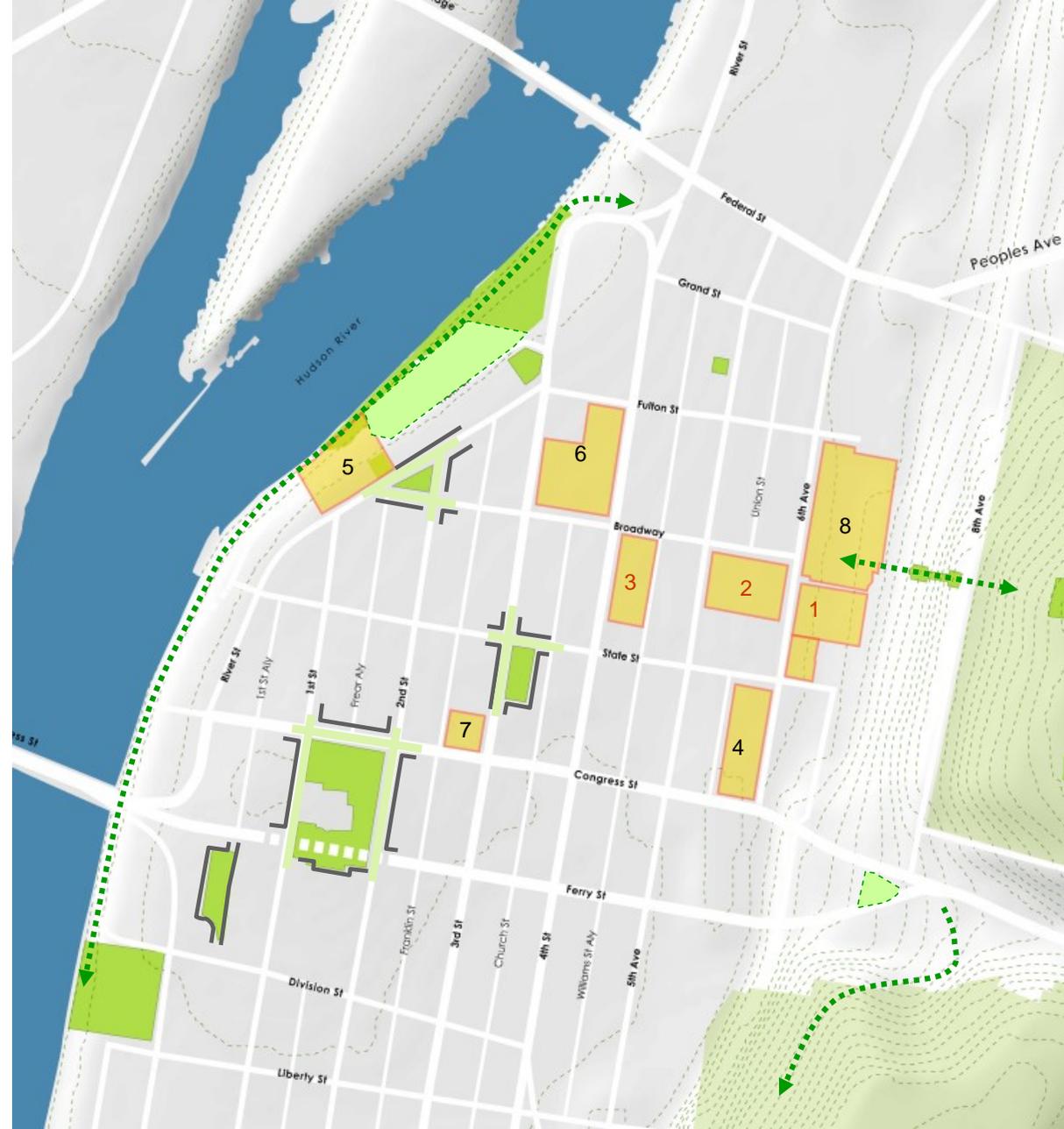
- Development constraints for 100-year flood plain
- Waterfront park floods every 6-7 years due to ice dams
- Hillside defines downtown's western edge
- Steep slope separates RPI and downtown



