



TROY CITY HALL REDEVELOPMENT PLAN

Sasaki

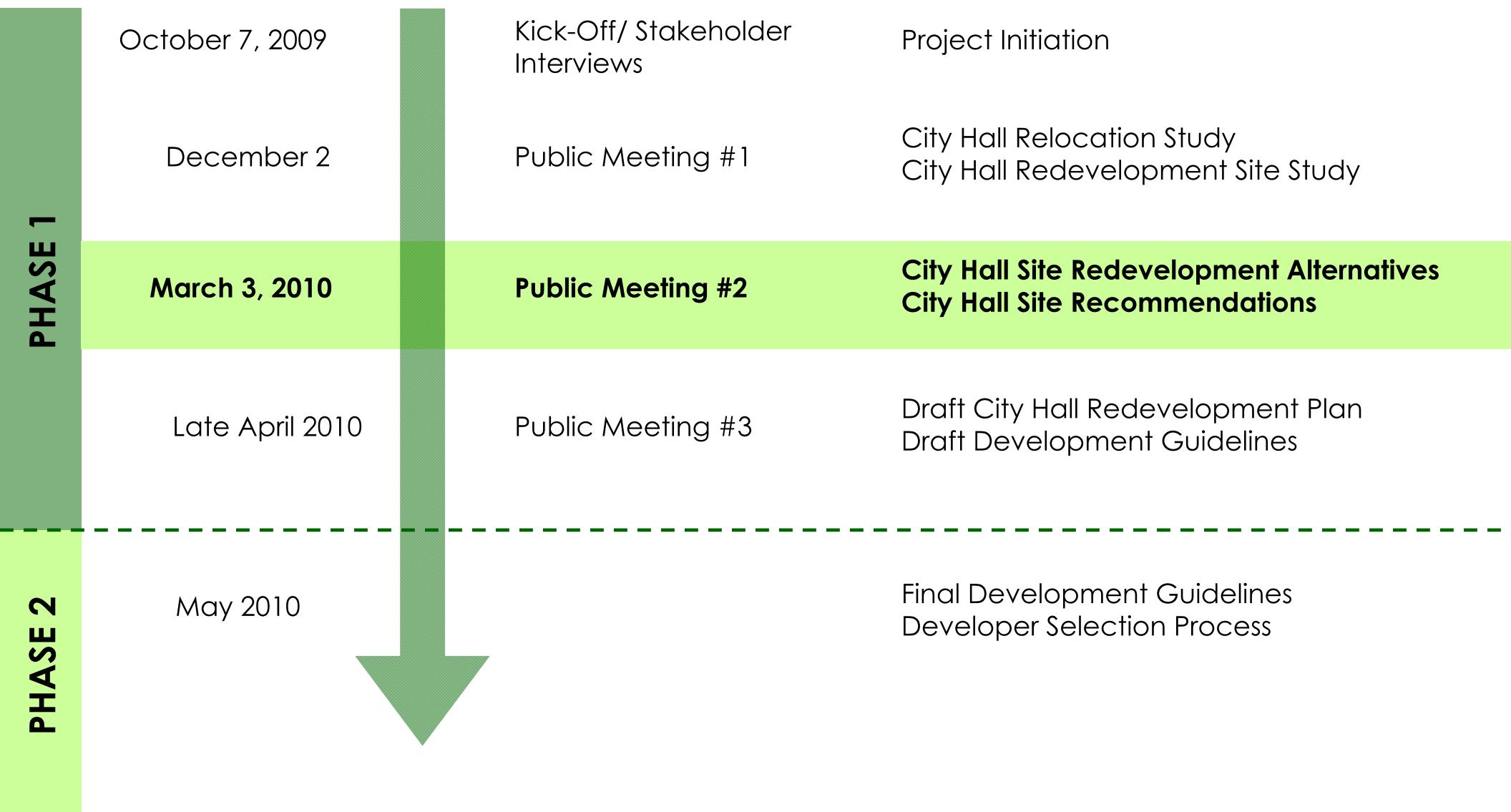
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March 3, 2010

Goals of the City Hall Site Redevelopment Study

- 1 Relocate City Hall to a site that contributes to the growing vibrancy of Downtown
- 2 Visually and physically enhance public access to the Hudson Riverfront, linking the riverfront and downtown
- 3 Create proactive development guidelines
- 4 Build a new structure on the existing City Hall site that contributes to the economic development of Downtown

project schedule



March 3 Agenda

1. How can we guide redevelopment of the existing Monument Square site?

- December Public Meeting Feedback
- Key Development Criteria
- Breakout Discussion

