



CITY OF **TROY, NY**

FRANKLIN ALLEY



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THE ARTS
CENTER of
the CAPITAL
REGION



CITY OF **TROY, NY**

FRANKLIN ALLEY REIMAGINED



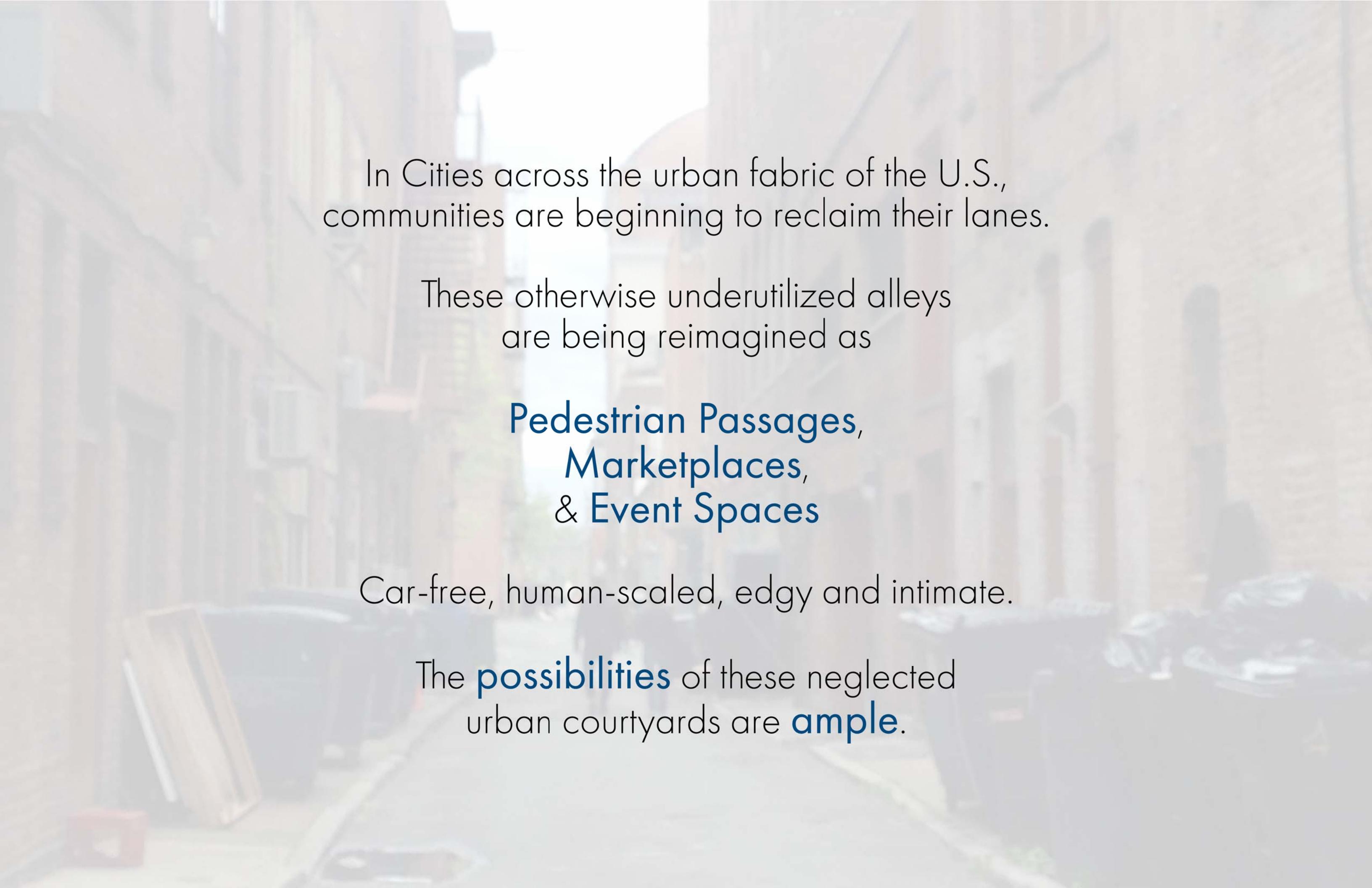
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REGION



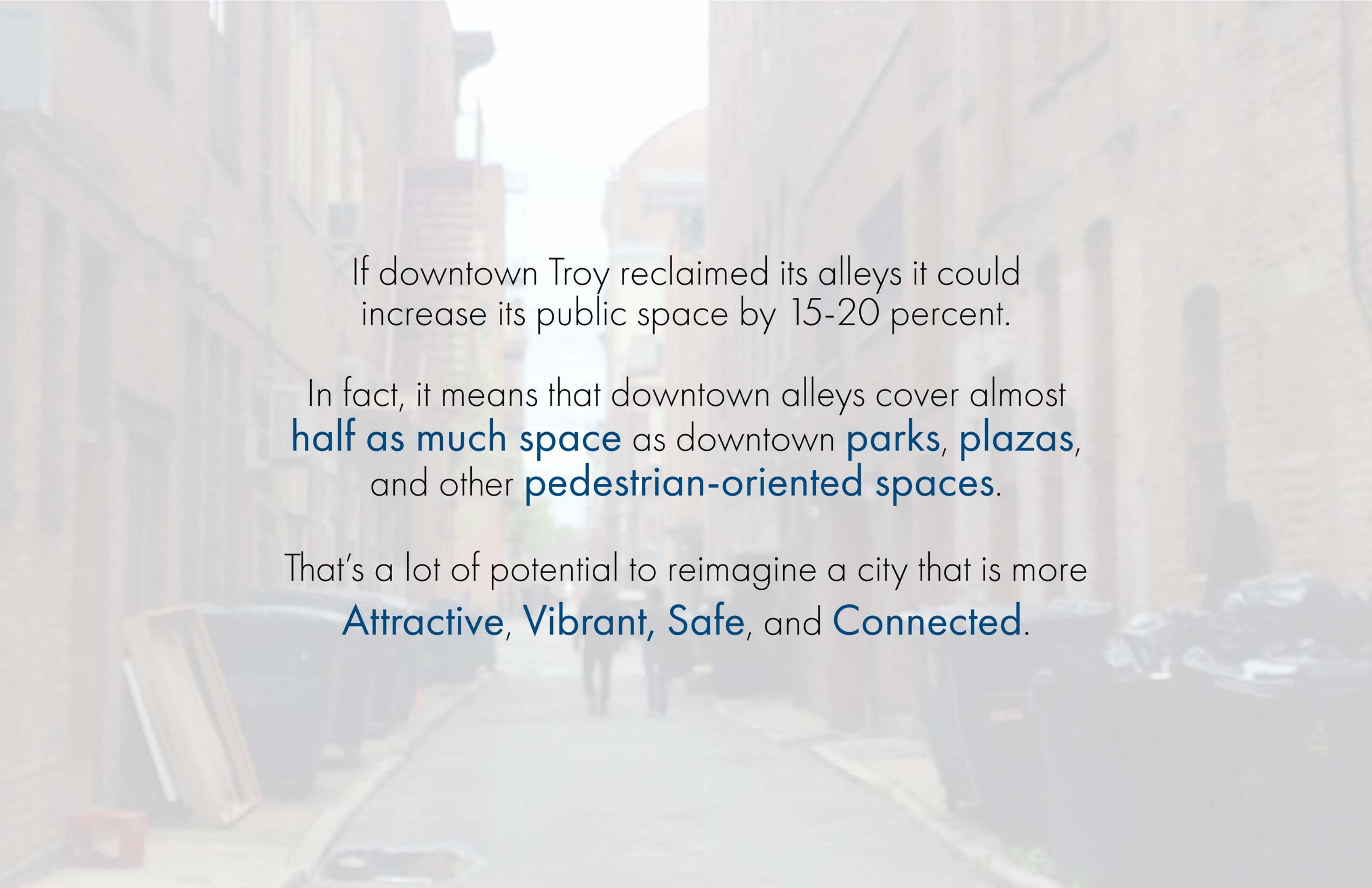
In Cities across the urban fabric of the U.S.,
communities are beginning to reclaim their lanes.

These otherwise underutilized alleys
are being reimagined as

Pedestrian Passages, Marketplaces, & Event Spaces

Car-free, human-scaled, edgy and intimate.

The **possibilities** of these neglected
urban courtyards are **ample**.



If downtown Troy reclaimed its alleys it could increase its public space by 15-20 percent.

In fact, it means that downtown alleys cover almost **half as much space** as downtown **parks, plazas**, and other **pedestrian-oriented spaces**.

That's a lot of potential to reimagine a city that is more **Attractive, Vibrant, Safe**, and **Connected**.