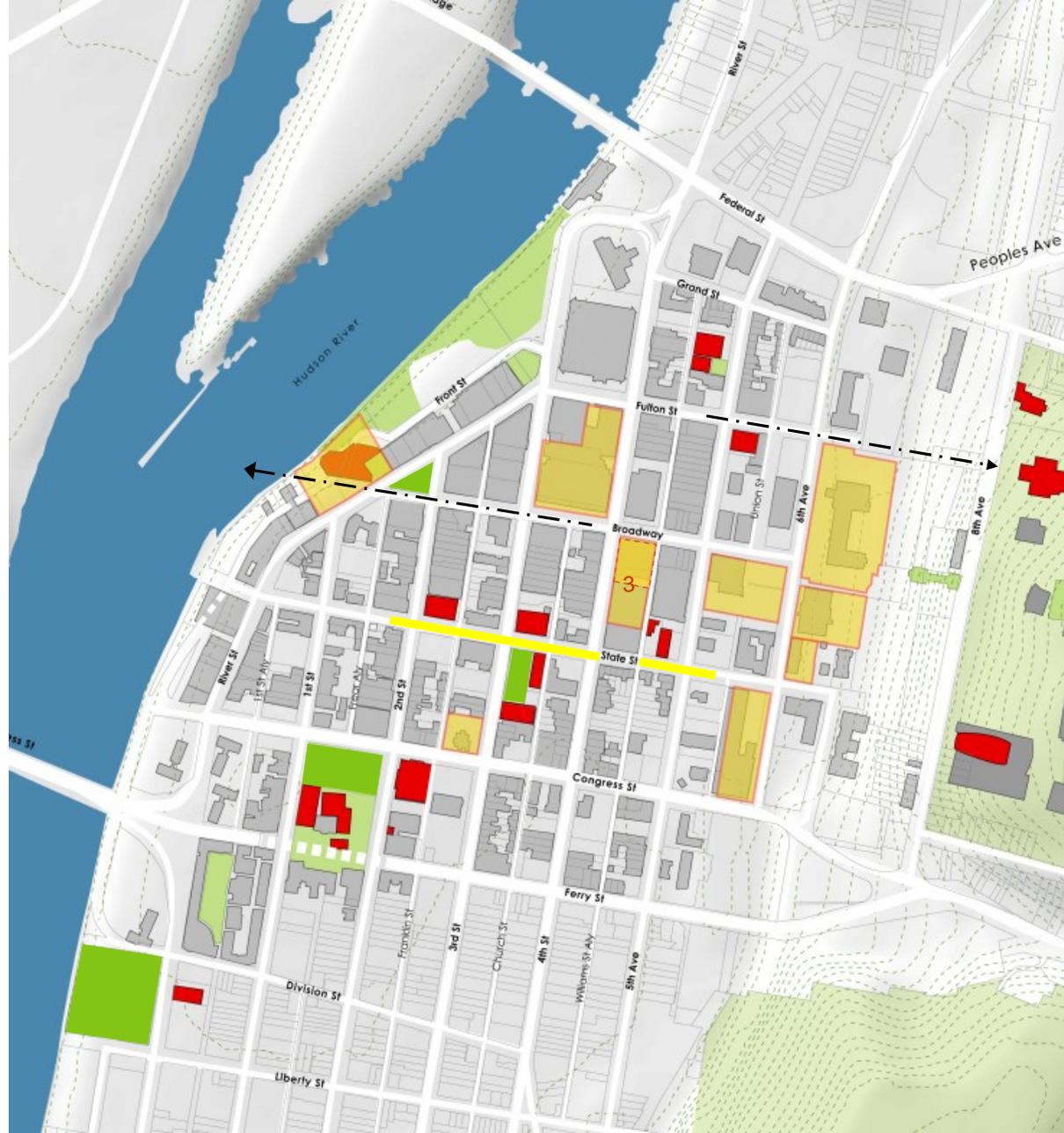
# Gateways and Access



# Parks and Trails



# Landmarks



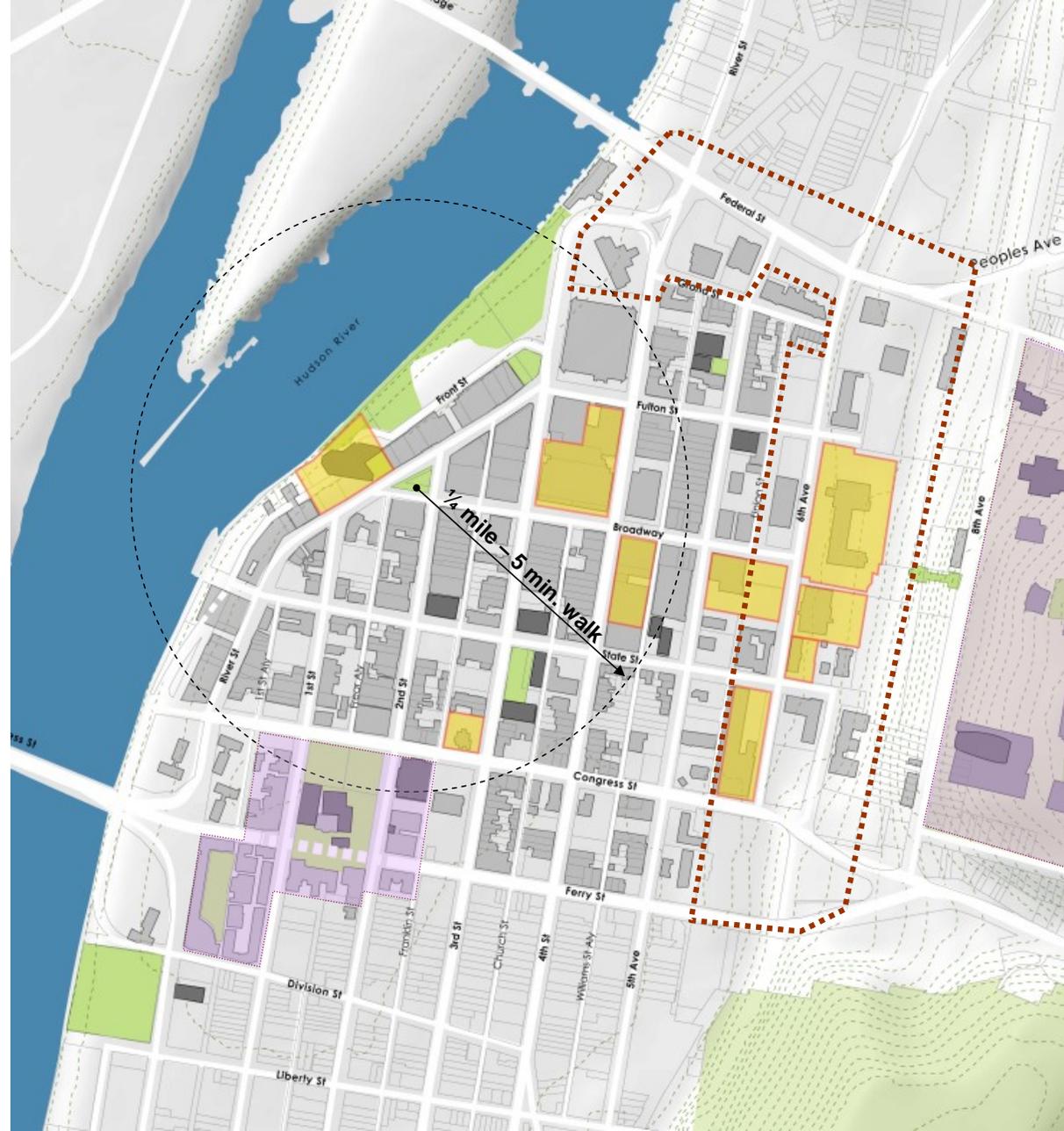
# Parking

City's Metering Study shows:

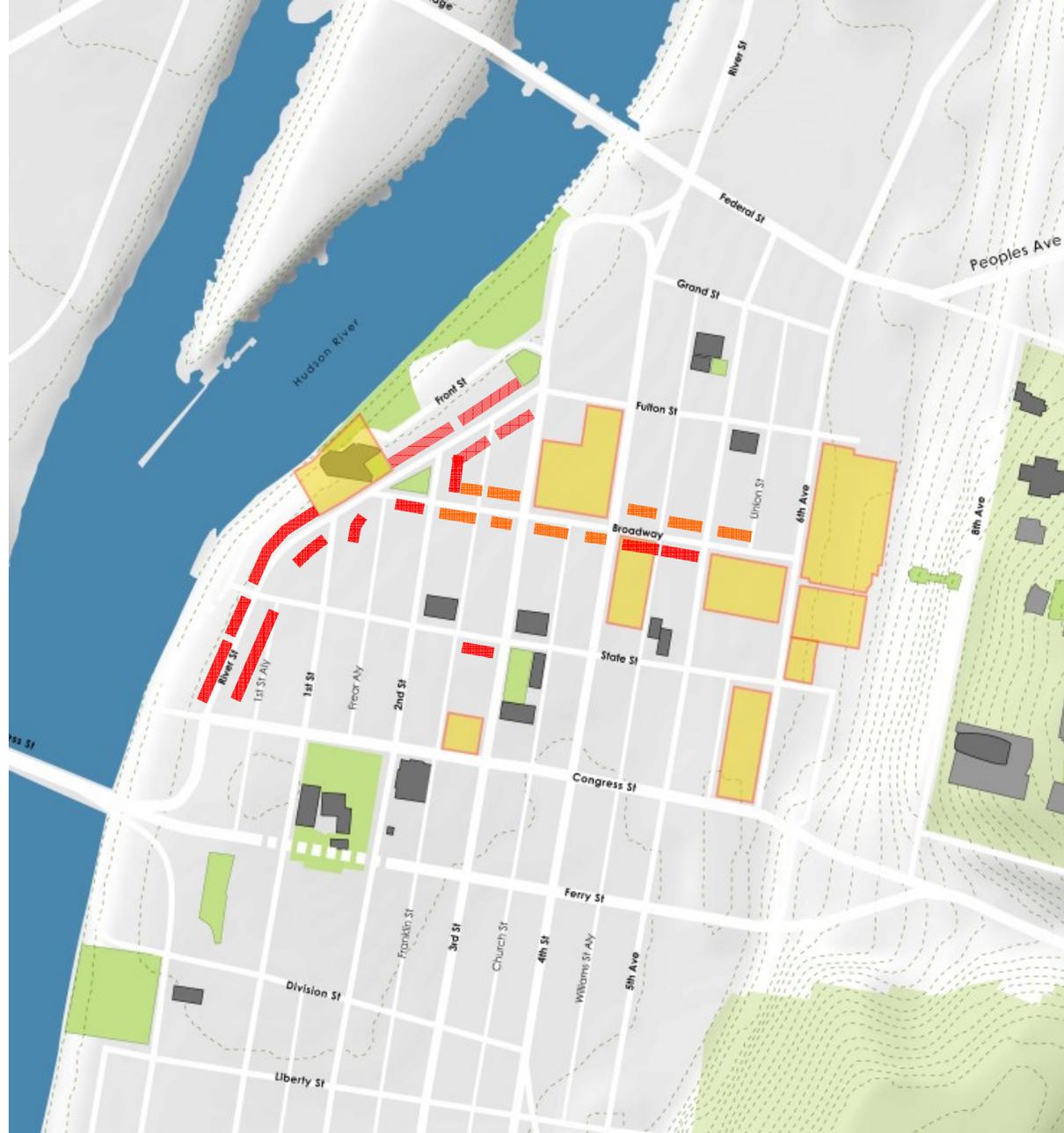
- On-street: 1,085 spaces
- Off-Street: 757 Spaces
  - Average: 380 **vacant** spaces,
  - Peak 360 **vacant** spaces
  - Facilities' occupancy **does not exceed a 71% average** rate