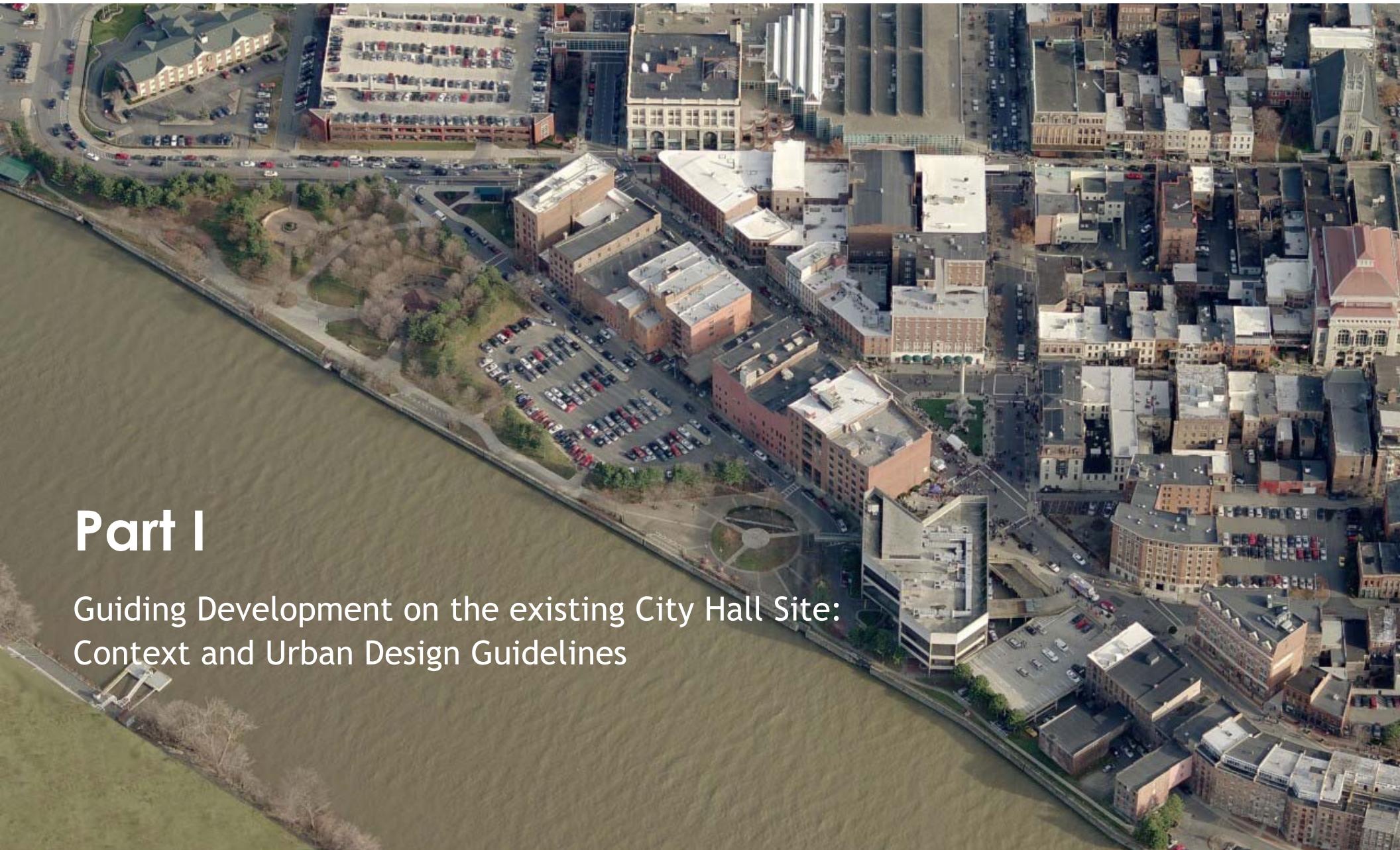
2. Which of the four preferred sites for City Hall best fits Troy's needs?

Summary of December Community Meeting Findings

- Community feedback on full range of site options
- Establishment of four preferred sites

Evaluation of Preferred Sites: Verizon Site, EOC Block, Riverfront Site, Proctor Site

- Urban Design Analysis
- Development & Financial Analysis
- Sustainability Considerations



Part I

Guiding Development on the existing City Hall Site:
Context and Urban Design Guidelines

What are your aspirations for the current City Hall site?

Capitalize on **views**

Include upper level **public space** or a terrace at river level

Mixed-use

Pay attention to the **street level**

Don't let **parking** face the river

Connect from old train station to old ferry landing

Make the site a **destination**

Make "Front Street" a "**front door**"

Less massive building(s)

Contextual architecture

Overcome the **transition** in levels

What is the appropriate character of the new building(s)?

Structure should be as **tall** as possible

Keep existing building?

Height in **context of neighbors** (6-7 stories)

Attractive public building

Maintain **transparency** at the ground level

Shared parking through **mixed-use**

Consider orientation and maintenance

Consider **sustainability**

Development Guidelines - Purpose

- Provides guidance in evaluating development proposals for the riverfront site
- Balances contextual fit and community goals with development potential
- Allows for flexibility in the architectural response and building uses

Design Guidelines- Elements

- Zoning Envelope
- Riverfront Access
- View Corridors
- Parking Podium
- Public Space
- Building Height
- Materials
- Façade Articulation



Key Development Issues

Existing Conditions



Zoning Envelope

ZONING - B-4, CENTRAL COMMERCIAL

Broad range of uses allowed including residential, office, retail, hotel and others

Maximum residential height, 90-150' (9-15 stories)

Maximum residential density, 80-120 units per acre

Maximum commercial height, 90' (5-6 stories)

No limit on commercial density

No off-street parking required

No setbacks required with interior loading



Parking Podium - Existing

- Located within the 100-year flood plain
- Top of structure aligns with River Street



Parking Podium - Proposed

- Located within the 100-year flood plain
- Top of structure aligns with River Street
- Accommodates up to 200 cars
- Can be accessed from Front Street and/or River Street
- Requires special façade treatment along the river's edge
- Can include lobbies, and other non-habitable uses

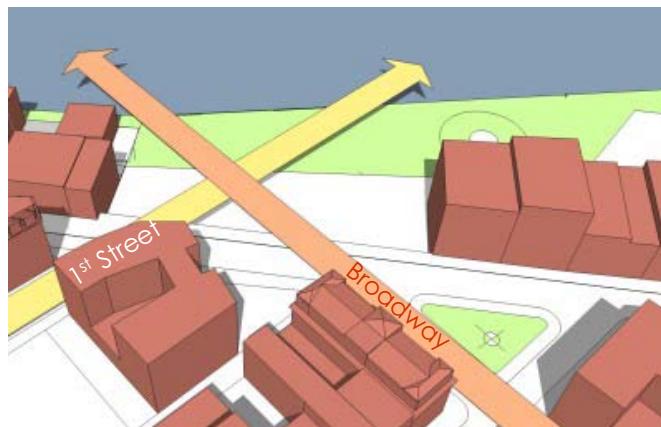


View Corridor – Extended? Deflected? Terminated?

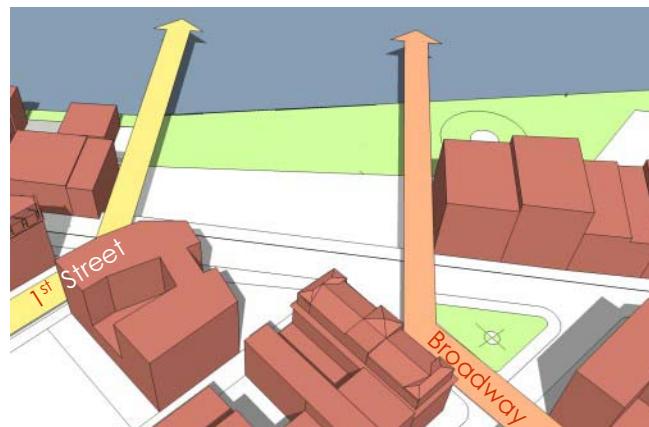
How should **key views** down Broadway or 1st Street – coordinate with the new development?



