



TROY CITY HALL REDEVELOPMENT PLAN

Sasaki

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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

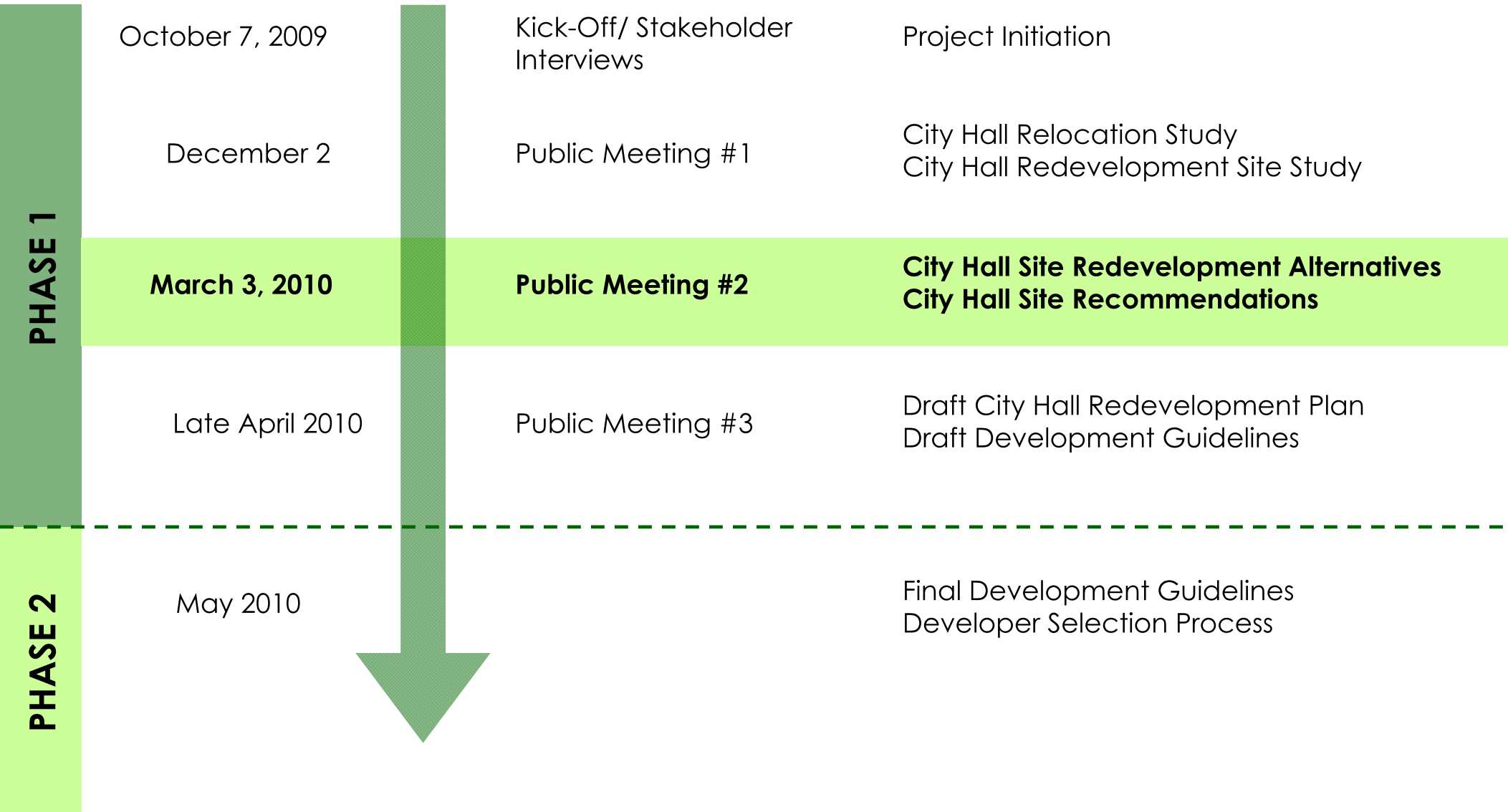
3

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

An aerial photograph of a city waterfront. On the left, a wide river flows. A green park area with trees and a small circular plaza is situated between the river and the city. To the right of the park, a large parking lot is filled with cars. Further right, a dense cluster of multi-story brick buildings, mostly in shades of red and brown, lines the waterfront. The buildings vary in height and style, some appearing more modern than others. In the background, more city buildings and a church with a tall steeple are visible. The overall scene depicts a mix of natural, recreational, and urban environments.

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)?

Keep existing building?