# Center vs. Fringe

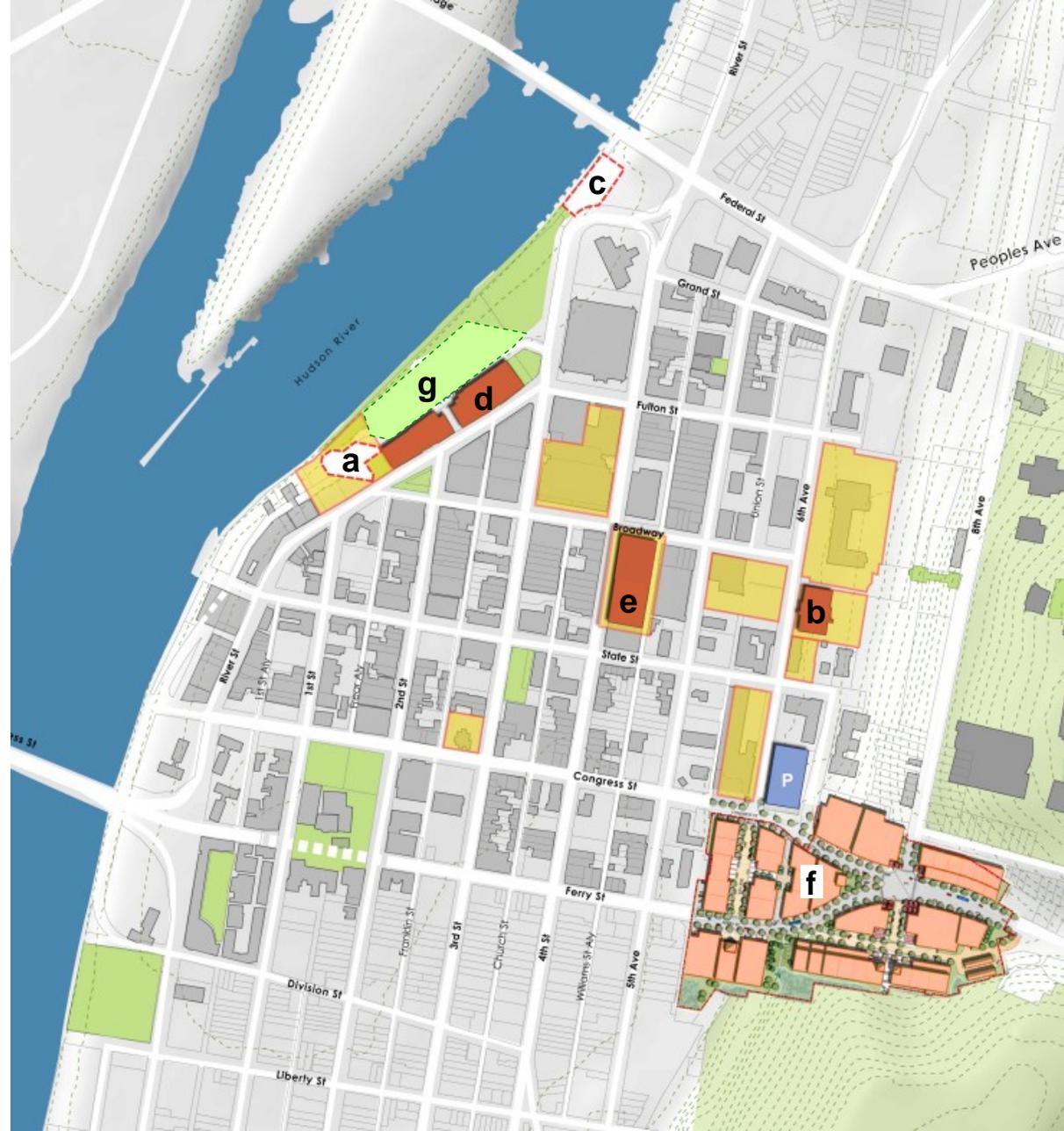


# Street Level Retail



# Development Plans

- a. City Hall Site Redevelopment
- b. Verizon Building Renovation
- c. Dinosaur Barbeque site
- d. Building Renovation- River St.
- e. Proctor's Theater Renovation
- f. Congress and Ferry Development
- g. Renovate Waterfront Park



# Criteria for Evaluation

- Location
  - Central vs. Peripheral Location
  - Ease of access
  - Visibility
  - Walkability
  - Adjacencies
  - Proximity to parks and open space
  - Parking- off-site/shared vs. on-site
- Character and Configuration
  - Monumental vs. non-descript
  - Adaptive Reuse vs. New Construction
  - Sustainable Design
- Program
  - Mixed-Use vs. Single-Use
  - Expansion
- Financial Viability
- Economic Benefit



# 1. Verizon Building

- 1.5 acre site
- Proximate to other government uses
- Currently occupy the building
- Potential for future expansion on adjacent site
- Edge location anchors the corridor connecting Monument Square to RPI