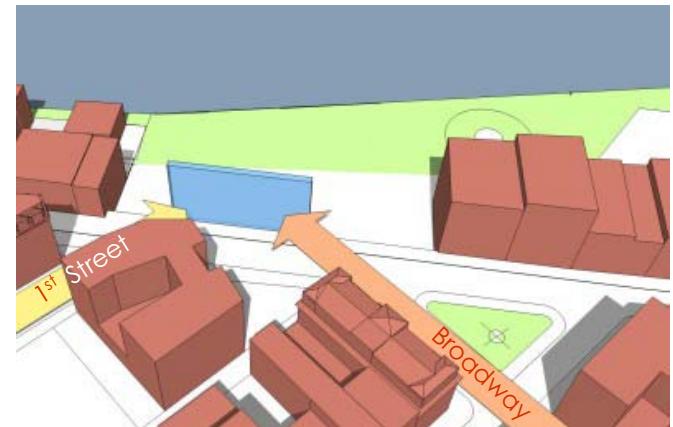
View down 1st Street – Terminated View Corridor



EXTENDED



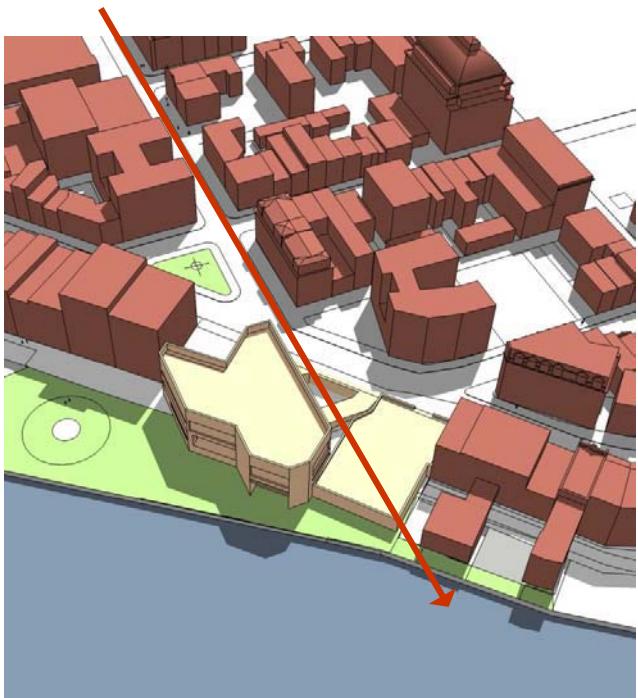
DEFLECTED



TERMINATED

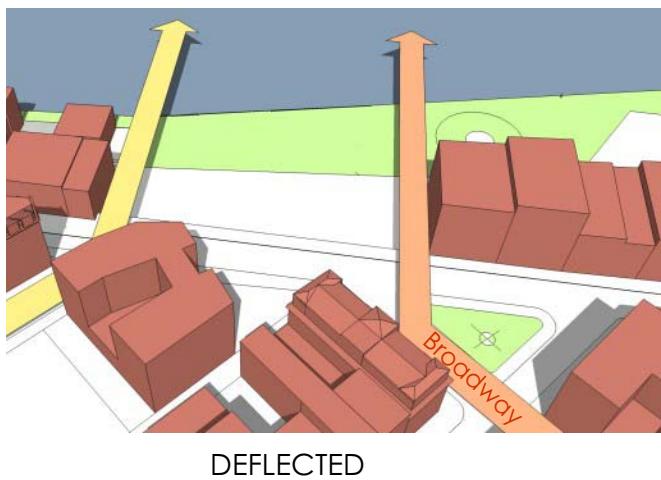
View Corridor- Extended

- Maintains view to sky and opposite river bank
- Severely limits development potential
- Disrupts continuity of River Street