FRANKLIN ALLEY

A PILOT PROJECT FOR TROY



INTRODUCTION

PROJECT HISTORY



FRANKLIN STREET ALLEY

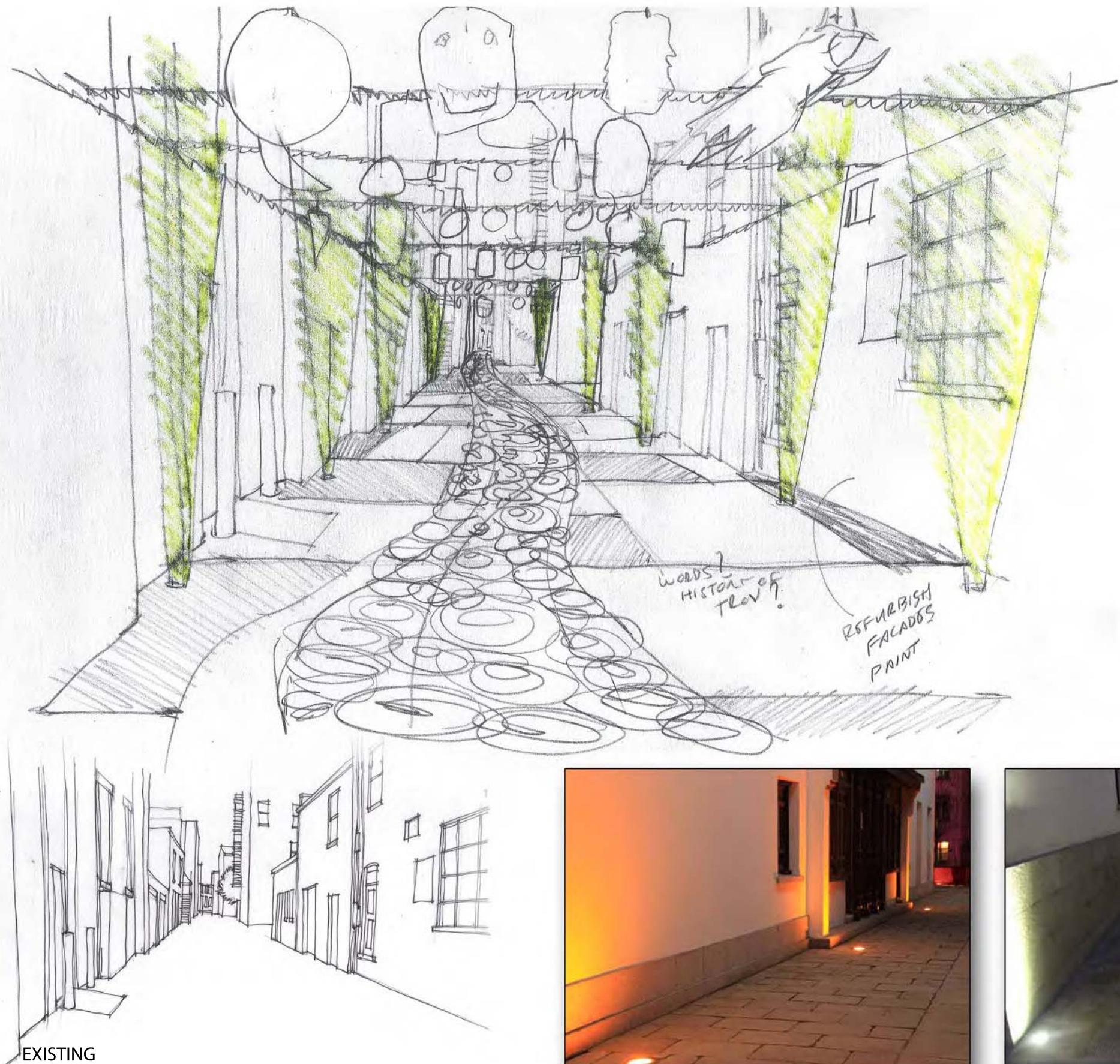
EXISTING CONDITIONS

Date: 08/01/14



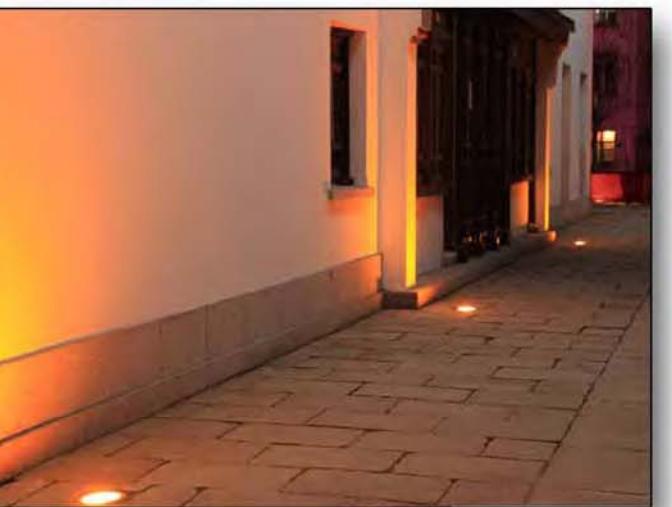
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FRANKLIN STREET ALLEY

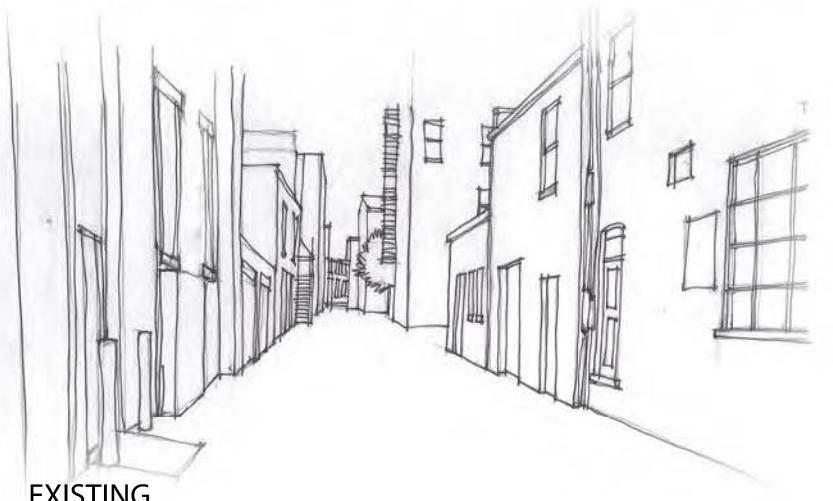
CONCEPT # 1



Date: 08/04/14



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Craig S. Church ASLA, LEED AP GA
Landscape Architect, Illustrator



EXISTING

FRANKLIN STREET ALLEY

CONCEPT # 2



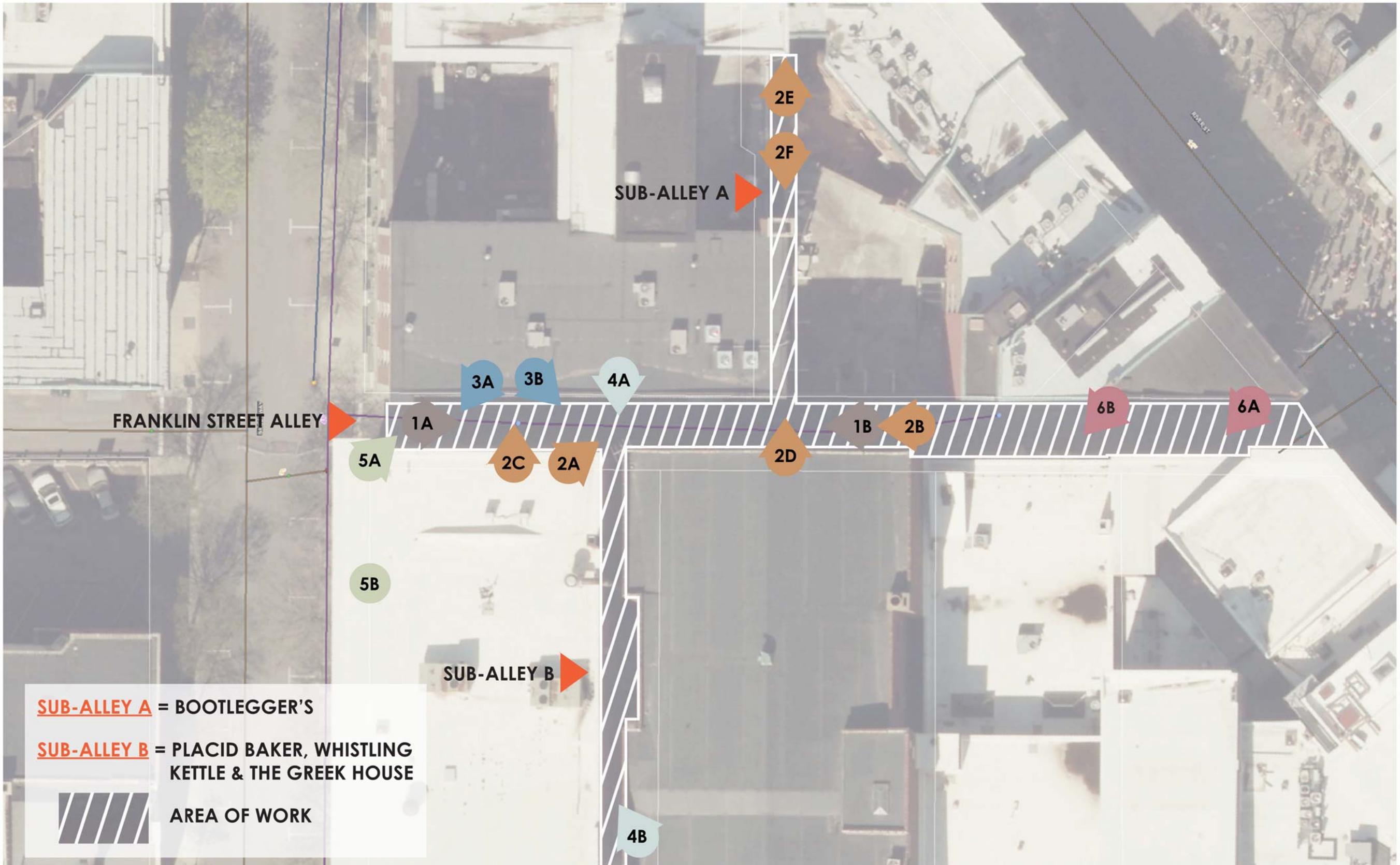
Date: 08/04/14



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A Crescent Moon
Craig S. Church ASLA, LEED AP GA
Landscape Architect, Illustrator



