

An aerial photograph of the Troy, NY waterfront area. The image shows a dense urban landscape with numerous brick buildings, some with flat roofs and others with gabled roofs. A river flows through the scene, with a bridge crossing it in the upper left. The text is overlaid on a semi-transparent yellow rectangular background.

BROWNFIELD OPPORTUNITY AREA

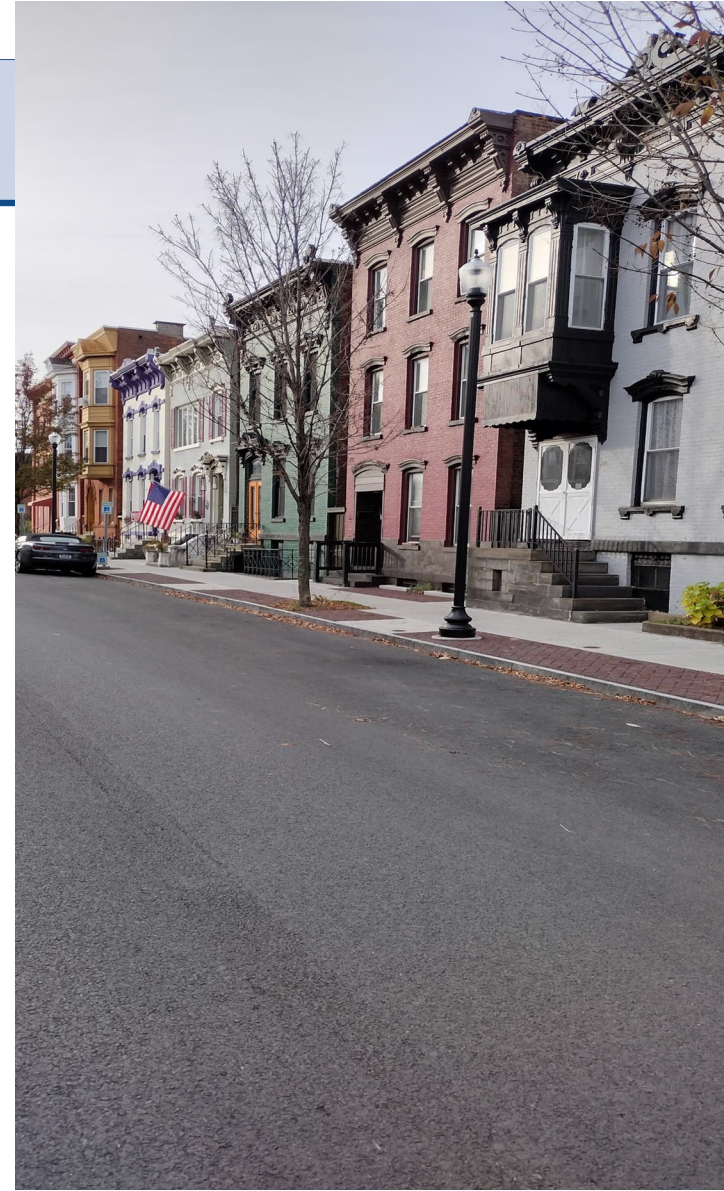
**SOUTH TROY WATERFRONT
REVITALIZATION BOA and
EPA BROWNFIELD ASSESSMENT**

PUBLIC ENGAGEMENT SESSION

TROY.NY

AGENDA

- **BROWNFIELD OPPORTUNITY AREA**
- **EPA BROWNFIELD ASSESSMENT**
- **SOUTH TROY**
 - SOUTH TROY PLANNING HISTORY
 - PAST COMMUNITY ENGAGEMENT
 - **VISON AND GOALS**
- **GROUP DISCUSSION**



WHAT IS A BROWNFIELD OPPORTUNITY AREA (BOA)?

BROWNFIELD:

An area within a community that is **negatively affected** by real *or perceived* environmental conditions.

Brownfield properties are often underutilized or vacant due to their environmental contamination and are often former industrial and manufacturing sites.

BROWNFIELD OPPORTUNITY AREA PROGRAM (BOA):

A NYS Department of State Program that **works to transform brownfield areas into community assets** that generate and support new businesses, jobs, and revenues for local economies, as well as provide new housing and public amenities.



BROWNFIELD OPPORTUNITY AREA CONT.