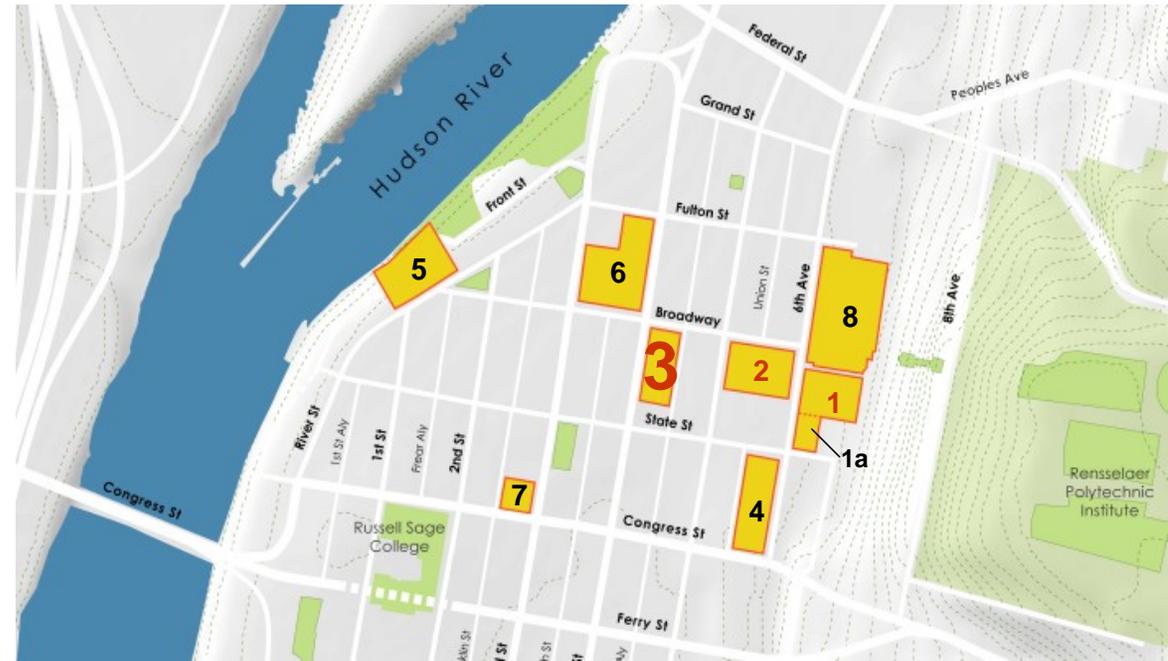
## 2. Troy Record Building

- 1.3 acre site
- Reuses a historic, downtown commercial building
- Accessible location on Broadway
- Occupied by existing viable business
- Proximate to other government uses



### 3. Proctor's Theater

- 1.0 acre site
- Key location between Broadway and State
- Reuses a historic, iconic, underutilized building
- Constrained site requires shared or structured parking
- Requires land assembly
- Large enough to accommodate additional uses



## 4. EOC Block

- 1.3 acres
- Edge location is near future Congress-Ferry reinvestments
- Full block site offers development flexibility
- Accessible and visible from downtown gateways
- Large enough to accommodate additional uses



## 5. Original City Hall site

- 1.5 acres
- Prominent location at Monument Square
- May be a higher and better use for waterfront site



## 6. Atrium Building Site

- 2.0 acres
- Redevelopment retains historic corner building (CVS)
- Prominent location near historic core
- Accessible off key gateway streets
- High visibility on Broadway
- Potential for shared parking opportunities with existing, convenient garages
- Large enough to accommodate additional uses



## 7. KFC Site

- 0.4 acres
- Small lot size limits redevelopment flexibility
- Located on edge of downtown core
- Redevelops an underutilized site
- Too small to accommodate on-site parking



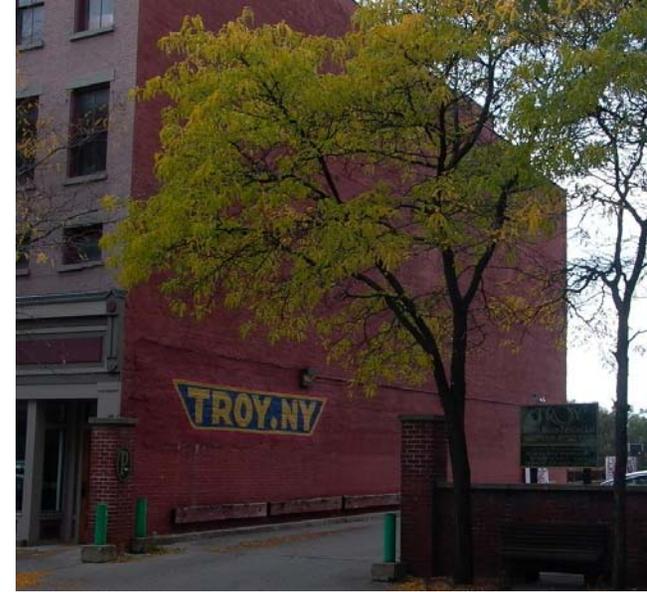
## 8. RPI dormitory/ Best Western site

- 3.2 acres
- Site redevelopment reconnects major Broadway axis and opens up views from RPI
- Large site offers flexibility and is large enough to accommodate additional uses
- Recent investments in existing building



# Economic and Market Factors in Site Selection

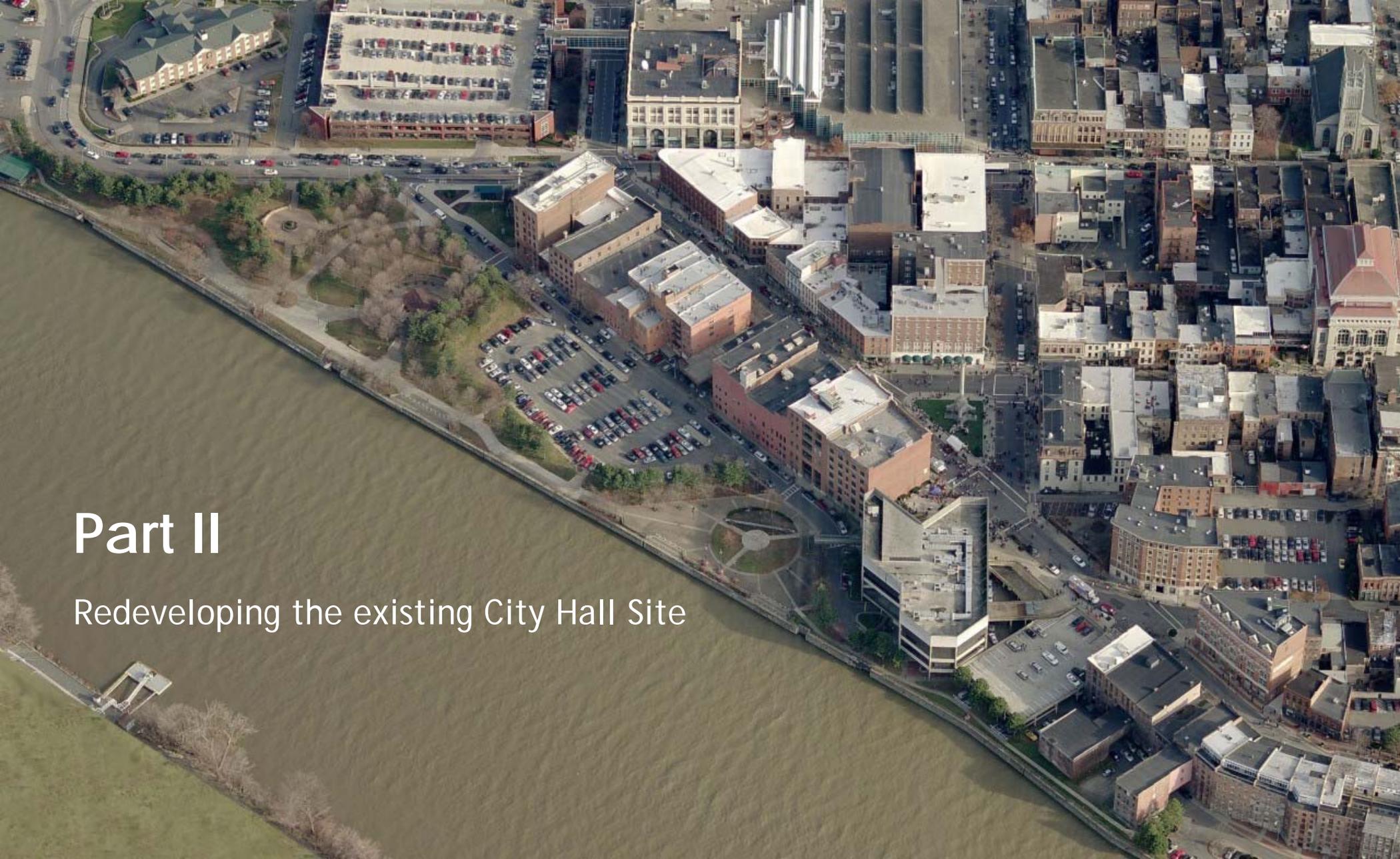
- City Goals and Objectives
- Site Ownership
- Ease of Implementation
- Site / Development Costs (e.g. Adaptive Reuse vs. New Construction)
- Market Demand for Mixed Use Potential (e.g. Office, Residential, Retail)
- Site Size / Configuration / Character
- Economic Spin Off
- Parking Availability / Shared Parking Opportunities
- Site Adjacencies