FRANKLIN STREET ALLEY - TROY, NY

GARBAGE MAINTENANCE PROPOSAL - KEY PLAN

05/25/18

NOT TO SCALE

FRANKLIN STREET ALLEY

CURRENT CONDITIONS

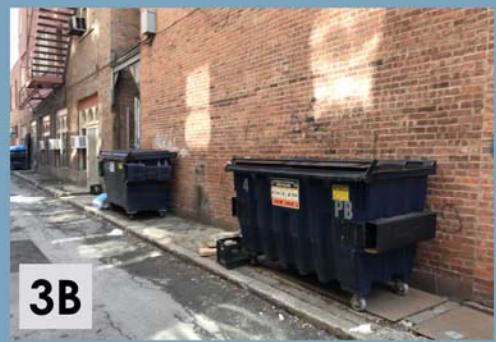
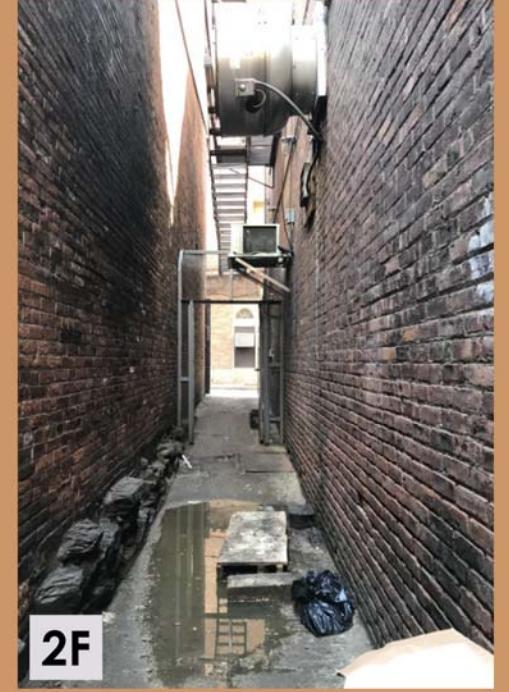
GOAL



ALLEY (OVERVIEW)



BOOTLEGGER'S



WHISTLING KETTLE & PLACID



SUB-ALLEY A & B

RAISE CONDENSERS
GARB. BINS BELOW



KEENAN BUILDING

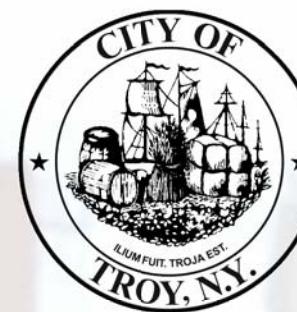


RIVER TRIANGLE & RENSS CO DEPT



INTRODUCTION

PROJECT TEAM & STAKEHOLDERS



CITY OF
TROY, NY

TROY. NY

DOWNTOWN BUSINESS
IMPROVEMENT DISTRICT



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REGION



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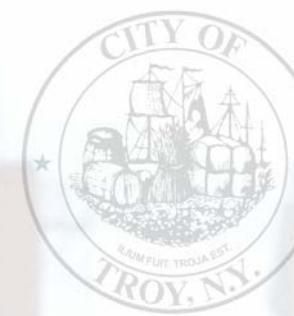
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Bonacio Construction, Inc.

Bryce Properties, LLC

Independent Living Center

Keenan Center, LLC



CITY OF
TROY, NY

TROY.NY

DOWNTOWN BUSINESS
IMPROVEMENT DISTRICT

TROY RESIDENTS AND VISITORS



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Bonacio Construction, Inc.

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Keenan Center, LLC



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DOWNTOWN BUSINESS
IMPROVEMENT DISTRICT

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Keenan Center, LLC

A blurred background image of a city street. On the left, a red double-decker bus is visible. In the center, a person in a dark jacket and light pants is walking away from the camera. The background is filled with out-of-focus buildings and trees.