BOA PROGRAM GOALS:

- Assess community redevelopment opportunities
- **shared community vision** for community revitalization
- Coordinate and collaborate to **identify and implement solutions**



BOA PROGRAM OUTCOMES:

- Increased property values and tax base
- Remediation of public health risks and environmental concerns
- Increased investment in community

THE BOA PROCESS

1. BOA NOMINATION STUDY:

- Identifies opportunities and challenges posed by brownfield sites
- Presents clear and attainable community vision
- Pinpoints key redevelopment opportunities

2. BOA DESIGNATION:

- Official designation by Secretary of State
- Incentivizes developers with tax credit to redevelop sites consistent with the community's vision
- Priority and preference for some state grant programs like
 - DOS Local Waterfront Revitalization Program
 - DEC Environmental Restoration Program
- Being part of an overall plan assures potential developers & minimizes their investment risk

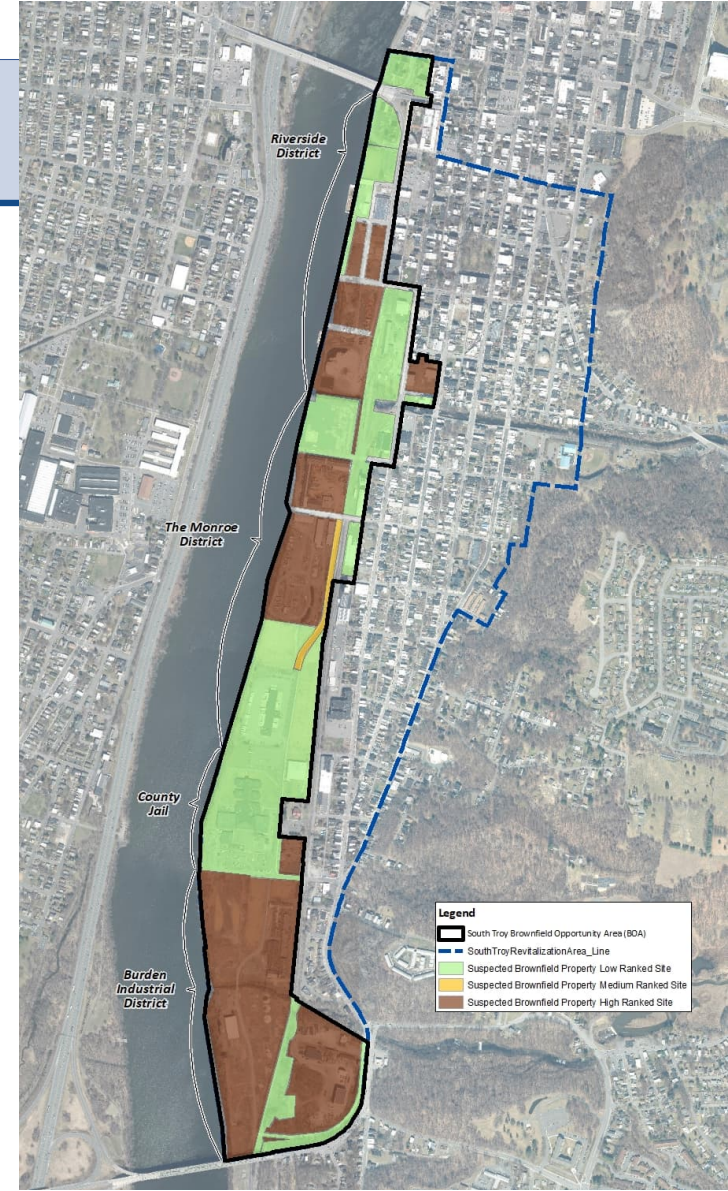
BROWNFIELD ASSESSMENT GRANT

- **Brownfield Assessment Grants** provide funding to inventory, characterize, assess, conduct planning activities, develop site specific cleanup plans, and conduct community engagement related to brownfield sites.
- Grant funding from United States Environmental Protection Agency (EPA)
- **The City of Troy was awarded a \$600,000 Brownfield Assessment Grant in May of 2021**
- Grant funding will be used to characterize, assess, and conduct cleanup, planning and community involvement related activities for brownfield sites within the BOA.

SOUTH TROY

Brownfield Inventory

- To understand the general conditions of each parcel within the BOA boundary, Site Profile forms were completed for all 57 parcels utilizing Environmental Data Resources Report and City records and reports.
- This information was used to rank each site as **high, medium, or low risk** as a suspected brownfield.