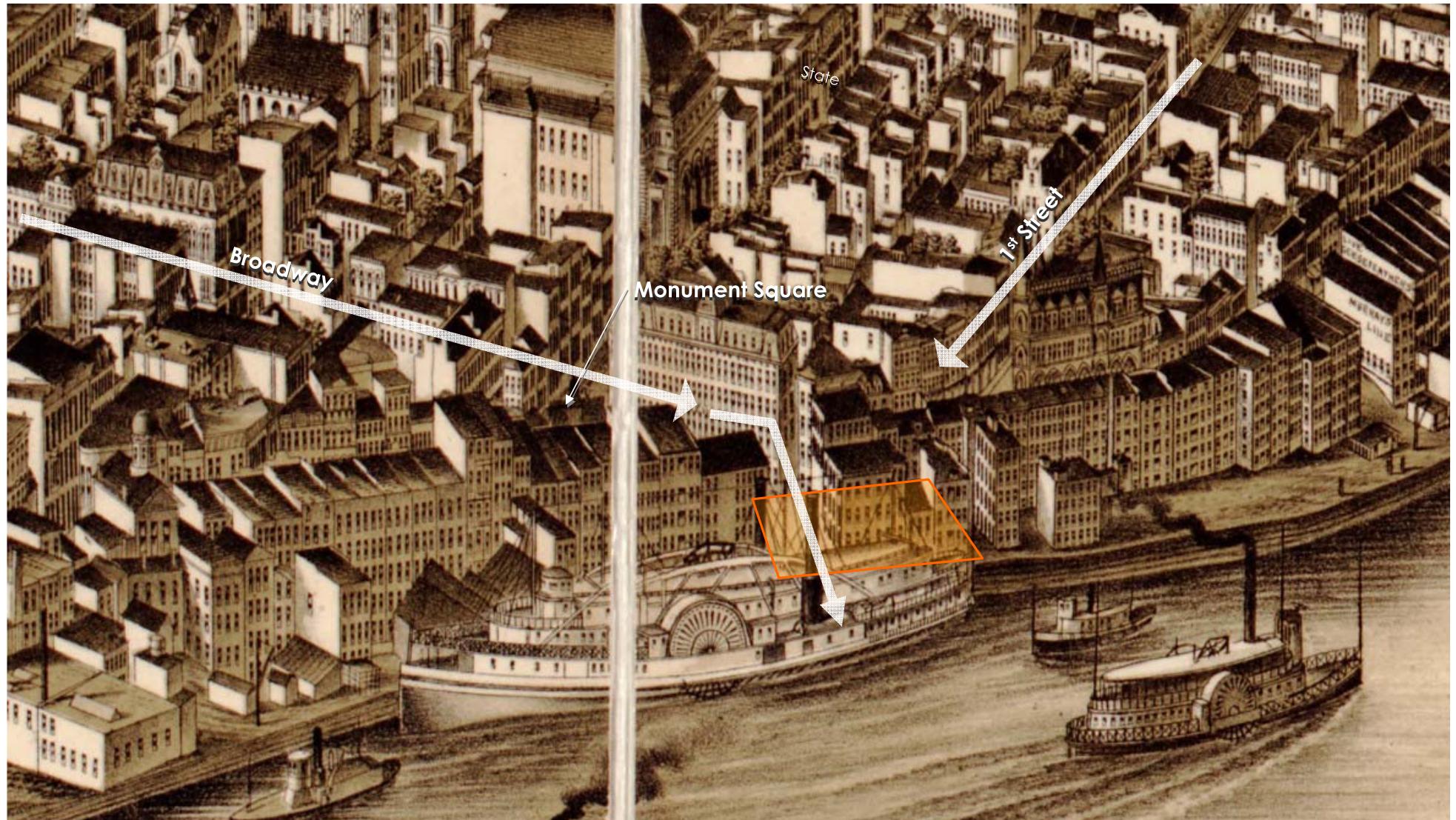


View Corridor- Deflected

- Responds to building geometry on River Street
- Creates discovered view to river
- Promotes rational development parcel
- Enables continuity of River Street

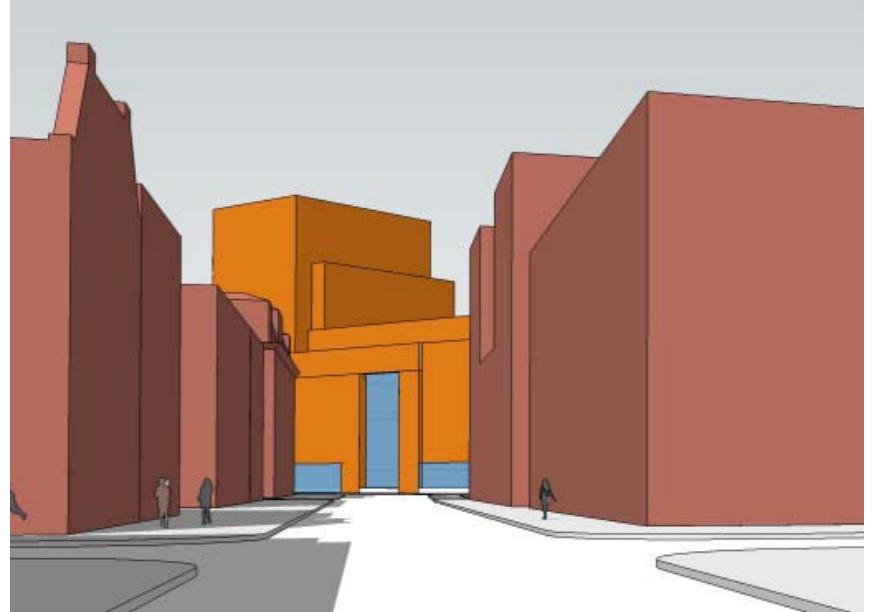


Historic Deflected Axis



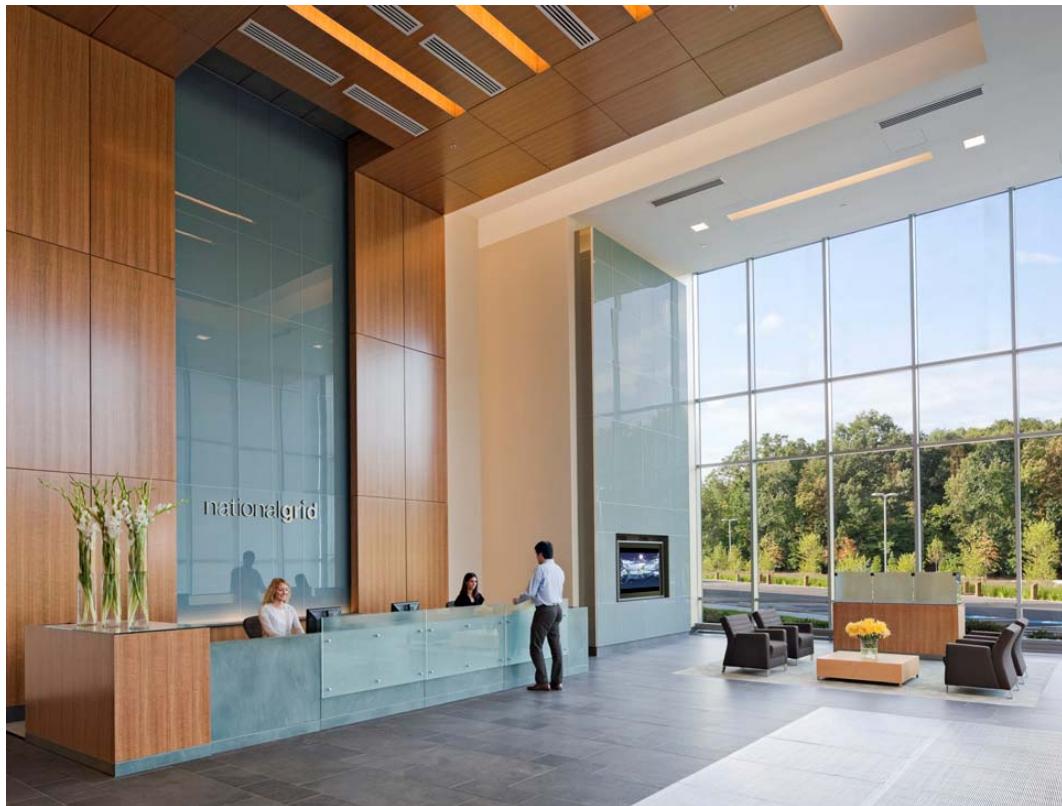
View Corridor- Terminated

- Requires a coordinated architectural response
- Maximizes flexibility for development