DESIGN



DESIGN GOALS & COMPONENTS



TRASH
REMOVAL



P
A
V
I
N
G



DRIVE-IN
THEATRE



LIGHTING



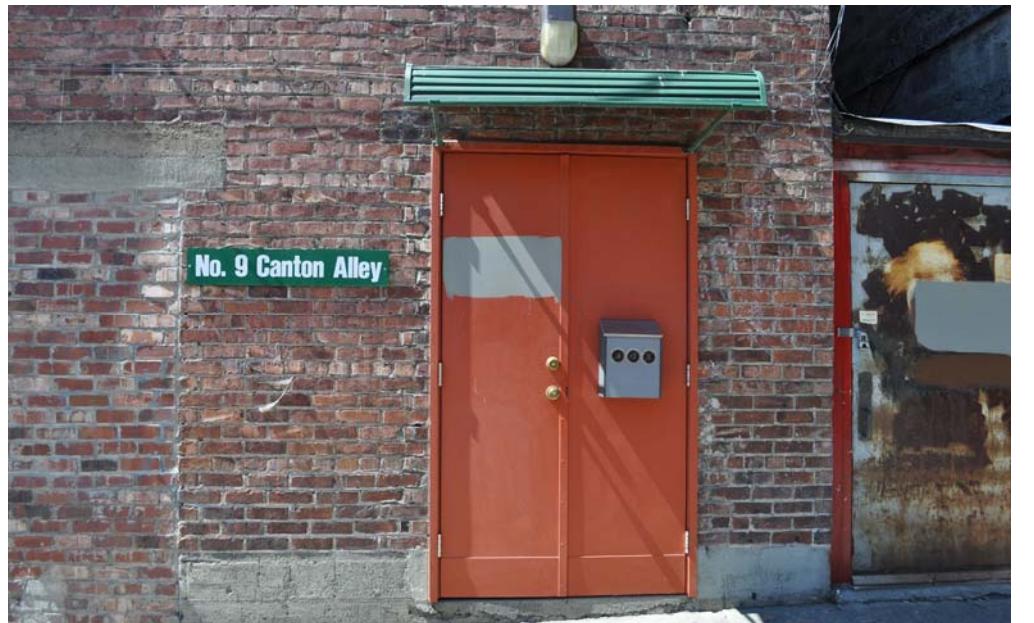


MURALS



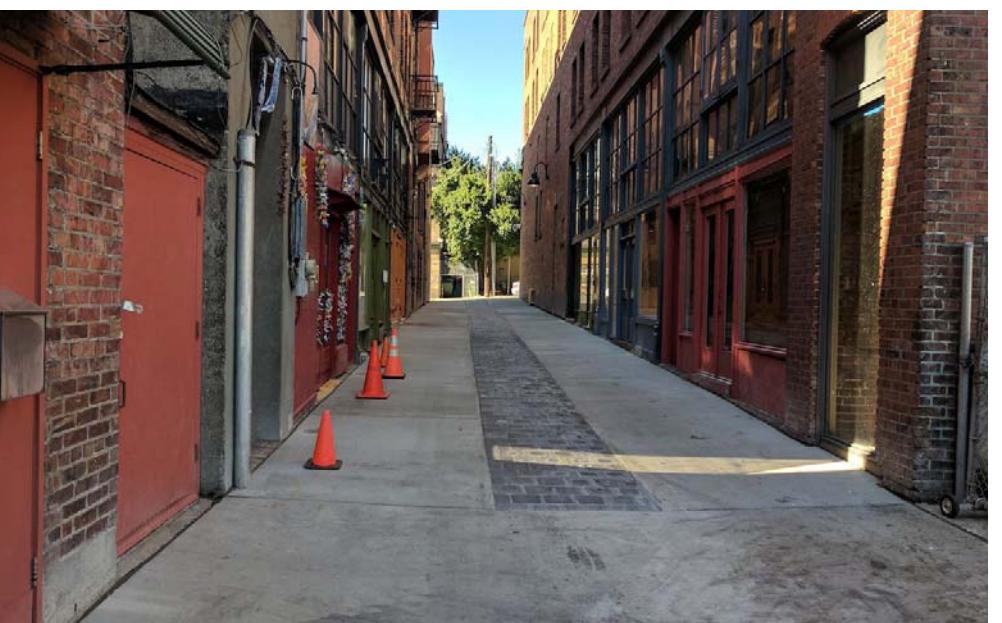


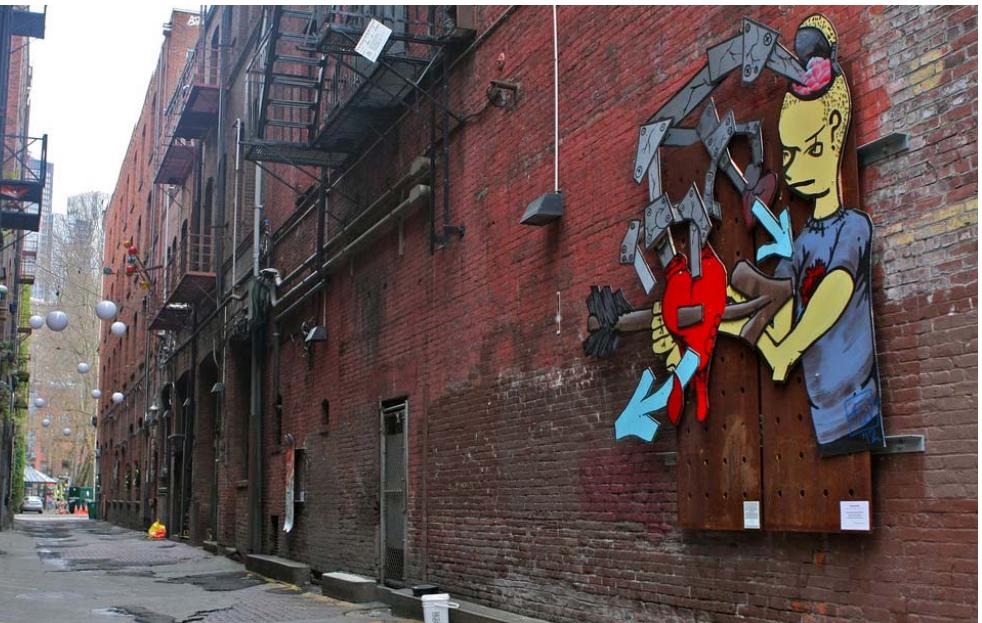
DESIGN CASE STUDIES



CANTON ALLEY

Seattle, WA

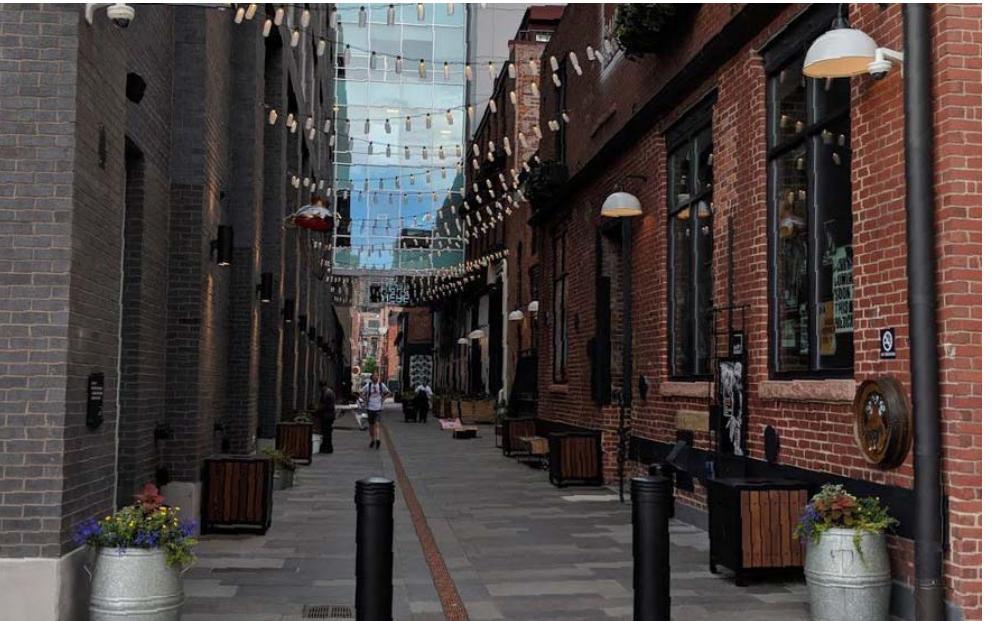




NORD ALLEY

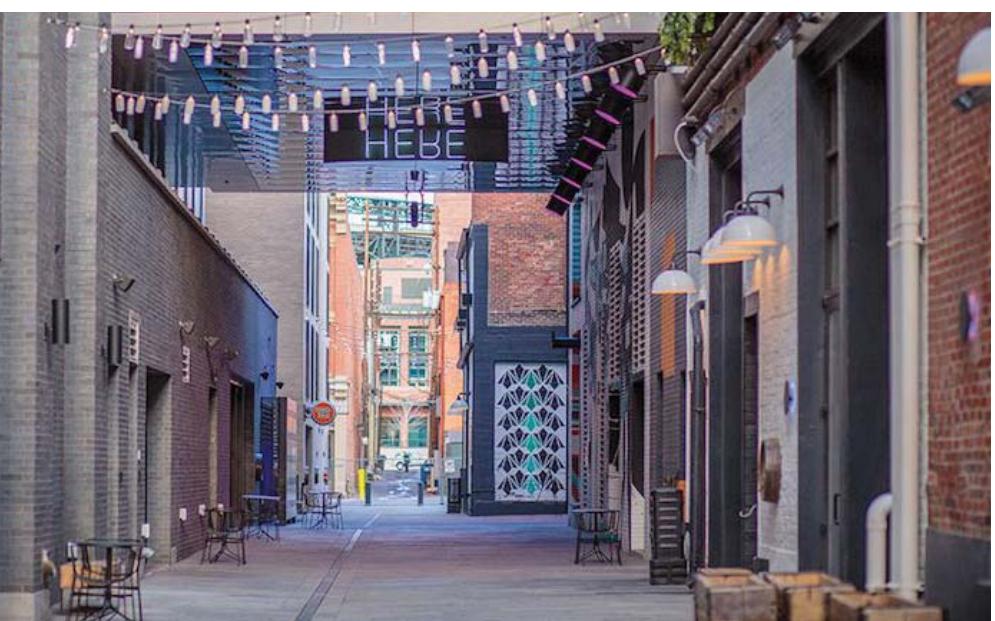
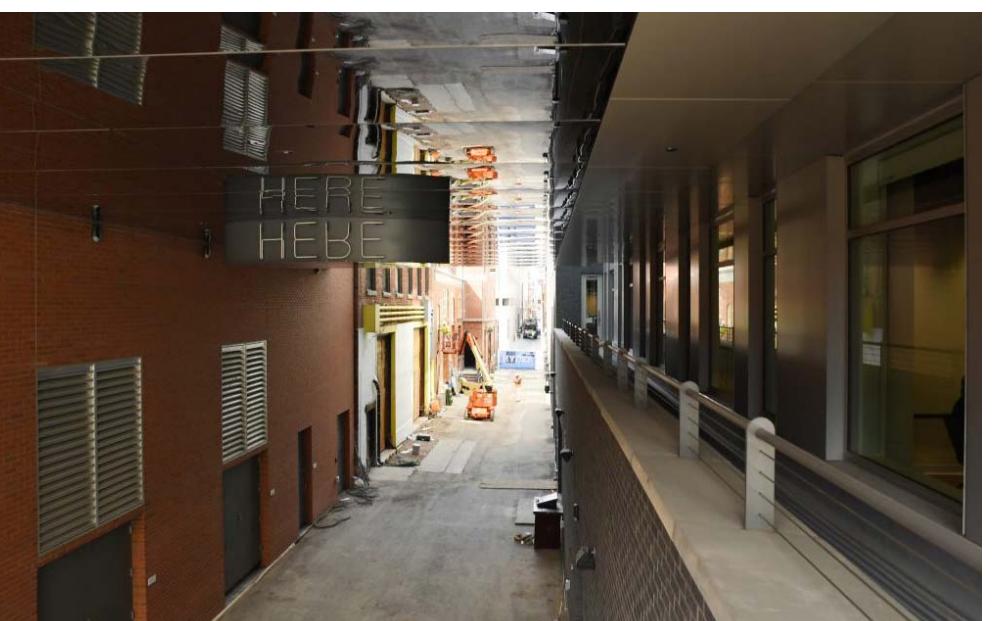
Seattle, WA

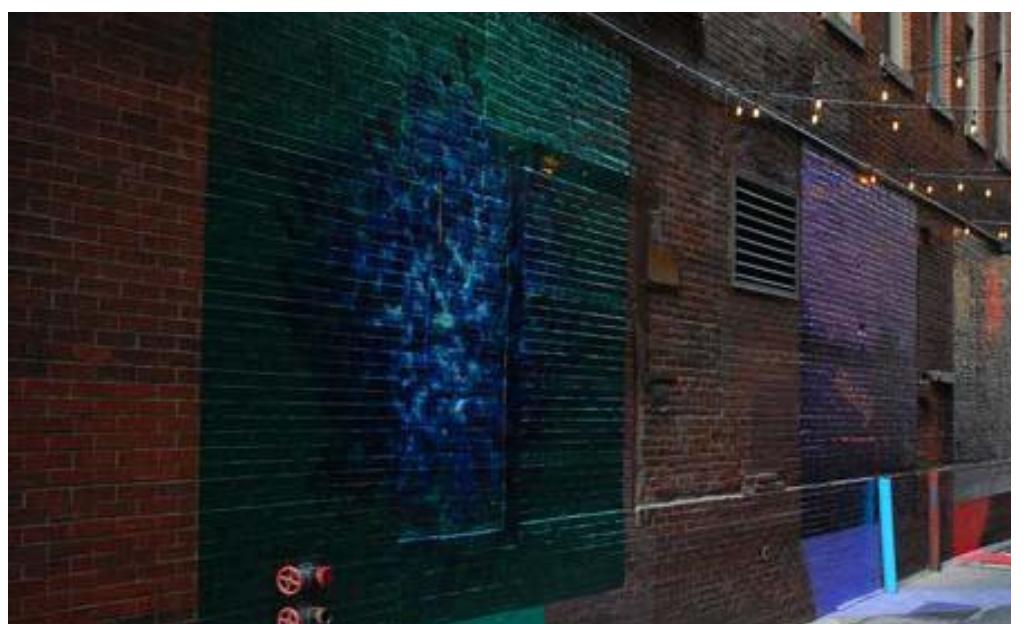
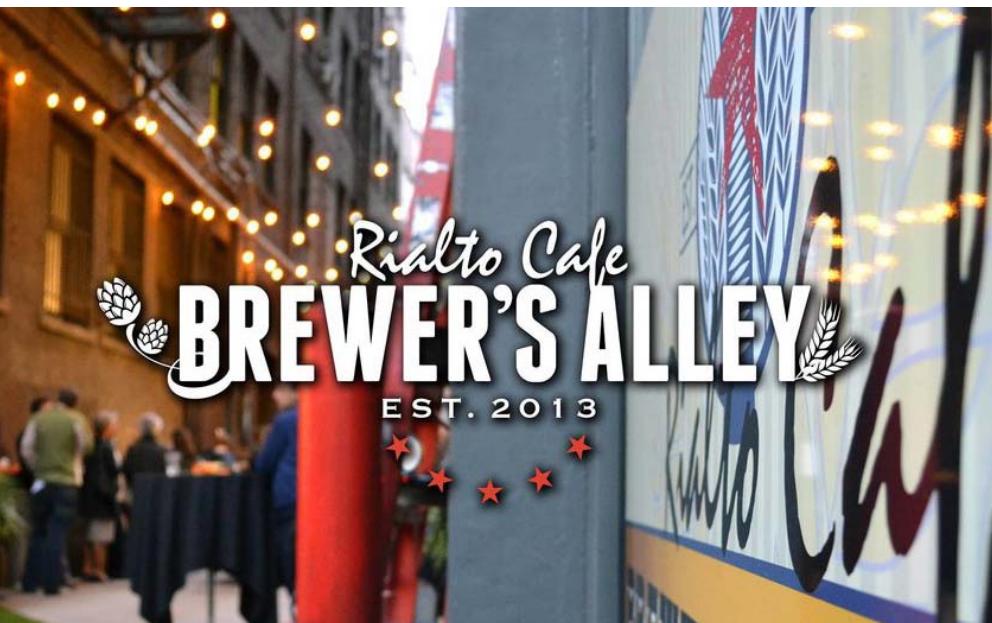