Structure should be as **tall** as possible

Attractive public building

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

Maintain **transparency** at the ground level

Shared parking through **mixed-use**

Consider orientation and maintenance

Consider **sustainability**

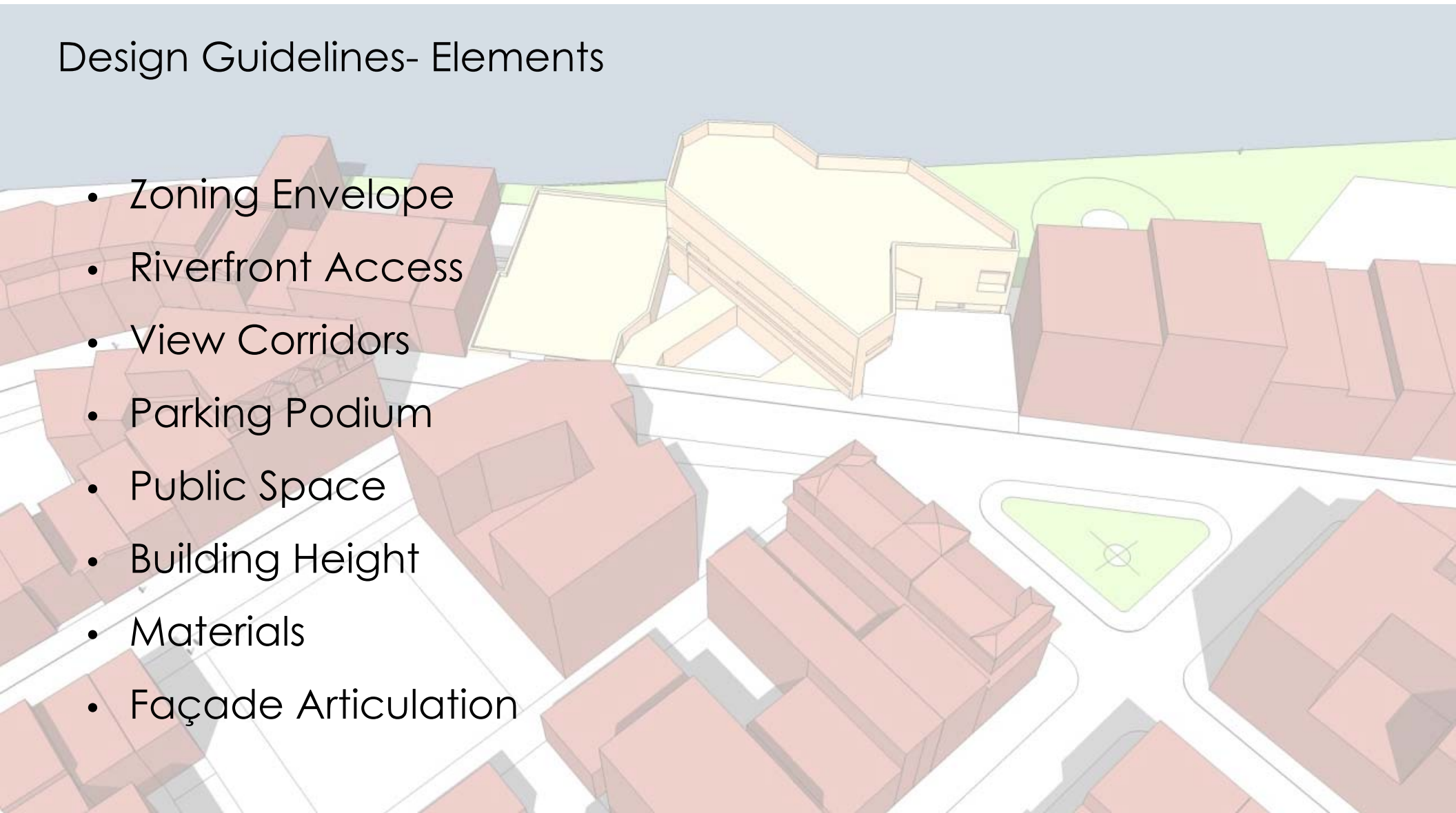
Development Guidelines - Purpose

- 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

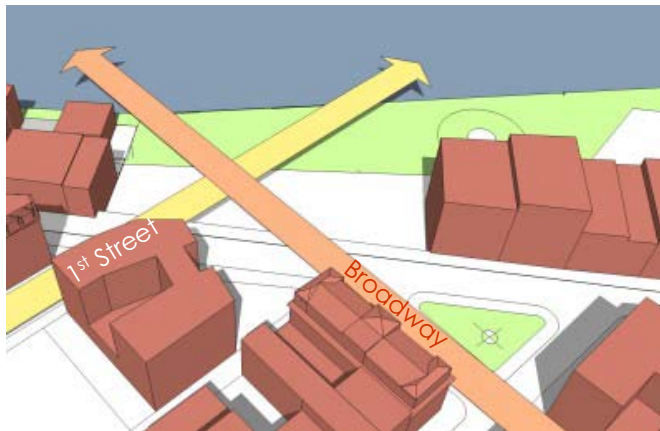


View Corridor – Extended? Deflected? Terminated?