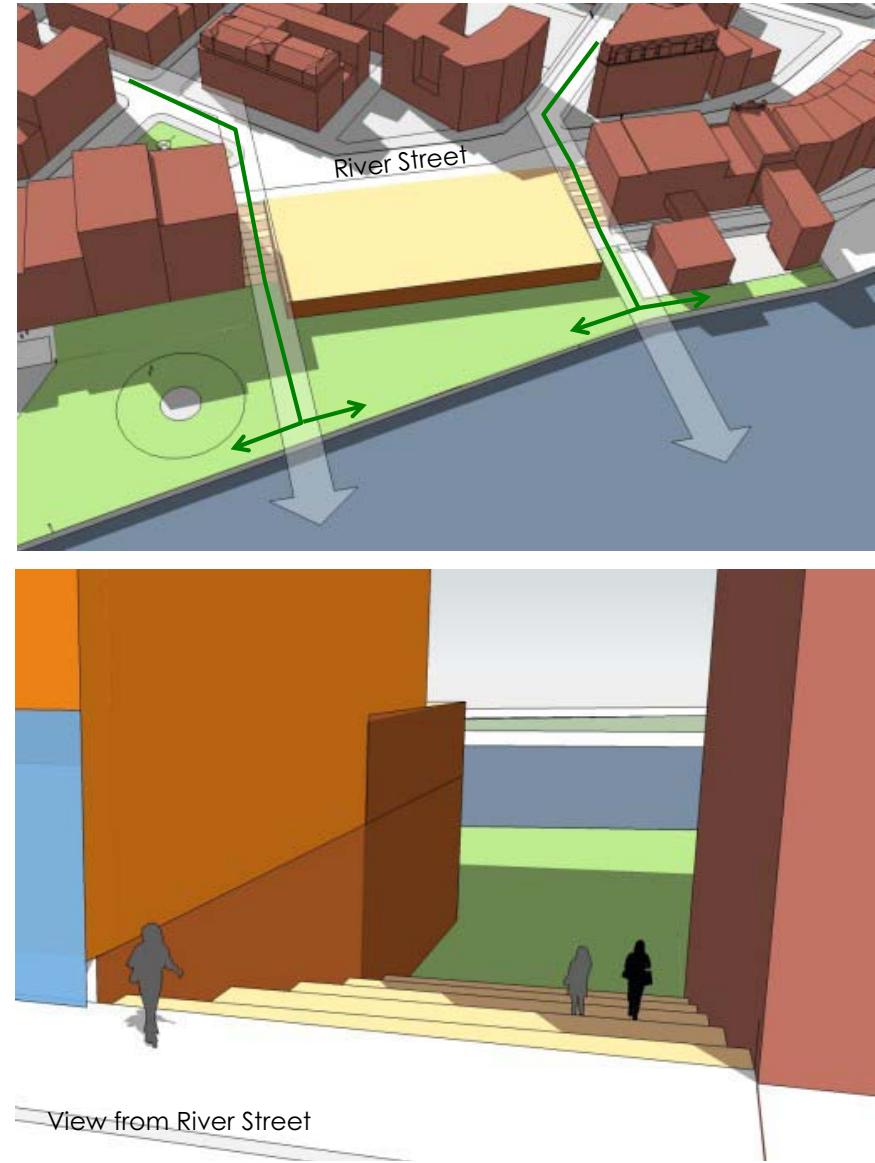
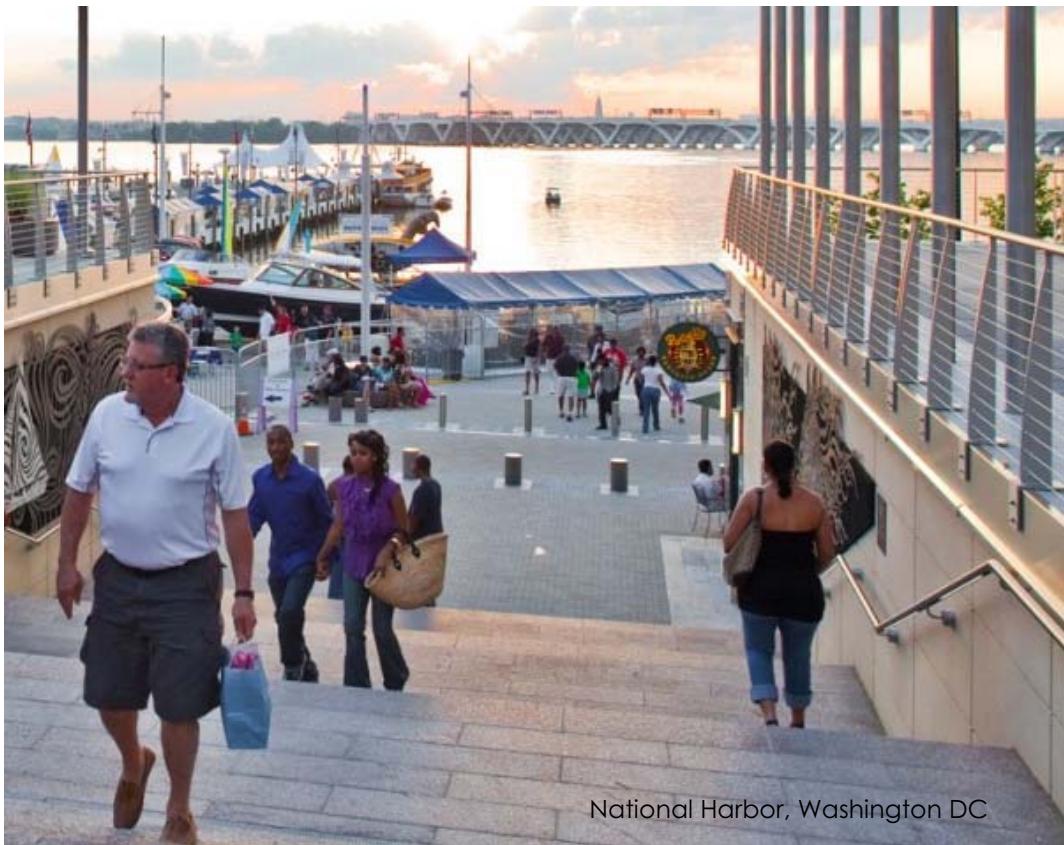
Access/Views through Lobby