DAIRY BLOCK ALLEY

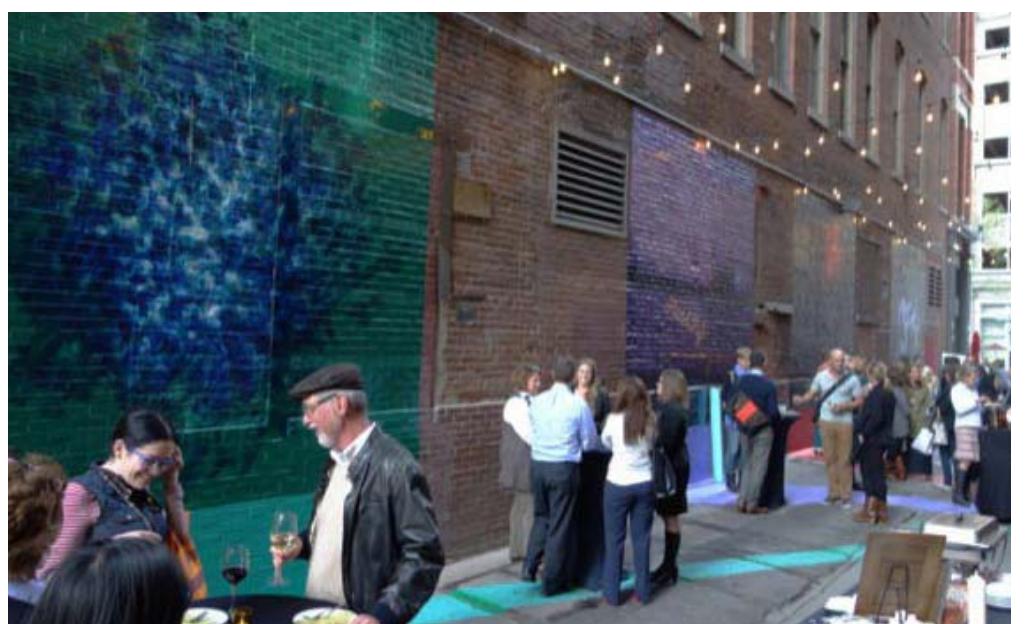
Denver, CO

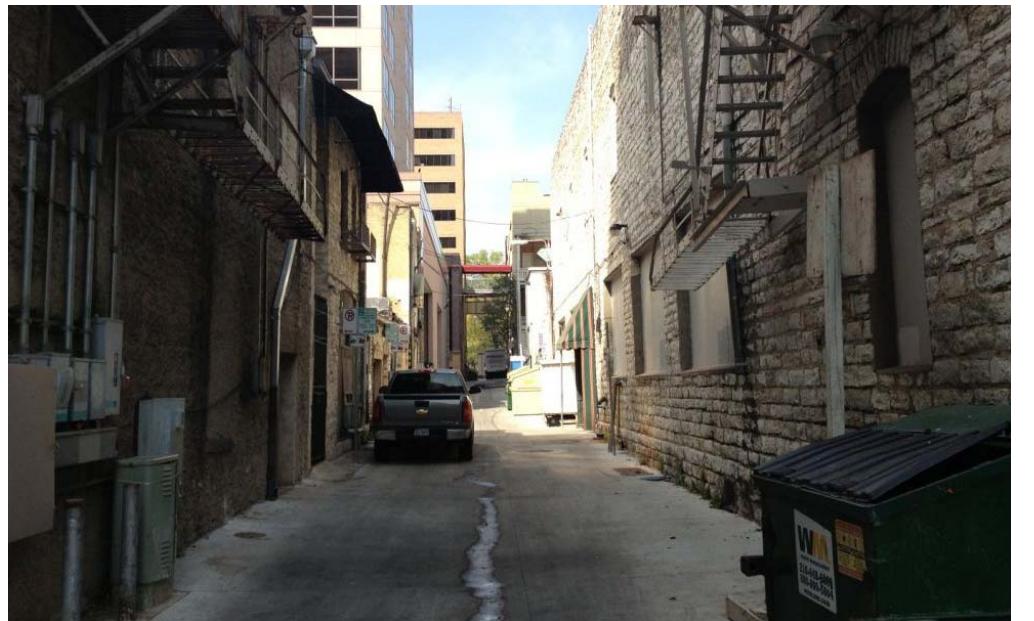




BREWER'S ALLEY

Denver, CO

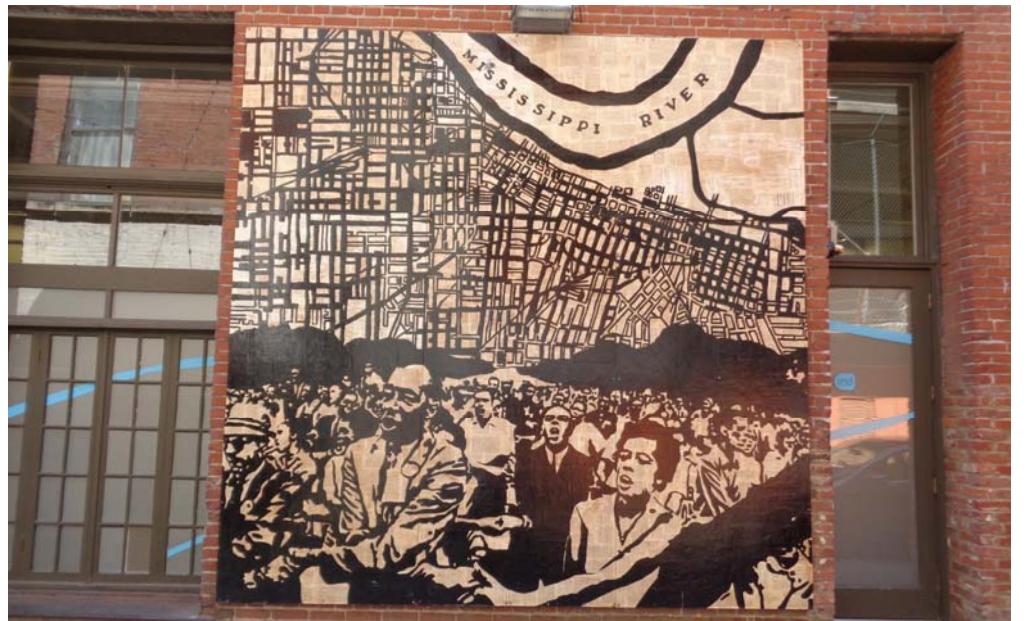
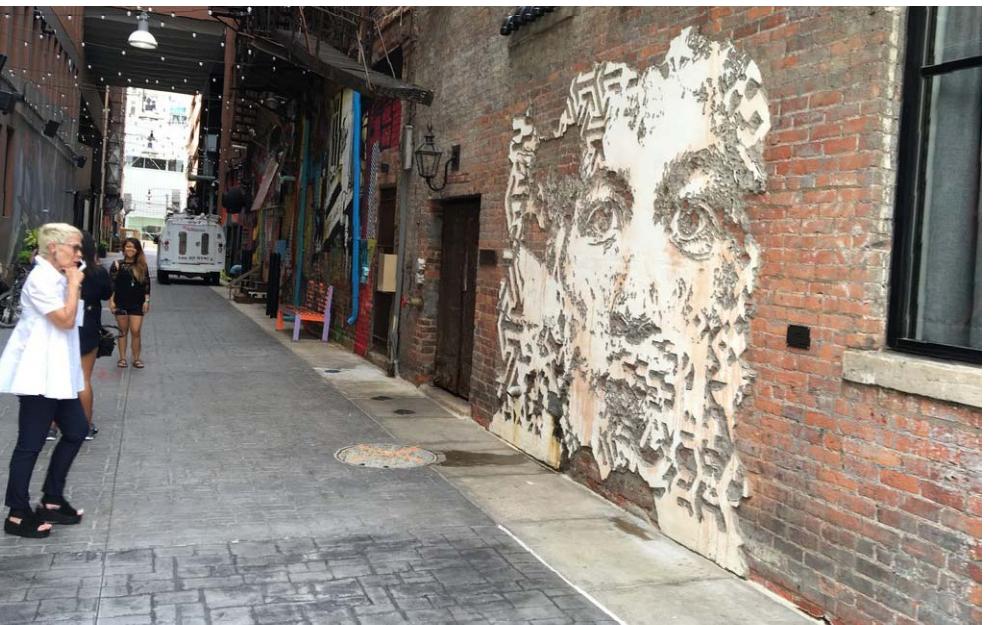
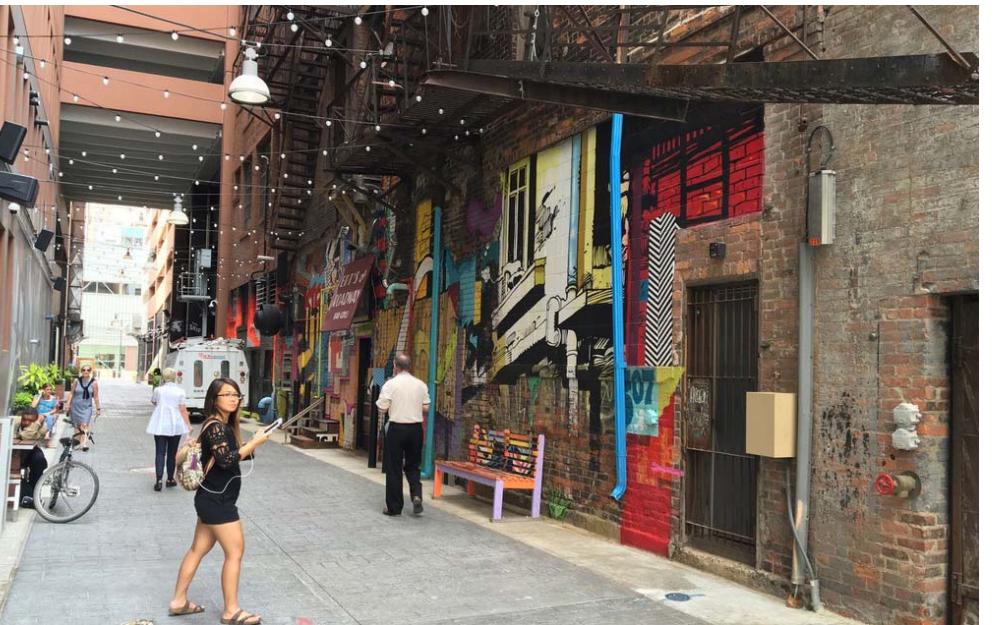