# Questions- Break Out Session #1

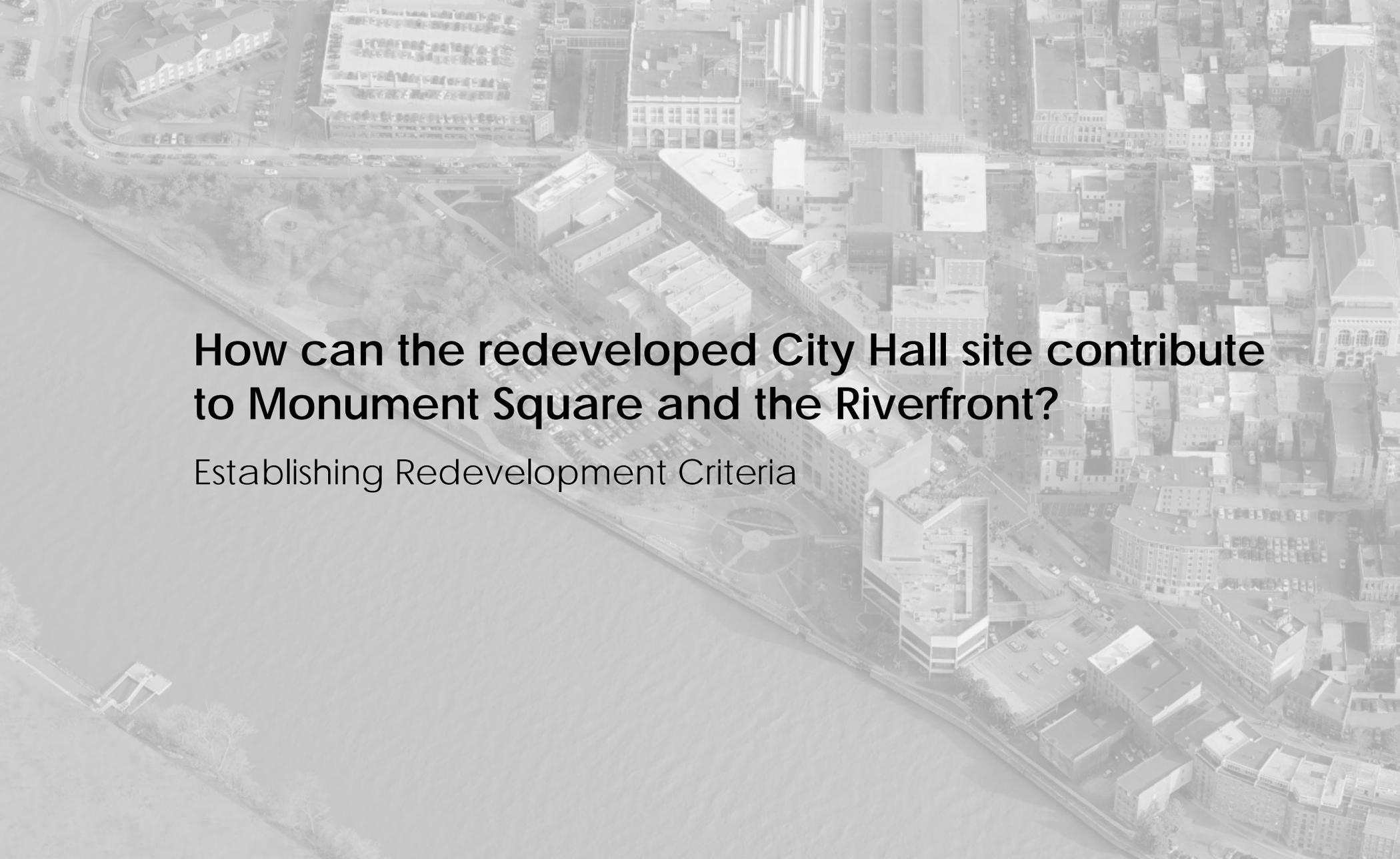
Redevelopment of existing city hall site

1. What are the most important qualities for the future City Hall?
2. Do you have any concerns about the selected sites?
3. What sites have we missed?
4. As a table, rank your top 3 sites and list why?



## Part II

Redeveloping the existing City Hall Site

An aerial, grayscale photograph of a city waterfront. A wide river flows along the bottom and left sides of the frame. The city buildings are densely packed, with a mix of architectural styles. In the foreground, a large, modern building with a distinctive, angular design is prominent. The text is overlaid on the left side of the image, centered vertically.