How can the public space within the development **connect to the river and park?**



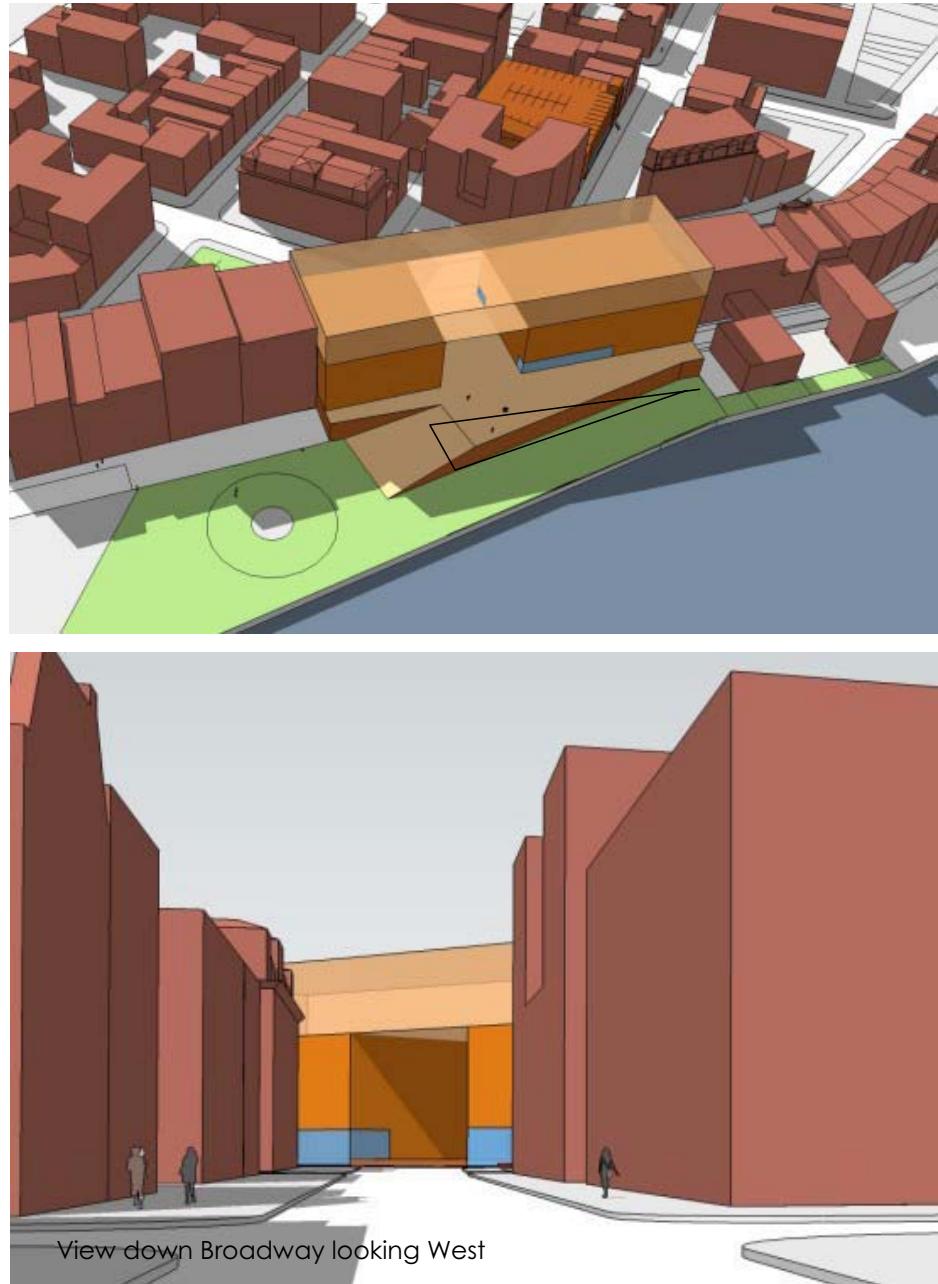
Riverfront Access – Direct from River Street

How should we access the riverfront?



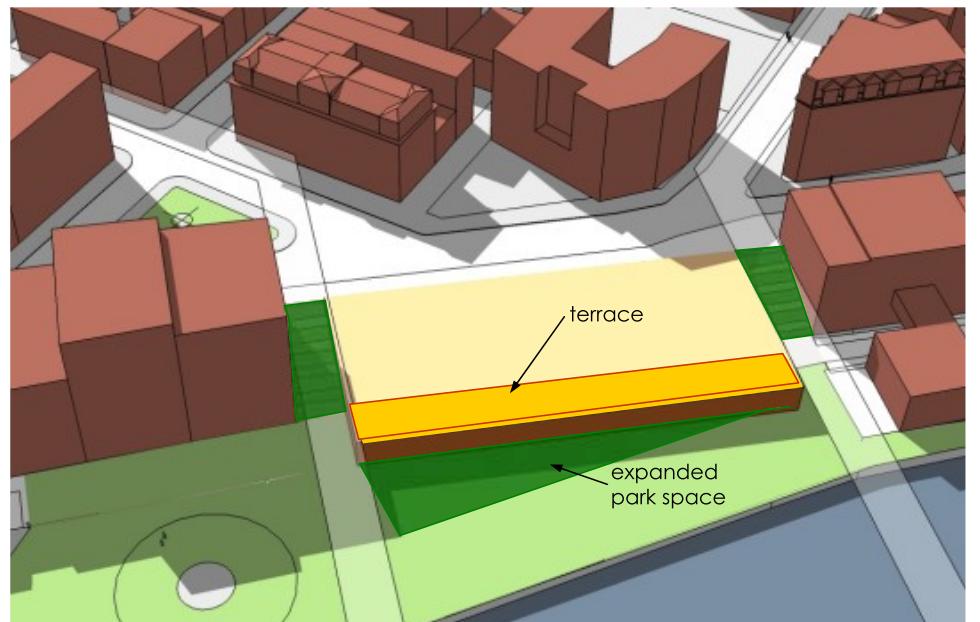
Riverfront Access – Through Portal and Down