ALLEY #111

Austin, TX





BARBORO ALLEY

"The Artery" Memphis, TN





PAS SAGE WAYS

AIA TN +
RIVER CITY
COMPANY
PRESENT



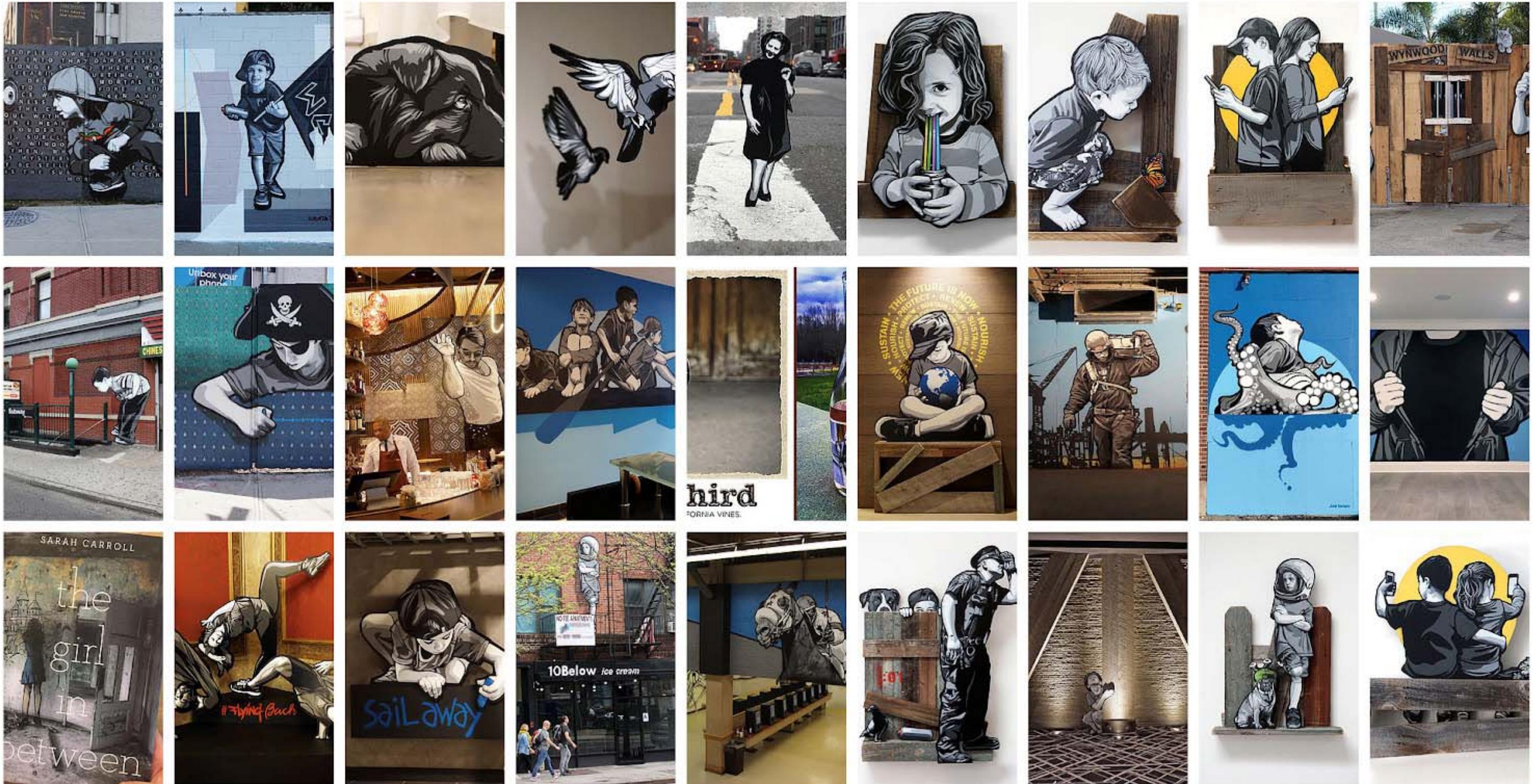
AIA TN +
RIVER CITY
COMPANY
PRESENT

PASSAGEWAYS

PASSAGEWAYS 1.0



DESIGN
MURAL



JOE IURATO

www.joeiurato.com

hird

FORNIA VINES.







“Utilizing the outdoor environment to create site-specific installations, Iurato creates windows into a narrative formed by personal experiences. Each individual work of art highlights the potential for interaction and storytelling within public space and transforms common land/cityscapes into carefully crafted scenes.”



DESIGN
VISION





**TRASH
REMOVAL**



**PAVING &
DRAINAGE**



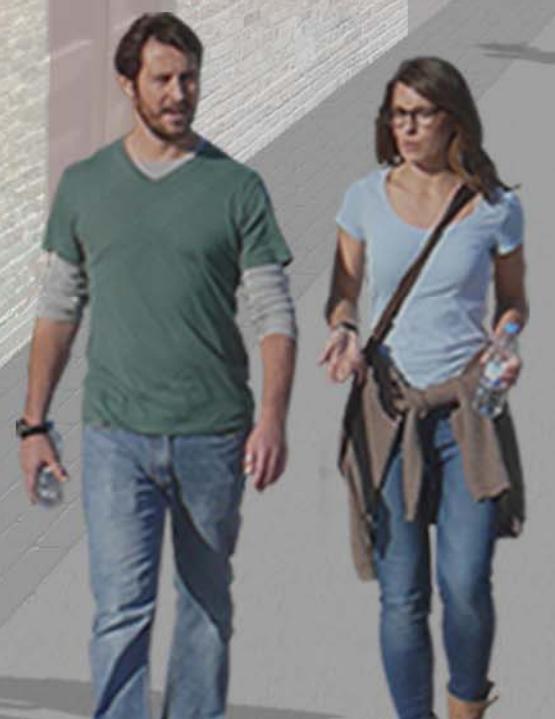
LIGHTING

MURALS



PEOPLE

NOURISH
SUSTAIN
SUSTAIN
NOURISH





A black and white photograph of a construction site. In the foreground, a large concrete mixer truck is parked on a dirt surface. Behind it, a tall, cylindrical concrete column or form is visible, part of a larger building under construction. The background shows the skeletal structure of a multi-story building with various levels and exposed steel beams. The sky is overcast and hazy.

