

Department of Planning and Economic Development



Request for Qualifications with Proposal Monument Square Redevelopment

SUBMIT SEALED PROPOSALS TO:

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Louis A. Rosamilia
MAYOR

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An Invitation from Troy Mayor Lou Rosamilia

The City of Troy is proud to be the home of one of upstate New York's most exciting and attractive development opportunities. Our city's historic charm, breathtaking streetscapes and thriving business climate provide the perfect setting for what will be a transformative redevelopment project for Troy and its surrounding communities.

This Request for Qualifications with Proposal (RFQ/P) provides details on a 1.5 acre waterfront parcel in the heart of downtown that offers the rare combination of natural resource appeal in a vibrant urban setting. Located along the Hudson River, next to our new Riverfront Park and within downtown's Monument Square, the site was once home to Troy City Hall.

In the past 18 months we have seen escalating momentum and a dramatic rise in interest from business owners, entrepreneurs and development professionals who are eager to be a part of Troy's resurgence. As Mayor, I am proud that in the last year we have celebrated the opening of over 40 new businesses in downtown. We recently completed a major upgrade to Riverfront Park – the City's most popular and visible greenspace – and we have partnered with several successful development professionals on projects that will build on the continued revitalization of Troy.

As successful as 2012 and the first half of 2013 have been, the future holds even greater opportunity. More businesses have committed to the city, investments in Troy continue to climb and state-of-the-art renovations to more of our city's landmark buildings begin every day. These factors, combined with the considerable amount of public funding already secured for this project, present a unique opportunity for success to a developer who can demonstrate the project experience and financial wherewithal to undertake this transformative endeavor.

All of the ingredients are in place for a historic redevelopment project. The right plan for the future use of this property will have sustainable benefits to the residents, communities and businesses in the City of Troy for generations. I invite you to review this RFQ/P and be a part of this exciting endeavor.

Sincerely,

Lou Rosamilia

Project Summary

The City of Troy is seeking qualifications with proposals from development firms to construct a mixed-use destination on an especially prominent and attractive 1.5 acre waterfront parcel owned by the City of Troy. The site is located in the heart of downtown Troy, abutting Monument Square.

The rebirth of this crucial site for a mixture of uses is vital to the ongoing economic revitalization efforts in the City of Troy. The project should create a destination location in our downtown while maintaining public access to the newly completed Riverfront Park and the historic Hudson River.

A comprehensive community engagement process was undertaken in order to solicit feedback from the community about their vision for this site. The results of this process are encapsulated in development guidelines included within this RFQ/P. The community process also identified the following two goals for the site redevelopment:

- Visually and physically enhance public access to the Hudson Riverfront, linking the riverfront and downtown.
- Build a new structure on the existing site that contributes to the economic development of the city.

Respondents to the RFQ/P should demonstrate recent experience in complex, high quality, mixed-use urban and/or waterfront development, working with the public sector as partners and working with communities to achieve their vision.



The project site is located prominently on the eastern bank of the Hudson River, within Troy's historic downtown core.



Former City Hall site looking north to south. The Hudson River is to the west (right).



Former City Hall site looking south to north. Downtown Troy and Monument Square are to the east (right).

For the complete document, please contact:

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Please include your company name, address, phone and fax #'s, and an e-mail address.