# How can the redeveloped City Hall site contribute to Monument Square and the Riverfront?

Establishing Redevelopment Criteria

# great urban districts



## Elements of Great Downtowns

1. Connectivity
2. Walkable Environments
3. Civic Realm
4. Diversity: People, Uses, Activities
5. Distinctive Identity

# CONNECTIVITY

Transit & Bicycles



Portland



Eugene, OR



Minneapolis



Minneapolis

# CONNECTIVITY Green Streets



# walkability

Pedestrian Environment



# walkability

Urban Amenities



# diversity

Mix of Uses



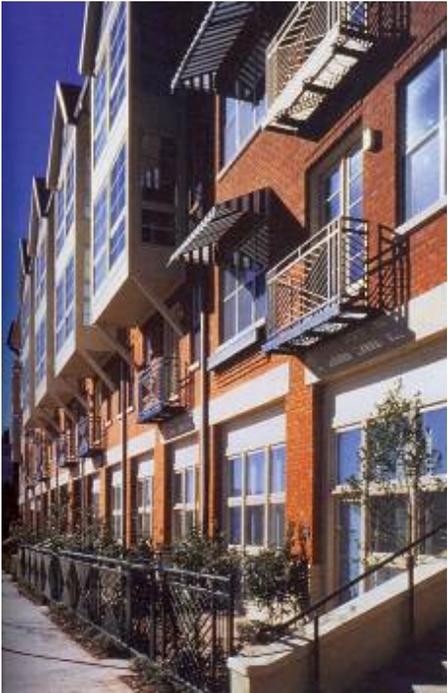
# diversity

Activities / Programs



# diversity

Housing / People



# civic realm

Walkways / Sidewalks



# civic realm

Parks / Plazas



INDIANAPOLIS



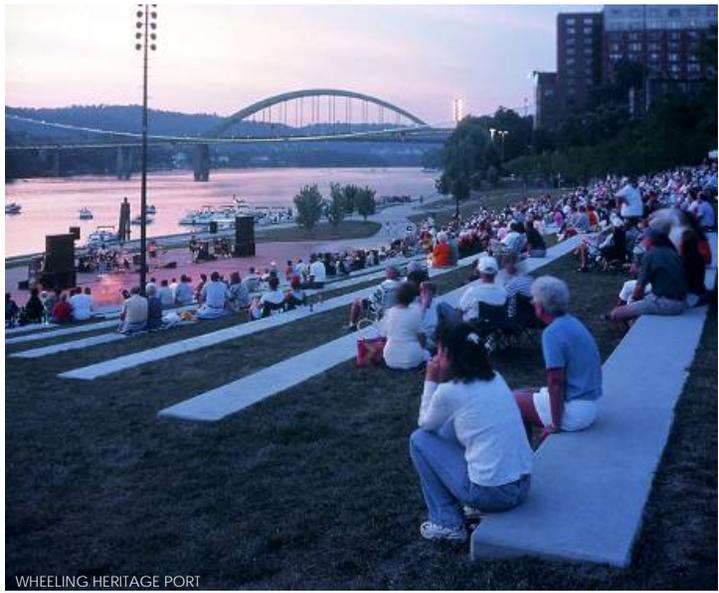
ADDISON, TX



CHARLESTON

# civic realm

## Gatherings / Events



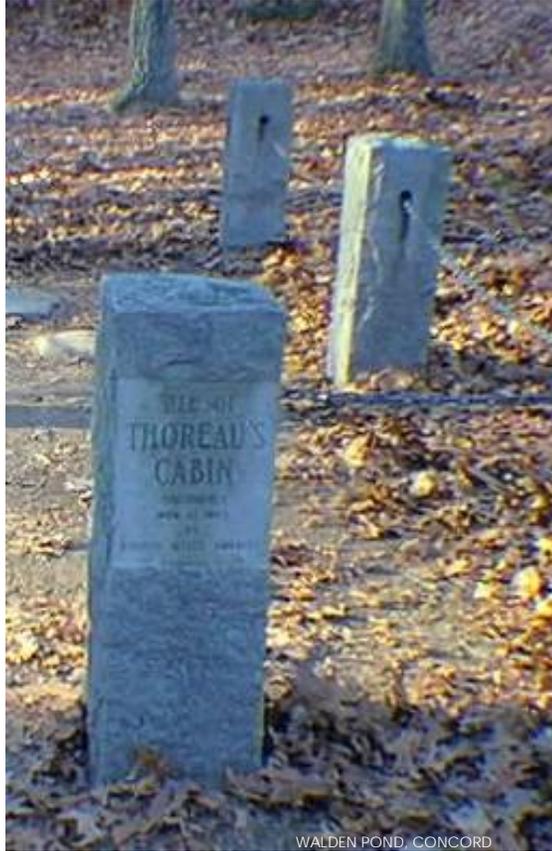
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## Landmark Features

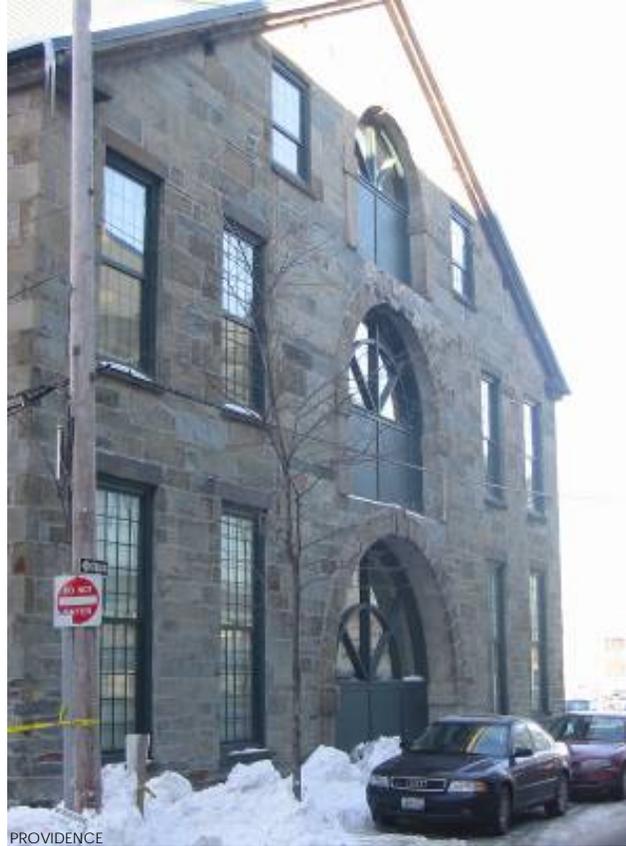


# identity

History and its traces



WALDEN POND, CONCORD



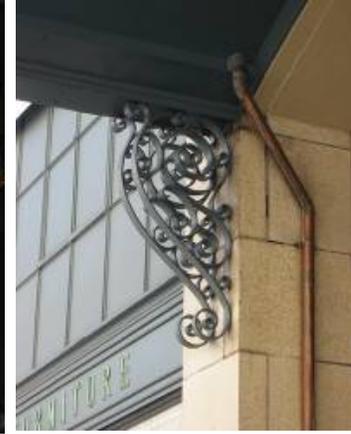
PROVIDENCE



GREENVILLE, SC

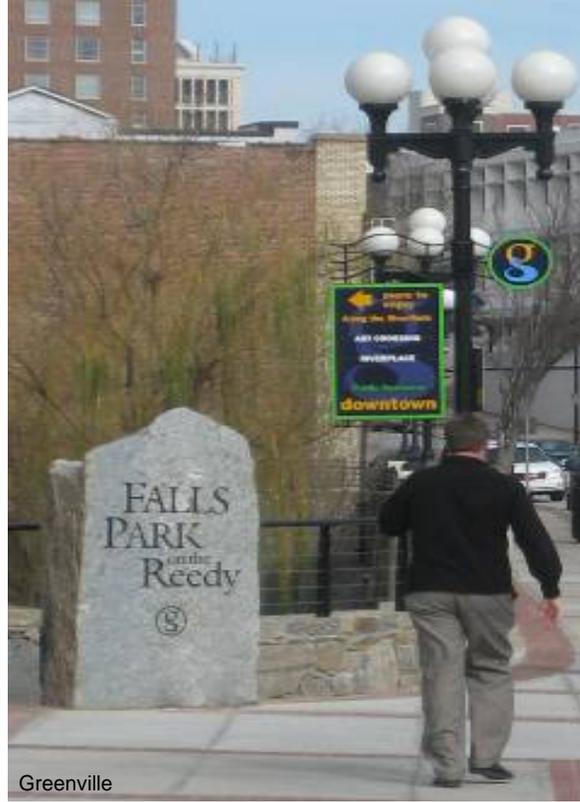
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Architecture / Details



# IDENTITY

## Wayfinding / Signage



# Building Form Drivers

**1** Regulations

**2** Market

**3** Context

# 1 Building Form Drivers- **regulation**

## **Zoning - B-4, Central Commercial**

- Broad range of uses allowed including residential, office, retail, hotel and others
- No setbacks required with interior loading
- Maximum residential height, 80-150' (7-15 stories)
- Maximum residential density, 80-120 units per acre
- Maximum commercial height, 80' (5-6 stories)
- No limit on commercial density
- No off-street parking required