COST



COST
PRELIMINARY ESTIMATE

Franklin Street Alley | Preliminary Opinion of Probable Cost

Approximately 250 linear feet of streetscape improvements including relocation of trash receptacles, new pavement, sidewalk aprons, trench drain, and vault/window well abandonment

Description	Quantity	Unit	Unit Cost	Total Cost	Notes
General					
General Conditions/Mobilization/Demobilization/Staging	1	LS	\$10,200.00	\$10,200	10% of construction cost
Underground Utility Locating Service	1	LS	\$2,000.00	\$2,000	
Maintenance and Protection of Traffic	1	LS	\$1,500.00	\$1,500	
Erosion & Sediment Control	1	LS	\$1,000.00	\$1,000	
Site Preparation					
Granite Curb Removal	400	LF	\$20.00	\$8,000	
Concrete Sidewalk Removal	875	SF	\$5.00	\$4,375	
Asphalt Pavement Milling and Removal (1-1/2" Min. Depth)	350	SY	\$15.00	\$5,250	
Asphalt Pavement Full Depth Removal	1,200	SF	\$3.00	\$3,600	Includes conc. apron & trench drain
Asphalt Pavement Sawcut	550	LF	\$5.00	\$2,750	
Site Improvements					
Concrete Sidewalk (4") Replacement	80	SF	\$9.00	\$720	Along East side
Concrete Sidewalk - NYSDOT Subbase Course Type 4 (6")	2	CY	\$65.00	\$130	
Decorative Concrete Apron (6") At Crosswalks	300	SF	\$16.00	\$4,800	At grade of alley (not raised)
Decorative Concrete Apron - NYSDOT Subbase Course Type 4 (12")	10	CY	\$65.00	\$650	
Accessible Drop Curb Ramps	4	EA	\$1,500.00	\$6,000	Includes detectable warning tiles
Granite Curb	20	LF	\$65.00	\$1,300	
Asphalt - Milled Area, 1.5" Top Course (Type 6F)	2,600	SF	\$1.60	\$4,160	
Asphalt - Full Depth, 2" Top Course, 4" Base Course	1,600	SF	\$6.00	\$9,600	
Asphalt - Full Depth, NYSDOT Subbase Course Type 4 (12")	60	CY	\$75.00	\$4,500	
Asphalt - Stamped/Colored Decorative Borders	2,000	SF	\$6.00	\$12,000	
Lighting - Meters/Conduit	1	LS	\$10,000.00	\$10,000	Allowance
Lighting - Catenary Light System	1	LS	\$35,000.00	\$35,000	Allowance
Vault/Window Well Abandonment - Fill vaults, remove concrete to 18" below grade, damproofing, plating, new curb & sidewalk.	3	EA	\$10,000.00	\$30,000	Allowance, not included in total
Utilities					
Storm - 12" HDPE Storm Pipe	20	LF	\$80.00	\$1,600	Includes trenching
Storm - Trench Drain	150	LF	\$150.00	\$22,500	Includes concrete collar
Adjust Existing Utility Manhole Frames (By Utility Provider)	5	EA	\$700.00	\$3,500	
Valve Adjustment Allowance	1	LS	\$2,500.00	\$2,500	
Note: This Opinion of Probable Cost is intended to be used for order of magnitude pricing for budget purposes only. Estimate is based on approximate dimensions as gathered from concept plan, preliminary mapping, and site visits.					
					Construction Subtotal \$158,000
					Design/Construction Contingency 15% (+/-) \$24,000
					Engineering 10% (+/-) \$18,000
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Asphalt - Full Depth, NYSDOT Subbase Course Type 4 (12")	60	CY	\$75.00	\$4,500	
Asphalt - Stamped/Colored Decorative Borders	2,000	SF	\$6.00	\$12,000	
Lighting - Meters/Conduit	1	LS	\$10,000.00	\$10,000	Allowance
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OVERALL COST

Franklin Street Alley | Preliminary Opinion of Probable Cost

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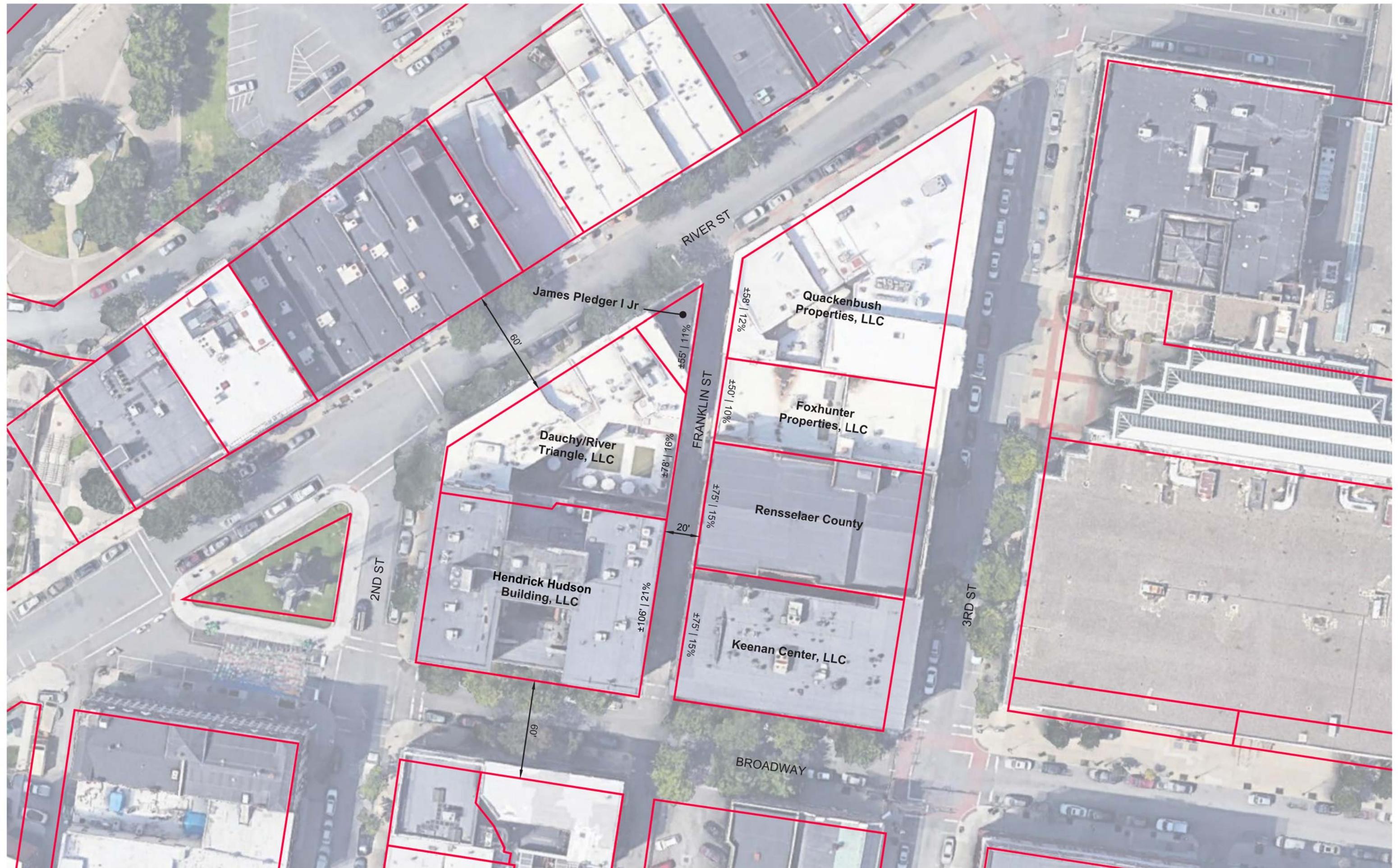
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Asphalt Pavement Sawcut	500	LF	\$5.00	\$2,750																	
Site Improvements																					
Concrete Sidewalk (4") Replacement	80	CY	\$0.00	\$720	Along East side																
Concrete Sidewalk - NYSDOT Subbase Course Type 4 (6")	2	CY	\$0.00	\$130																	
Decorative Concrete Apron (6") At Crosswalks	300	CY	\$6.00	\$4,800	At grade of alley (not raised)																
Decorative Concrete Apron - NYSDOT Subbase Course Type 4 (12")	10	CY	\$65.00	\$650																	
Accessible Drop Curb Ramps	4	EA	\$1,500.00	\$6,000	Includes detectable warning tiles																
Granite Curb	20	LF	\$65.00	\$1,300																	
Asphalt - Milled Area, 1.5" Top Course (Type 6F)	2,600	SF	\$1.60	\$4,160																	
Asphalt - Full Depth, 2" Top Course, 4" Base Course	1,600	SF	\$6.00	\$9,600																	
Asphalt - Full Depth, NYSDOT Subbase Course Type 4 (12")	60	CY	\$12.00	\$4,500																	
Asphalt - Stamped/Colored Decorative Borders	2,000	SF	\$6.00	\$12,000																	
Lighting - Meters/Conduit	1	EA	\$100.00	\$100.00	Allowance																
Lighting - Catenary Light System	1	LS	\$35,000.00	\$35,000	Allowance																
Vault/Window Well Abandonment - Fill vaults, remove concrete to 18" below grade, damproofing, plating, new curb & sidewalk.	3	EA	\$10,000.00	\$30,000	Allowance, not included in total																
Utilities																					
Storm - 12" HDPE Storm Pipe	25	LF	\$80.00	\$1,600	Includes trenching																
Storm - Trench Drain	150	LF	\$350.00	\$52,500	Includes concrete collar																
Adjust Existing Utility Manhole Frames (By Utility Provider)	5	EA	\$700.00	\$3,500																	
Valve Adjustment Allowance	1	LS	\$2,500.00	\$2,500																	
ARTS CENTER MURAL																					
\$50k NYSCA GRANT \$99,000 added value																					
NATIONAL GRID URBAN CENTER REVITALIZATION GRANT																					
25% PROJECT TOTAL \$75,000 towards project total																					
<table> <tr> <td>Construction Subtotal</td> <td>\$158,000</td> </tr> <tr> <td>Design/Construction Contingency</td> <td>15% (+/-)</td> <td>\$24,000</td> </tr> <tr> <td>Engineering</td> <td>10% (+/-)</td> <td>\$18,000</td> </tr> <tr> <td>Contract Total</td> <td>\$200,000</td> </tr> <tr> <td>Arts Center Mural</td> <td>\$50k Grant</td> <td>\$99,000</td> </tr> <tr> <td>National Grid Urban Center Revitalization Grant</td> <td>25%</td> <td>\$74,800</td> </tr> </table>						Construction Subtotal	\$158,000	Design/Construction Contingency	15% (+/-)	\$24,000	Engineering	10% (+/-)	\$18,000	Contract Total	\$200,000	Arts Center Mural	\$50k Grant	\$99,000	National Grid Urban Center Revitalization Grant	25%	\$74,800
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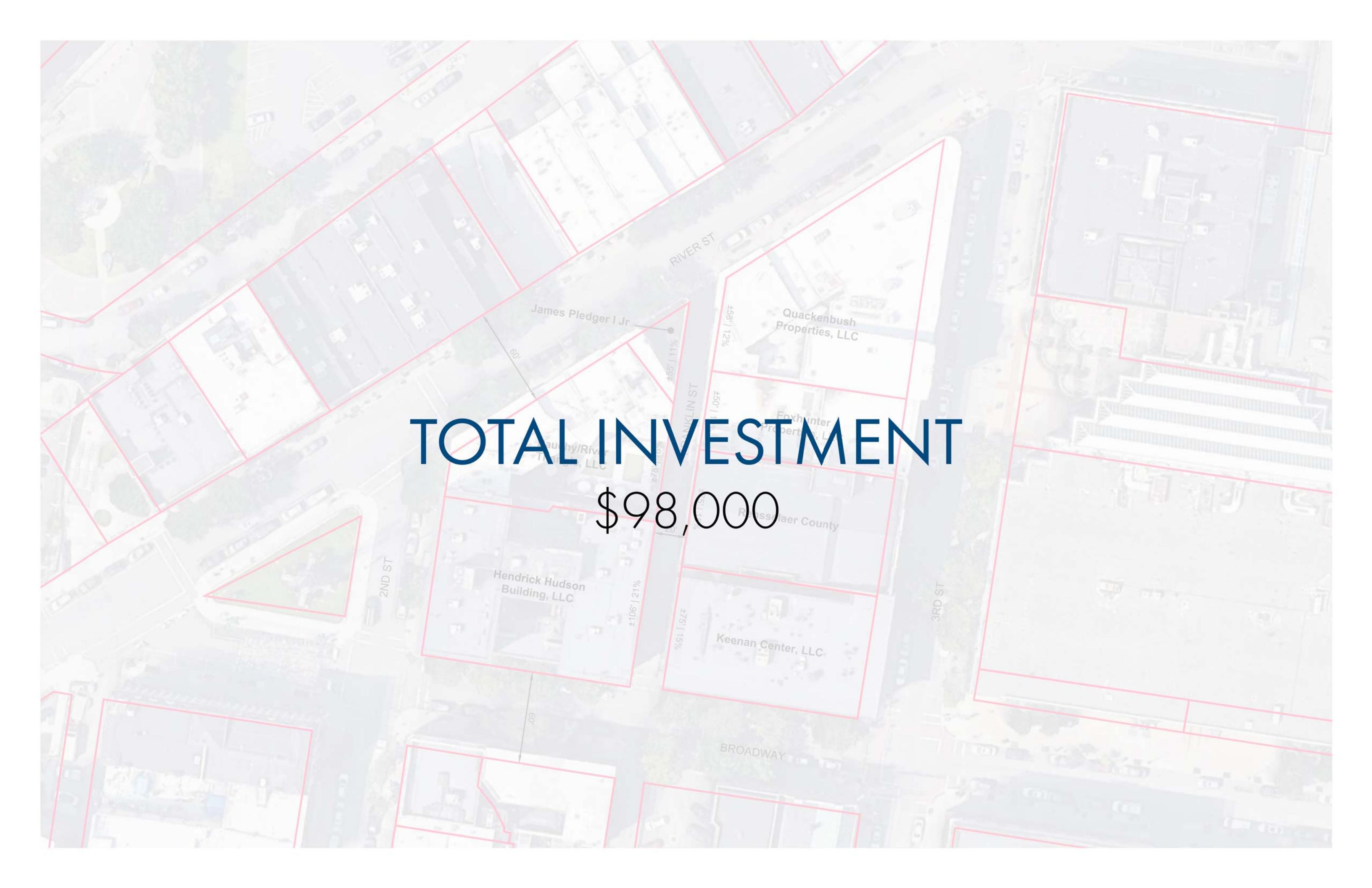