SOUTH TROY BROWNFIELD INVENTORY – EPA Risk Definitions

LOW:

- No documentation of spills or discharges
- If discharge was documented, remediation has previously been performed and the spill report was closed, and cleanup met NYSDEC standards.
- Remaining contamination has been documented, but controls have been implemented to reduce potential exposure of contaminants to humans and the environment.
- Sites utilized for residential or non-industrial uses

MEDIUM:

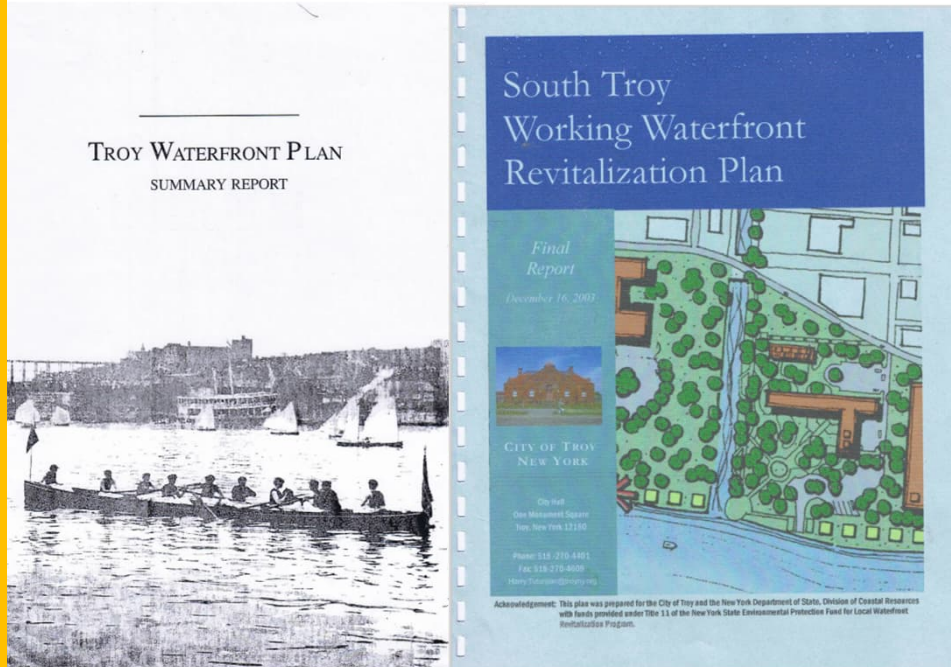
- Sites where remedial activities have been performed but it is unknown if the contamination remains at the site above applicable NYSDEC cleanup standards.
- Sites where discharges occurred on the site surface and were able to be cleaned prior to reaching sensitive receptors

HIGH:

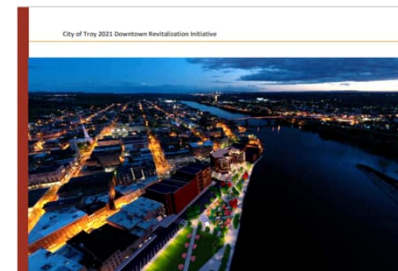
- Documentation of discharge has occurred on site, but the spill cleanup did not meet applicable NYSDEC cleanup standards
- Sites with multiple historical discharges and/or potential sources of on-site subsurface contamination
- Sites with decades of heavy industrial use or other high risks where no investigation has been performed.
- Sites where there was documented regular use of chemicals or hazardous waste generation.

SOUTH TROY PLANNING HISTORY

- Troy Waterfront Plan (early 1990s)
- South Troy Working Waterfront Revitalization Plan (2003)
- US EPA South Troy Brownfields Pilot Project (2000)



- BOA Nomination Study (2009)
- “Realize Troy” City of Troy Comprehensive Plan (2018)
- City of Troy Downtown Revitalization Initiative (2021)