# 2 Building Form Drivers- **market**

## **Market Demand**

- Market study would determine local demand for office, residential, and retail
- Building configuration will be influenced by market requirements including minimum floor size, tenant size, parking size, etc.
- Building configuration and character will also be influenced by sustainability considerations including: orientation, building width,
- Market demand for off-street parking ratios varies with use (typically 1.5 to 2 per unit for residential, and 3-5 per 1,000 square feet for office.)
- Available off-site capacity may ultimately decide development capacity (height, footprint, configuration constraints)

# 3 Building Form Drivers- **site context**

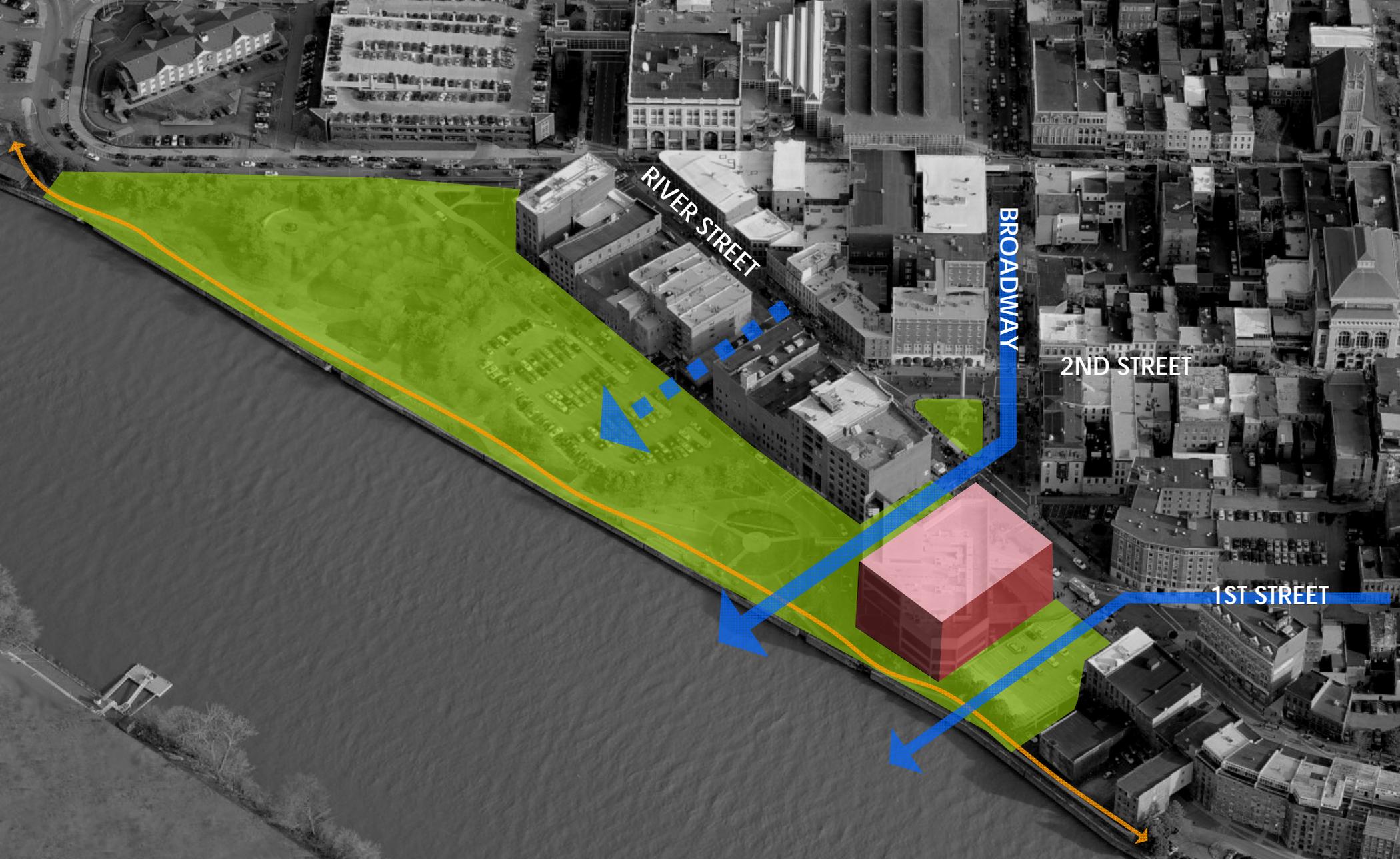
## **Urban Design Criteria**

- Appropriate Scale
- Access to the Riverfront & Park
- Street Activity/ Active Frontage
- Reinforce Market Square

# history







RIVER STREET

BROADWAY

2ND STREET

1ST STREET

Walk-Through: passage to the river



MALL

Handwritten sign on lamppost

Multiple signs on lamppost: "No Left Turn", "No U-Turn", "No Right Turn", "No Parking", "Handicap Accessible"