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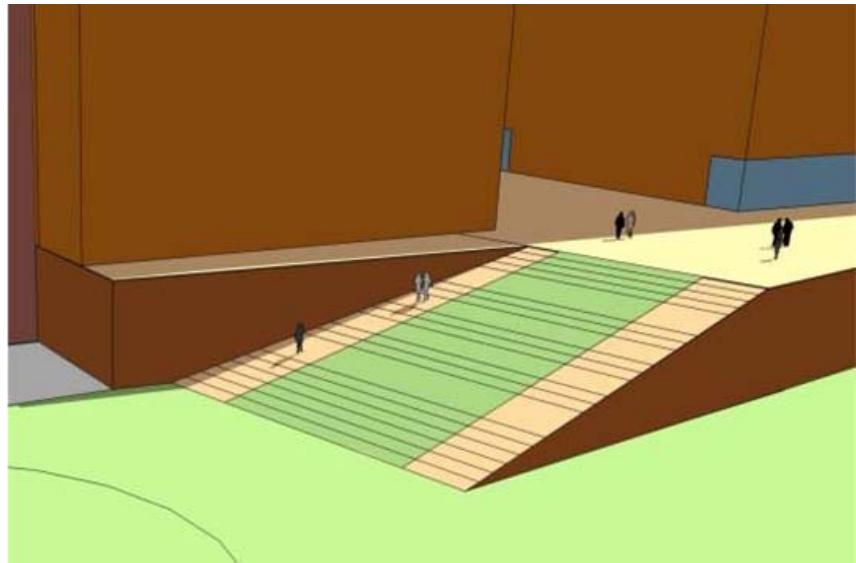
Public Space

How can the public space within the development **connect to the river and park?**



Public Space- Amphitheater/ Grand Stair

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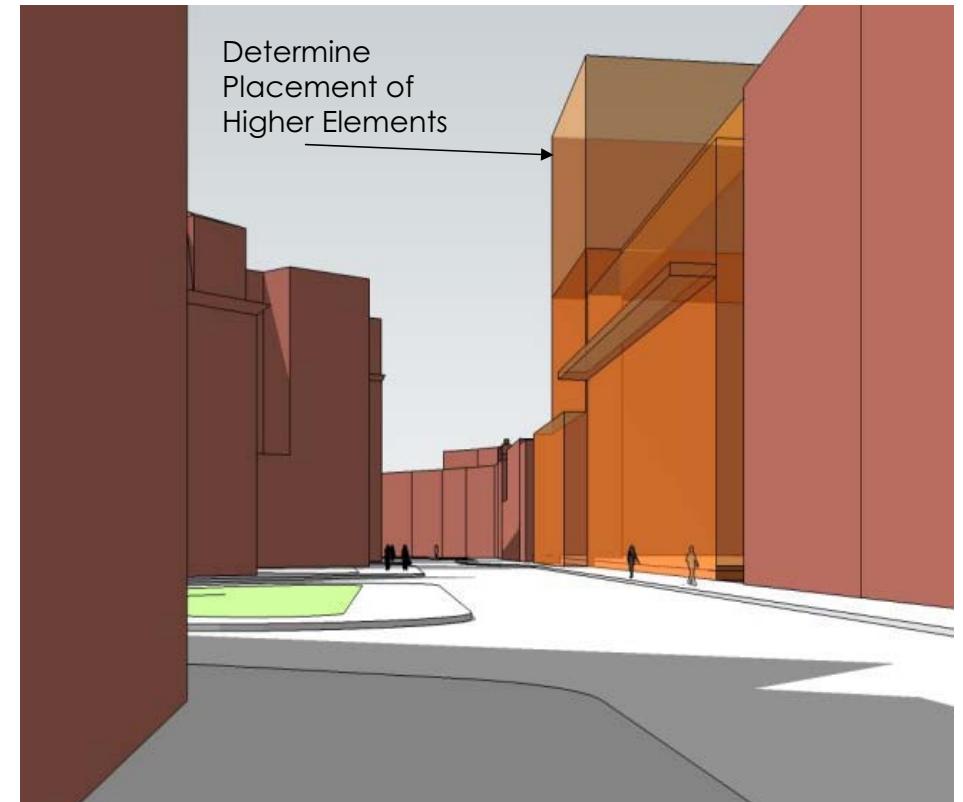
Building Height – limit, locate, mitigate