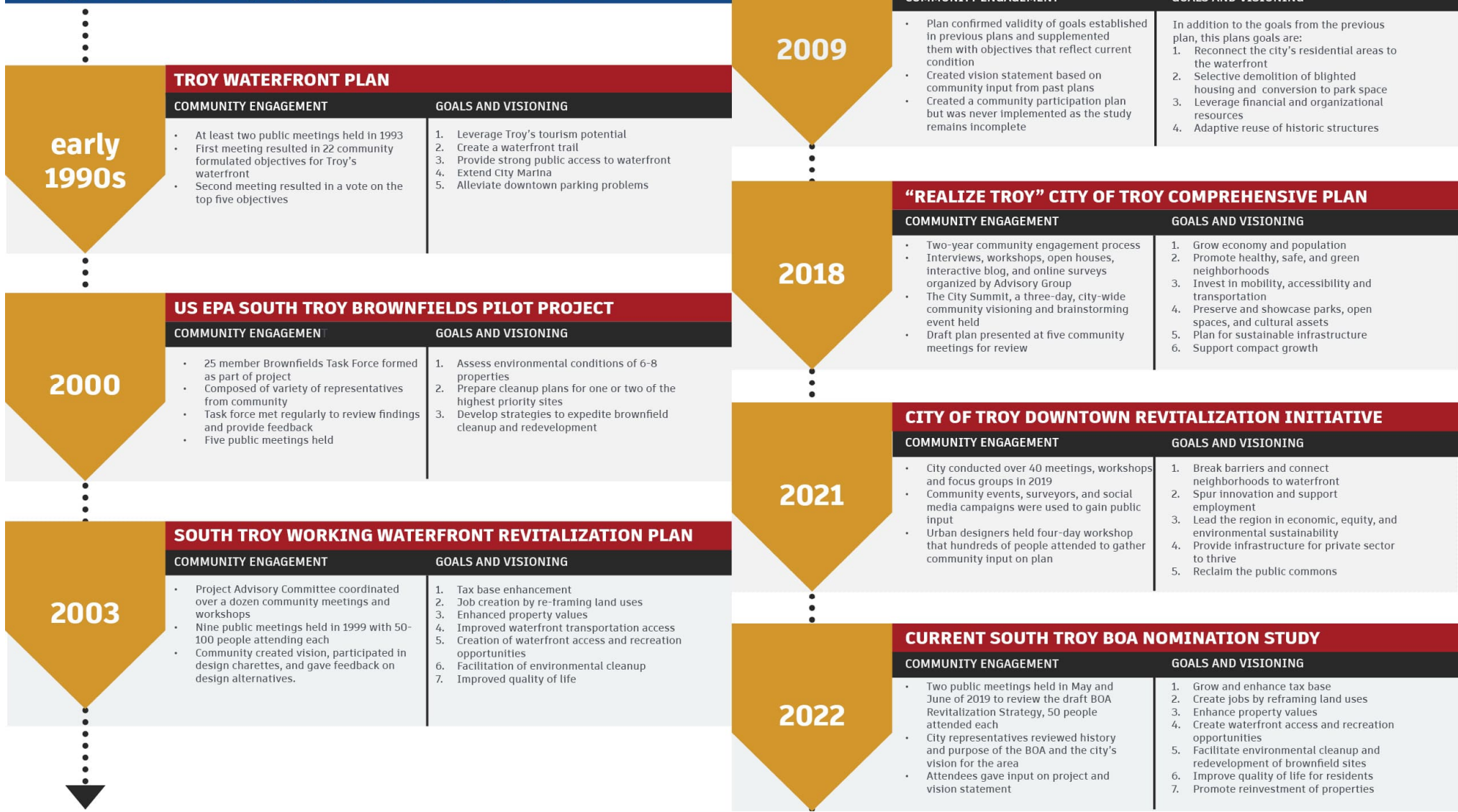
City of Troy
Downtown Revitalization Initiative

Troy Riverwalk DRI District

September 2021



Figure 1. Community Engagement & Planning Timeline



PAST SOUTH TROY COMMUNITY ENGAGEMENT

- **Troy Waterfront Plan**
 - At least **two public meetings** held in 1993
 - First meeting resulted in 22 objectives for Troy Waterfront formulated by citizens
 - Second meeting resulted in a **vote on top five objectives**

- **South Troy Working Waterfront Revitalization Plan (STWWRP)**
 - Project Advisory Committee coordinated over a **dozen community workshops** and **two design charettes**
 - In November 1999, **nine public meetings** were held, with 50-100 people attending each meeting.