Yellow sign on lamppost

Yellow sign on lamppost



NO  
PARKING



Senior  
Center  
**OPEN**







*Riverspark*

Welcome to  
Riverspark  
Lobby



Riverspark

1953

# Walk-Through: down River Street



Welcome to  
TROY'S  
ANTIQUES  
DISTRICT



CONFIDATA  
1-800-625HRED

**Vintage  
Options**

Accessories Make  
All the Difference

Beacon Institute  
for Rivers and Estuaries





TROY CITY HALL

Walk-Through: down 1<sup>st</sup> Street



**ALLIUM CAFE**  
Breakfast - Lunch - Organic - Pastries  
Farmers Market - Best on the Block

CANNON  
Flow

TRUCK

TRUCK

STOP





ONE WAY  
→

PINE BLVD

Walk-Through: river's edge



UNCLE SAM - WILSON  
TROY - NEW YORK

UNCLE SAM BUS STOP

THE TIMES UNION

















City Hall

RIVER STREET

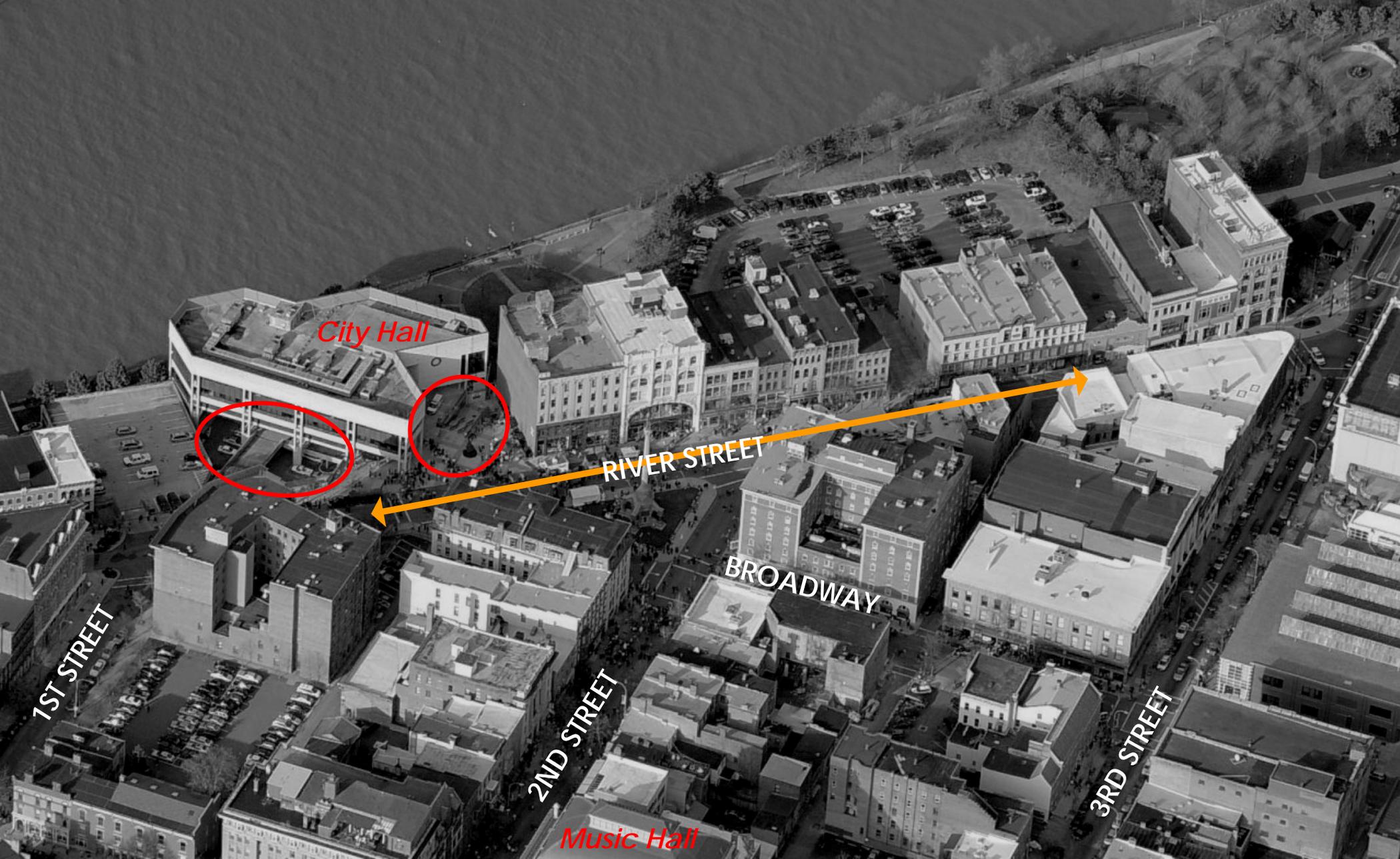
BROADWAY

1ST STREET

2ND STREET

3RD STREET

Music Hall



City Hall

RIVER STREET

BROADWAY

1ST STREET

2ND STREET

3RD STREET

Music Hall



City Hall

RIVER STREET

BROADWAY

1ST STREET

2ND STREET

3RD STREET

Music Hall



RIVER STREET

BROADWAY

1ST STREET

2ND STREET

3RD STREET

Music Hall



1ST STREET

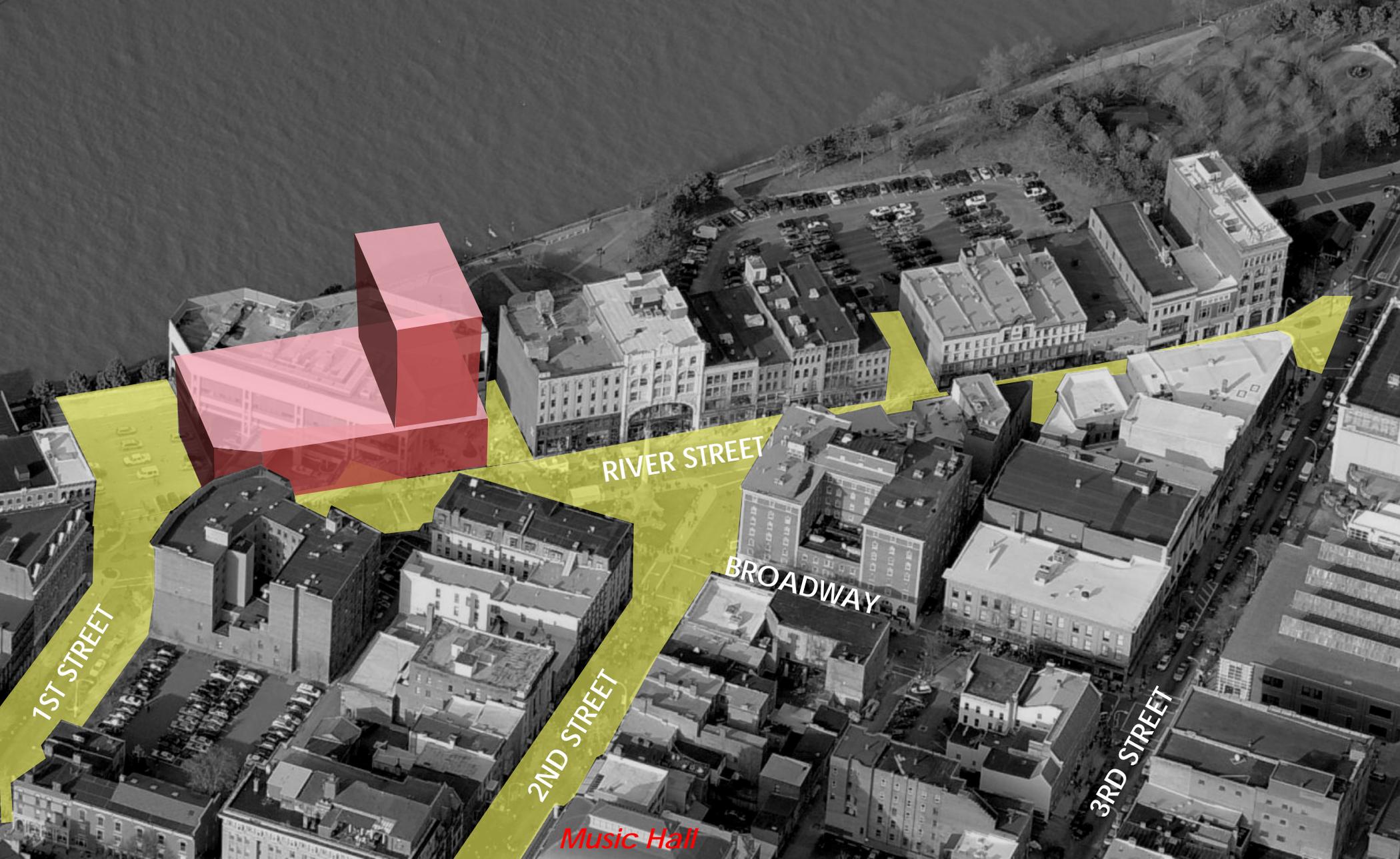
2ND STREET

RIVER STREET

BROADWAY

3RD STREET

Music Hall



1ST STREET

2ND STREET

3RD STREET

RIVER STREET

BROADWAY

Music Hall

# Questions- Break Out Session #2

## Redevelopment of existing city hall site

1. What are your aspirations for the current City Hall site?
2. What types of uses would you like to see on this site?
3. How can this site contribute to the vibrancy of Monument Square and the Riverfront? Improve the connections between the two?
4. What is the appropriate character of the new building(s)?

# Next Steps- February 2010 Public Meeting #2

## **City Hall Relocation Study**

- Review compiled comments from December meeting
- Present economic analysis
- Present site more detailed analysis of 2-3 sites

## **Current City Hall Site Redevelopment Study**

- Review alternative site development scenarios
- Present preliminary development guideline elements