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STAKEHOLDER INVESTMENT





TOTAL INVESTMENT
\$98,000

STAKEHOLDER INVESTMENT

ANNUALLY OVER 10 YEARS

James Pledger IJr	11%	\$1,080
Dauchy/River Triangle, LLC	16%	\$1,570
Hendrick Hudson Building, LLC	21%	\$2,060
Quackenbush Properties	12%	\$1,180
Foxhunter Properties, LLC	10%	\$980
Rensselaer County	15%	\$1,470
Keenan Center, LLC	15%	\$1,470



STAKEHOLDER INVESTMENT
ANNUALLY OVER 10 YEARS

FOOTTRAFFIC BUSINESS SALES ANNUAL RENT PROPERTY VALUE

\$1,080
\$1,570
\$2,060
\$1,180
\$980
\$1,470
\$1,470

STAKEHOLDER INVESTMENT
ANNUALLY OVER 10 YEARS

FOOTTRAFFIC
BUSINESS SALES
ANNUAL RENT
PROPERTY VALUE



A blurry, overexposed photograph of a city street. In the background, there are several buildings, including a prominent one with a red brick facade and a large arched window. In the foreground, a person wearing a dark jacket and light-colored pants is walking away from the camera. The overall image is out of focus and has a hazy, dreamlike quality.

TIMELINE



TIMELINE

VISION MOVING FORWARD



MARCH 2019
PRESENTATION TO STAKEHOLDERS



FEBRUARY 2019
PRESENTATION TO STAKEHOLDERS

APRIL 2019
PRESENTATION TO PUBLIC
& PROJECT FUNDING START



FEBRUARY 2019
PRESENTATION TO STAKEHOLDERS

MARCH 2019
PRESENTATION TO PUBLIC
& PROJECT FUNDING START

APRIL-JUNE 2019
DESIGN & ENGINEERING



FEBRUARY 2019
PRESENTATION TO STAKEHOLDERS

MARCH 2019
PRESENTATION TO PUBLIC
& PROJECT FUNDING START

APRIL-JUNE 2019
DESIGN & ENGINEERING

JULY-AUGUST 2019
PROJECT BID & COORDINATION



FEBUARY 2019
PRESENTATION TO STAKEHOLDERS

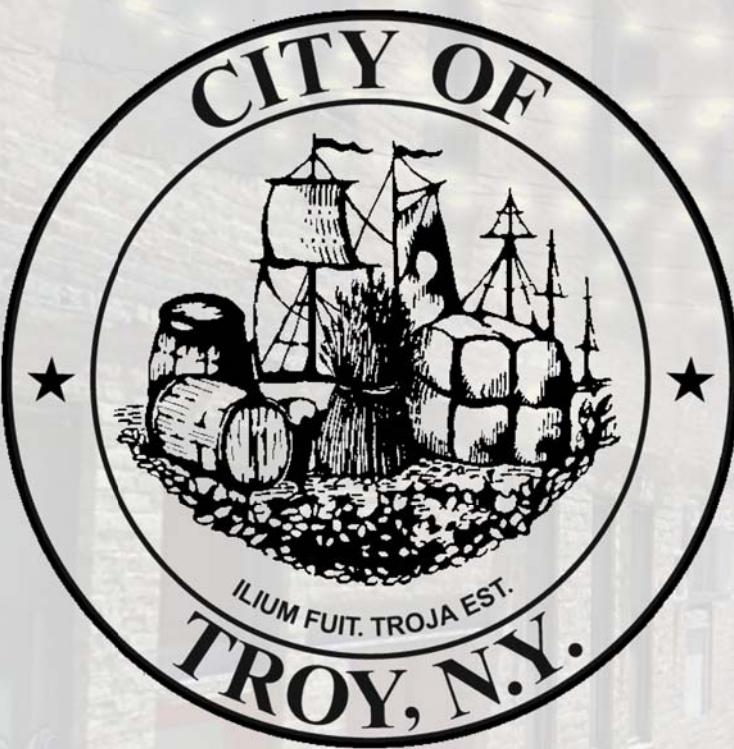
MARCH 2019
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APRIL-JUNE 2019
DESIGN & ENGINEERING

JULY-AUGUST 2019
PROJECT BID & COORDINATION

FALL 2019
PROJECT CONSTRUCTION





CITY OF **TROY, NY**

FRANKLIN ALLEY



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QUESTIONS?

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