PAST SOUTH TROY COMMUNITY ENGAGEMENT

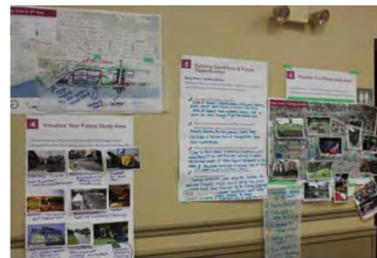
• US EPA South Troy Brownfields Pilot Project

- Five public meetings were held regarding the Pilot Project:
 - Project Kick-off
 - Initial Site Selection
 - Final Site Screening
 - Phase II Assessments and End Use Planning Data
 - Remediation and Project Implementation
- Meetings provided opportunity for public to learn about, comment, and guide the project



• Realize Troy (City of Troy Comprehensive Plan)

- Two-year long community engagement process
- Interviews, workshops, open houses, and online surveys were organized to capture ideas, goals, and recommendations
- Engagement process included a City Summit, a three-day, city-wide community visioning and brainstorming event



SOUTH TROY COMMUNITY ENGAGEMENT

- **City of Troy Downtown Revitalization Initiative (DRI)**

- City conducted **over 40 meetings**, workshops, and focus groups in **2019**
- Community events, surveys, and social media campaigns were used to gain public input
- Urban designers held four-day workshop that hundreds of people attended to gather community input on site

- **Current BOA Nomination Study**

- **Two public meetings** held in **May** and **June of 2019** to review the draft BOA Revitalization Strategy
- Approximately 50 people attended each meeting
- City representatives reviewed history and purpose of the BOA and the city's vision for the area
- **Attendees gave input on project and vision statement**



Community Dialogue and Resident Input in June 2018



Troy 2018 and 2019
DRI Community Dialogues



SOUTH TROY COMMUNITY VISION



The BOA vision statement was adapted from the **2009 BOA Nomination Study**, with evaluation and community input from both **Comprehensive Plan** and **BOA specific public meetings**.

The 2009 BOA Study formulated the original vision statement based on the community goals and vision of the previous plans, with reflection and supplementation of current conditions.

SOUTH TROY COMMUNITY VISION - EXISTING

“The vision for the BOA is to promote a vibrant, active waterfront which is fully integrated into the fabric of the community, to strengthen the adjacent neighborhoods and contribute to the overall economic health of the city and its residents. This includes a logical arrangement of land uses along the waterfront, from mixed-use residential development north of the Poestenkill, through mixed-use development with higher concentrations of commercial uses, park land and neighborhood amenities in the central section, to a dedicated commercial, industrial and advanced manufacturing/R&D facilities area to the south. The adjacent neighborhoods will be bolstered by strong connections to the Hudson River, improved and expanded transportation systems, and the provision of commercial and recreational amenities including access to open space, parks and preserved greenbelts, bike paths and hiking trails connecting to neighborhoods across Troy. With the vision in place, the BOA can become an emblem of Troy’s commitments to honoring its historic heritage while looking to the future for new and exciting opportunities for the community to grow.”

SOUTH TROY COMMUNITY VISION

“To promote a vibrant, active waterfront which is fully integrated into the fabric of the community, to strengthen the adjacent neighborhoods and contribute to the overall economic health of the city and its residents. Through the BOA, South Troy can be further developed to provide more services and recreation to its residents in a way that creates opportunity for the community to grow while honoring its historic heritage.”

SOUTH TROY BOA GOALS



Grow and enhance the City's tax base by returning underutilized and idle properties to productive use benefitting the BOA, the Revitalization Area, and the entire City.



Create jobs by reforming land uses based on the 21st Century Economy. Continue to facilitate the transition of the local economy from a heavy industrial economic base to a more diversified economy that includes the service, restaurants, and information technology industries as well as cultural engagement opportunities.



Enhance property values by limiting industrial use to the south end of the BOA, which offers good access to the interstate transportation system and reduces land use conflicts with the historic downtown and residential core.



Creation of waterfront access and recreational opportunities. The Riverfront Trail, South Troy Waterfront Bikeway, Poestenkill Greenway, and Burden Historic Trail are all planned trails proposed in BOA.



Facilitate environmental cleanup and redevelopment of brownfield sites to reduce or eliminate environmental hazards and make properties available for redevelopment.