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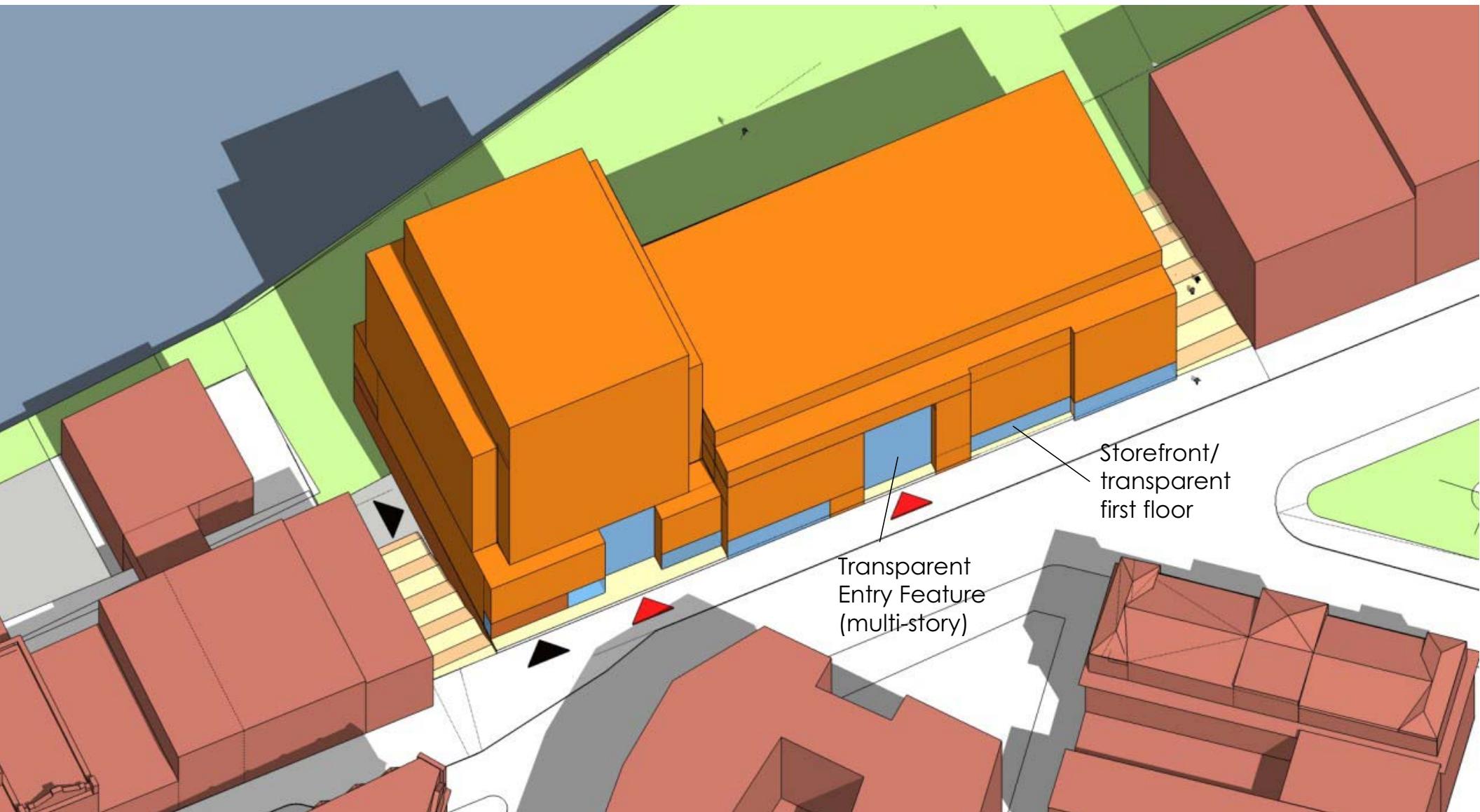


View down River Street looking north



View down River Street looking south

Entries, Service and Parking Access



Building Edges and Façade Articulation

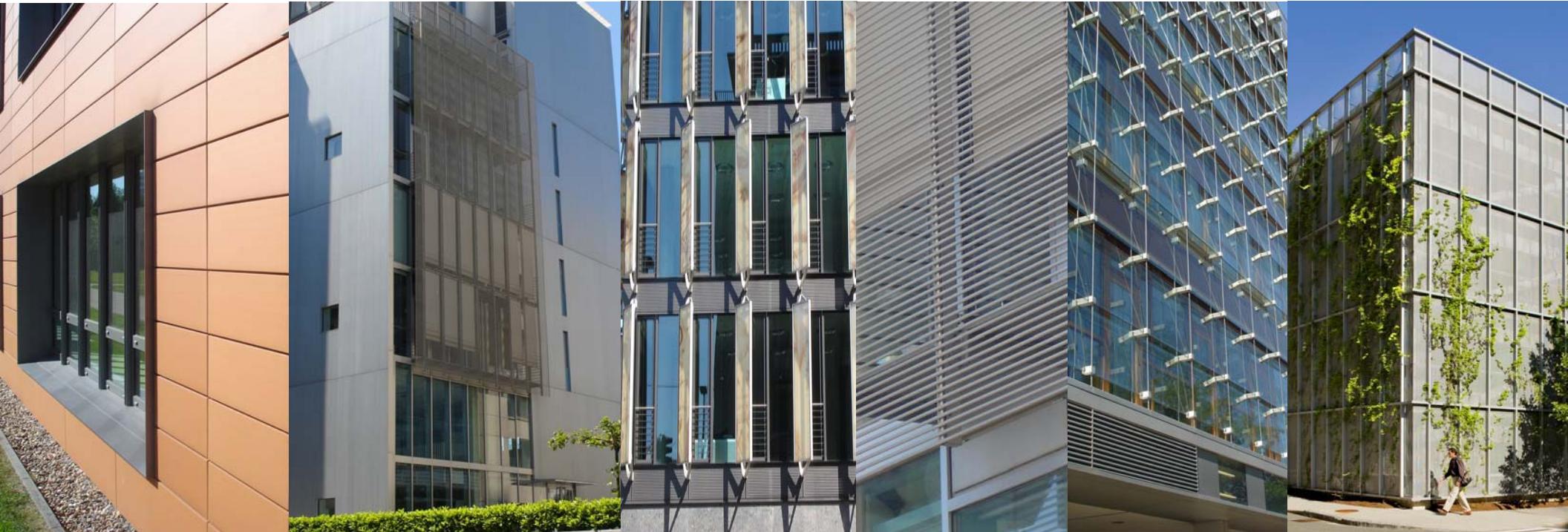
- Active ground floor retail
- Transparent street level treatment
- Break down long facades



Neighboring buildings hold a consistent cornice line, with a defined first floor



Materials and Shading Strategies



Terra Cotta

Screens

Shade Structure

Louvers

Glazing

Parking Screen

High Quality Materials that complement the historic downtown buildings

Questions- Break Out Session #1

Guiding Redevelopment of existing city hall site

- **Zoning Envelope, building massing, and height.** What is the right fit for Monument Square? How does this balance with other goals (economic benefit to city, downtown residents, landmark location)?
- **Public Space.** How can the building best provide or enhance public space (overlook terrace, increased setback from river, public lobby, etc.)?
- **View Corridors and Riverfront Access.** How can building design and location promote the best connection between Monument Square and the Riverfront? How should key views down Broadway or 1st Street – coordinate with the new development?
- **Storefronts, Entries, Materials and Façade Articulation.** What is appropriate for Monument Square and the Riverfront? What other considerations should be included?

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