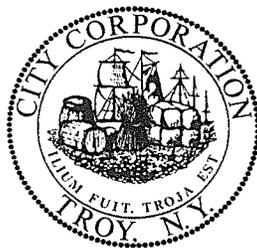


Wm. Patrick Madden
Mayor

Monica Kurzejeski
Deputy Mayor



Andrew J. Donovan, P.E.
City Engineer
Phone: (518) 279-7179
andrew.donovan@troyny.gov

Office of the City Engineer

March 4, 2016

Mr. Joseph T. Kirchhoff
Kirchhoff Companies
199 West Road
Pleasant Valley, New York 12569

Re: One Monument Square
PC2015-007

Mr. Kirchhoff:

Incorporating the comments, findings and recommendations of the various departments, committees and advisory boards of the City of Troy, as well as information obtained from presentations made by One Monument Square, LLC and subsequent public comment, the City of Troy Planning Commission has prepared the following findings and recommendations;

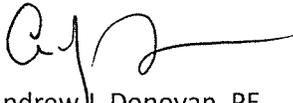
- The applicant shall verify that no vehicle size restrictions will be necessary for the traffic lanes and spaces created beneath the proposed building and podium; including access for firefighting equipment, commercial tow vehicles, commercial waste haulers, etc. The Applicant shall submit documentation verifying adequate and safe vehicular access.
- The Applicant shall ensure that no part of the proposed building foundation system be constructed within the proposed thirty-foot wide utility easement to be created for the access to, and protection of, the existing twenty-inch diameter water line. The footprint of the building structure shall be redesigned to provide full clearance above the thirty-foot wide easement.
- Approval granted by the Planning Commission shall carry a stipulation that the Troy Fire Department signs-off on the final site plan, as part of the permit documents.
- The City of Troy's Street Tree Advisory Board acknowledges that the landscape materials noted on the plans are generally of high quality. However, there is concern that any planting located

on the podium will be at risk, due to a lack of soil structure, exposure to wind and cold, and subsequently will require a high level of maintenance. The Applicant shall provide greater detail to the Planning Commission as to the consideration of these environmental factors, as it pertains to the location of plantings on the podium.

- Re-orientation of the exterior staircase and introduction of the mid-level green roof garden is a step in the right direction. Further development in this direction is needed. The initial proposal concept shows a transition from park to street level that is more gradual, terraced and ramped. The Applicant shall re-visit those concepts and incorporate the elevation change more gradually into the design solution.
- Although the Troy Waterfront Farmer's Market is no longer relevant to the project, the Applicant shall consider public passage from Monument Square to the riverfront that would align with the axis of Broadway. The Planning Commission understands that this is a significant shift in design but feels that it has multiple benefits to the project.
- The site plan approval documents shall include details of the proposed building foundation system. The proposed depth of shallow foundation elements shall be specified.
- The Planning Commission does not expect the six-story building to be constructed abutting the adjoining buildings. However, this review does require a change in the footprint of the building to meet the south property line and the River Street building line. The Applicant shall give consideration to those portions of the building constructed to the property lines that they be fewer stories in order to reduce the loads on the foundation system.
- The perspective drawings prepared by the Applicant reinforce the need to connect Monument Square to the riverfront from River Street. The building design has evolved to be less permeable than earlier designs, and the passages around the north and south ends of the site are not sufficient to address the importance of Monument Square and the approach to the riverfront.
- Approval granted by the Planning Commission shall carry a stipulation that the appropriate State agencies sign-off on the final site plan, as part of the permit documents.
- With full consideration of the submitted site drawings, the RFP/Q design guidelines, the initial concept proposals, the public comment and the preliminary findings of a recent parking study, the Planning Commission insists that some quantity of unrestricted public parking be provided. The applicant shall consider the design and construction of a mezzanine-level parking area to accommodate approximately thirty parking spaces, with the intent to designate thirty riverfront-level public parking spaces. In lieu of a mezzanine-level parking area, the Planning Commission requests that the Applicant invest in approximately thirty off-site public parking spaces.

If you have any questions, please call me at 518.279.7179 or email me at andrew.donovan@troyny.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'A. J. Donovan', with a long horizontal flourish extending to the right.

Andrew J. Donovan, PE
Executive Secretary, City of Troy Planning Commission

Copy: Wm. Patrick Madden, Mayor
Monica Kurzejeski, Deputy Mayor
Kevin Glasheen, Corporation Counsel
Planning Commission members