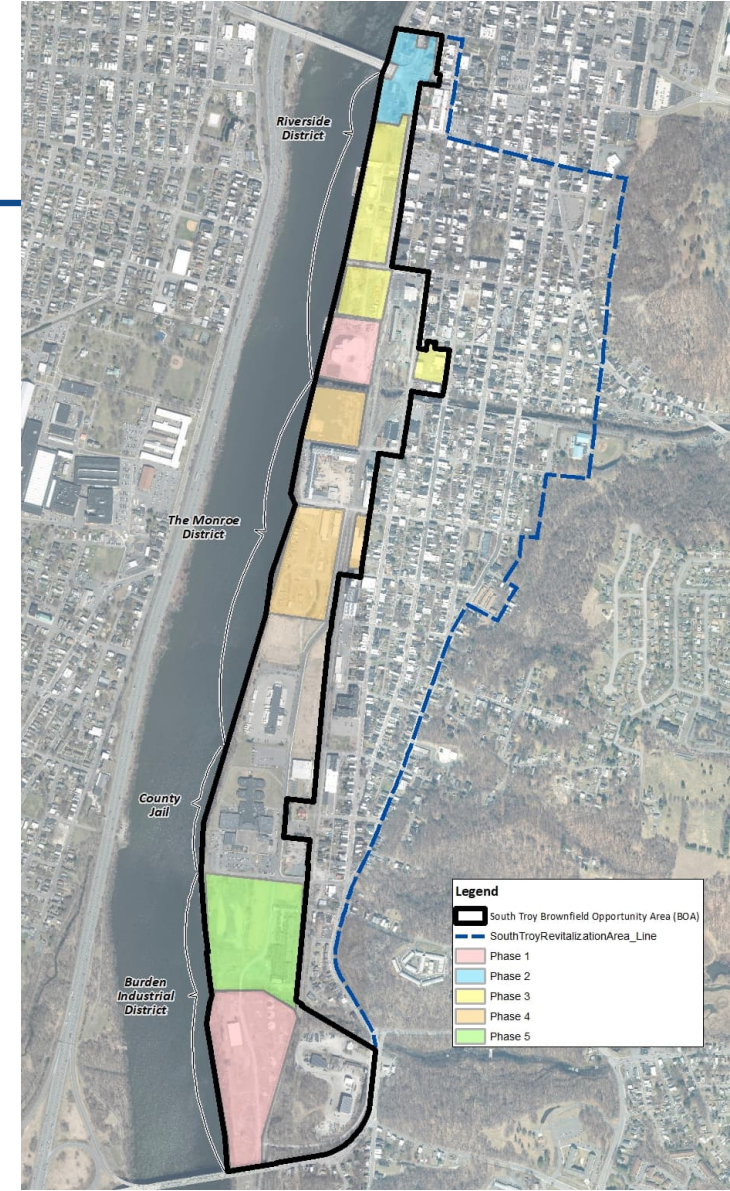
Provide an improved quality of life for residents in the city by reducing transportation and land use conflicts and by creating connections from the neighborhood to the waterfront.



Promote reinvestment in neighborhood housing stock and vacant properties through comprehensive zoning updates, new financing and loan products and infrastructure investments that help increase property values over time.

STRATEGIC REDEVELOPMENT SITES

- **Strategic Redevelopment Sites** are sites that are most likely to spur area-wide revitalization based on analyses.
- To inform potential phasing of the BOA implementation, the CHA consultant team, in collaboration with the city, identified **28 parcels as Strategic Redevelopment Sites**
- Strategic Redevelopment Sites were selected based on the sites existing conditions, brownfield status, present use, ownership status, parcel size and zoning, site access, and an opportunities analysis.



IMPLEMENTATION STRATEGY

With Strategic Redevelopment Sites identified and an understanding of on-going redevelopment and previous planning efforts, six implementation phases for the BOA were identified and developed.

