

# **Request for Proposal Overview**

## **Premiere Development Opportunity**

### **Downtown Waterfront Marina, Arts and Entertainment District**

On a 1.6\* acre City of Troy-owned waterfront parcel at Riverfront Park and the center of the Capital region's pre-eminent waterfront esplanade.

Date of issue: December 19, 2016  
Submissions due: January 20, 2017 2:00 p.m.



### **Request for Proposal**

The City of Troy is excited to present this Request for Proposal (RFP) for a premiere downtown location at the center of everything Troy.

The 1.6\* acre parcel is located in the heart of downtown Troy, bordering Riverfront Park on the Hudson River and River Street, one of Troy's busiest commercial corridors. This high visibility site is in the heart of an active and expanding retail, arts and entertainment district. The actual size of the parcel available for development is less than 1.2 acres as the city will retain 50 feet along the river for the upcoming completion of Troy's Riverfront Trail in 2018. Other site limitations will be discussed elsewhere in this RFP.

Now is the time to develop this key parcel in downtown Troy.

\* Actual available development size is less as discussed elsewhere in this document

## Quick Site Facts

<b>Owner</b>	City of Troy, NY
<b>Address</b>	233-249 River Street (A.K.A. <i>1 Monument Square</i> )
<b>Size</b>	Approximately 34,000 - 51,000 SF depending on final design, utilities and access configuration with 325' Frontage and varying depths of approximately 135 feet on the southwest to 200 feet on the northeast*
<b>Current Conditions</b>	Vacant lot with room for one to two levels of covered parking
<b>Zoning</b>	B4 Central Commercial - This District encompasses the City's Central Business District (CBD) and is zoned to encourage a wide variety of mixed land uses, including commercial, professional office, entertainment service, and medium- to high-density housing
<b>Utilities</b>	Site is served by all municipal Water and Sewer Connections, gas and electric, Verizon DSL and Time Warner (Spectrum) High speed data
<b>Parking</b>	Site configuration provides opportunity to create approximately 140 parking spaces on two levels.
<b>Incentives</b>	\$3.8 Million of New York State Grants and local funds towards construction of public parking and plaza connections. Industrial Development Agency incentives including sales tax and mortgage recording tax exemptions and PILOT. Additional inducements may be negotiated. City will offer support in obtaining additional grants and willing to discuss condominium or full ownership of parking/plaza.

\*\*\*For more information and to request the full Request for Proposal, please e-mail the City of Troy Purchasing Office at [kathy.kussler@troyny.gov](mailto:kathy.kussler@troyny.gov) or by calling (518) 279-7104.

Please include your company name, address, phone, fax, contact person, and contact e-mail in your request.