PHASE 1: Salt Pile Relocation & Remediation and National Grid Remediation

PHASE 2: Taylor Apartment Complex Redevelopment and River Street Reconnection

PHASE 3: The Riverside District: Mixed-Use Development

PHASE 4: The Monroe District: Mixed-Use Development with Advanced Manufacturing

PHASE 5: The Burden District: Industrial and Manufacturing

PHASE 6: Relocation of County Incarceration Facility, Future Redevelopment Site

IMPLEMENTATION STRATEGY

PHASE 1: Salt Pile

Relocation & Remediation
and National Grid
Remediation

PHASE 2: Taylor Apartment
Complex Redevelopment and
River Street Reconnection



PHASE 2: Rendering of Proposed
Redeveloped Taylor Apartments

IMPLEMENTATION STRATEGY

PHASE 3: The Riverside District: Mixed-Use Development

PHASE 4: The Monroe District: Mixed-Use Development with Advanced Manufacturing



PHASE 3: Conceptual Rendering of the Revitalized Riverside District

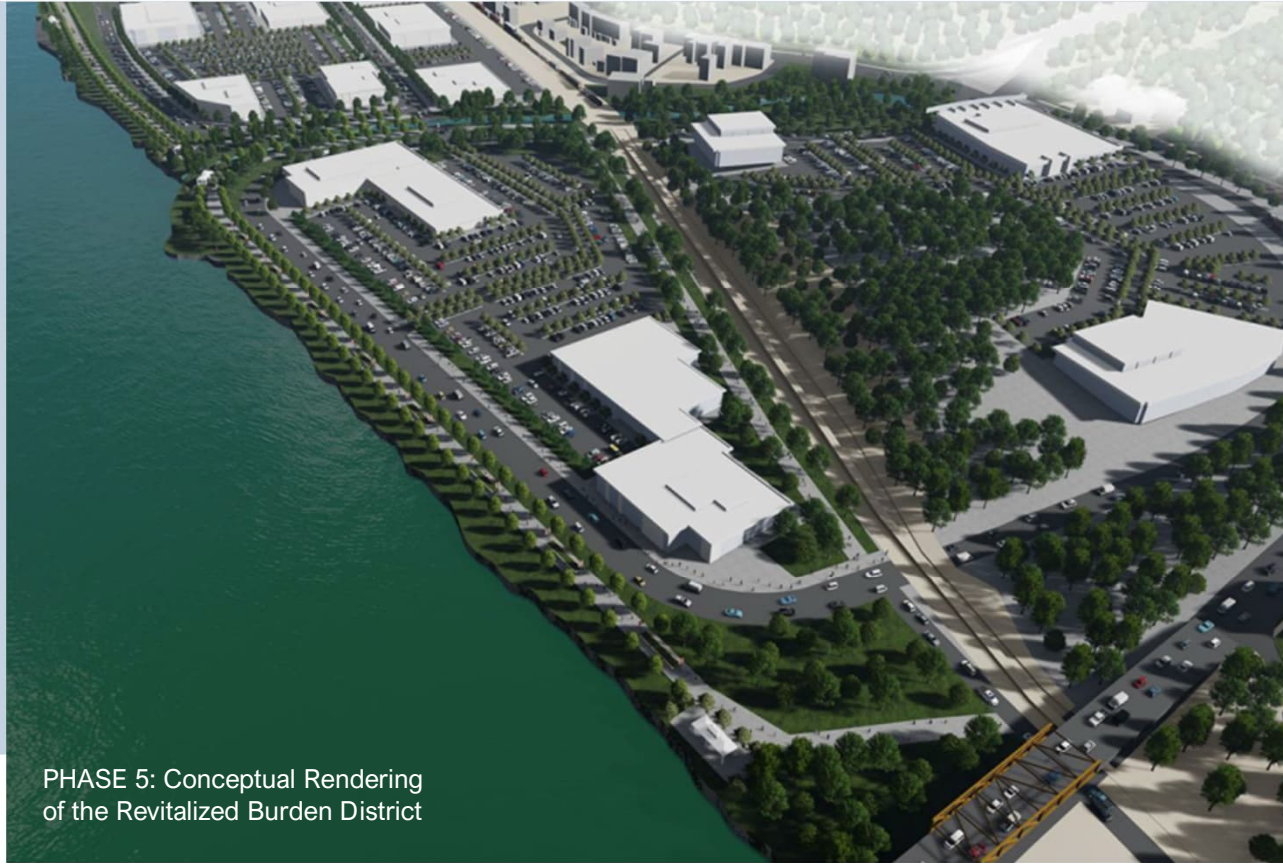


PHASE 4: Conceptual Rendering of the Revitalized Monroe District

IMPLEMENTATION STRATEGY

PHASE 5: The Burden District: Industrial and Manufacturing

PHASE 6: Relocation of County Incarceration Facility, Future Redevelopment Site



PHASE 5: Conceptual Rendering of the Revitalized Burden District

QUESTIONS & DISCUSSION