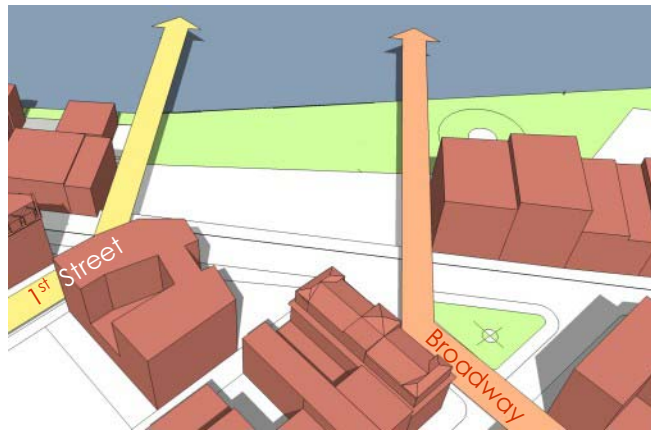
How should **key views** down Broadway or 1st Street – coordinate with the new development?



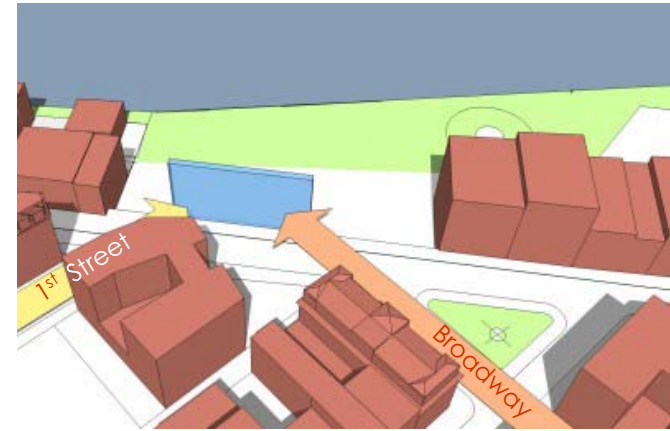
View down 1st Street – Terminated View Corridor



EXTENDED



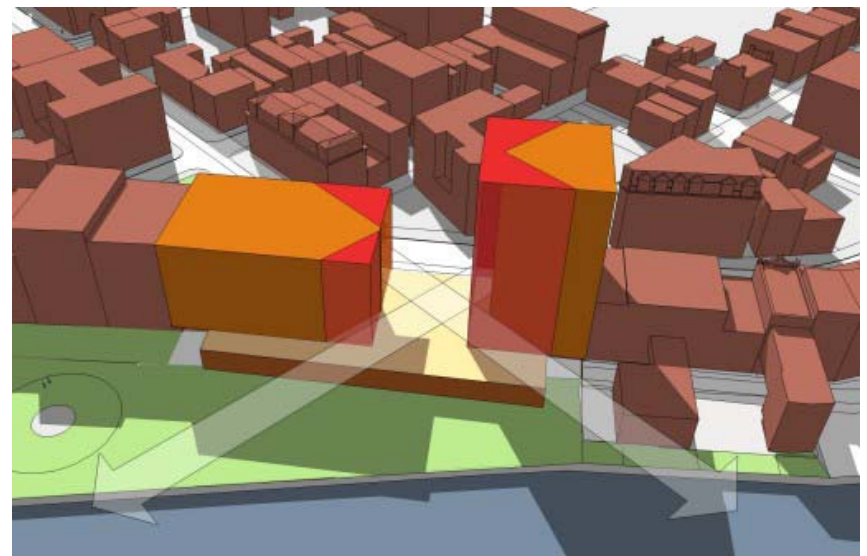
DEFLECTED



TERMINATED

View Corridor- Extended

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

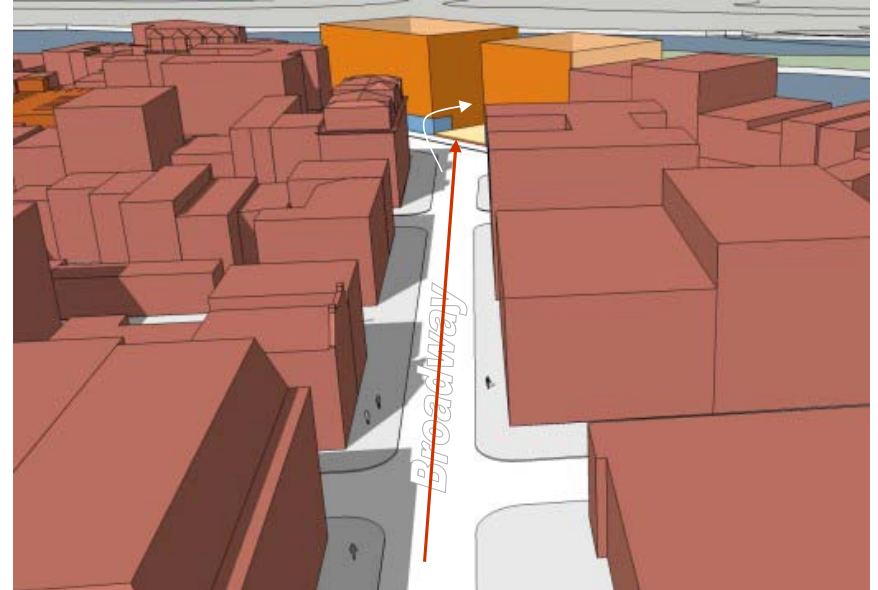


View Corridor- Deflected

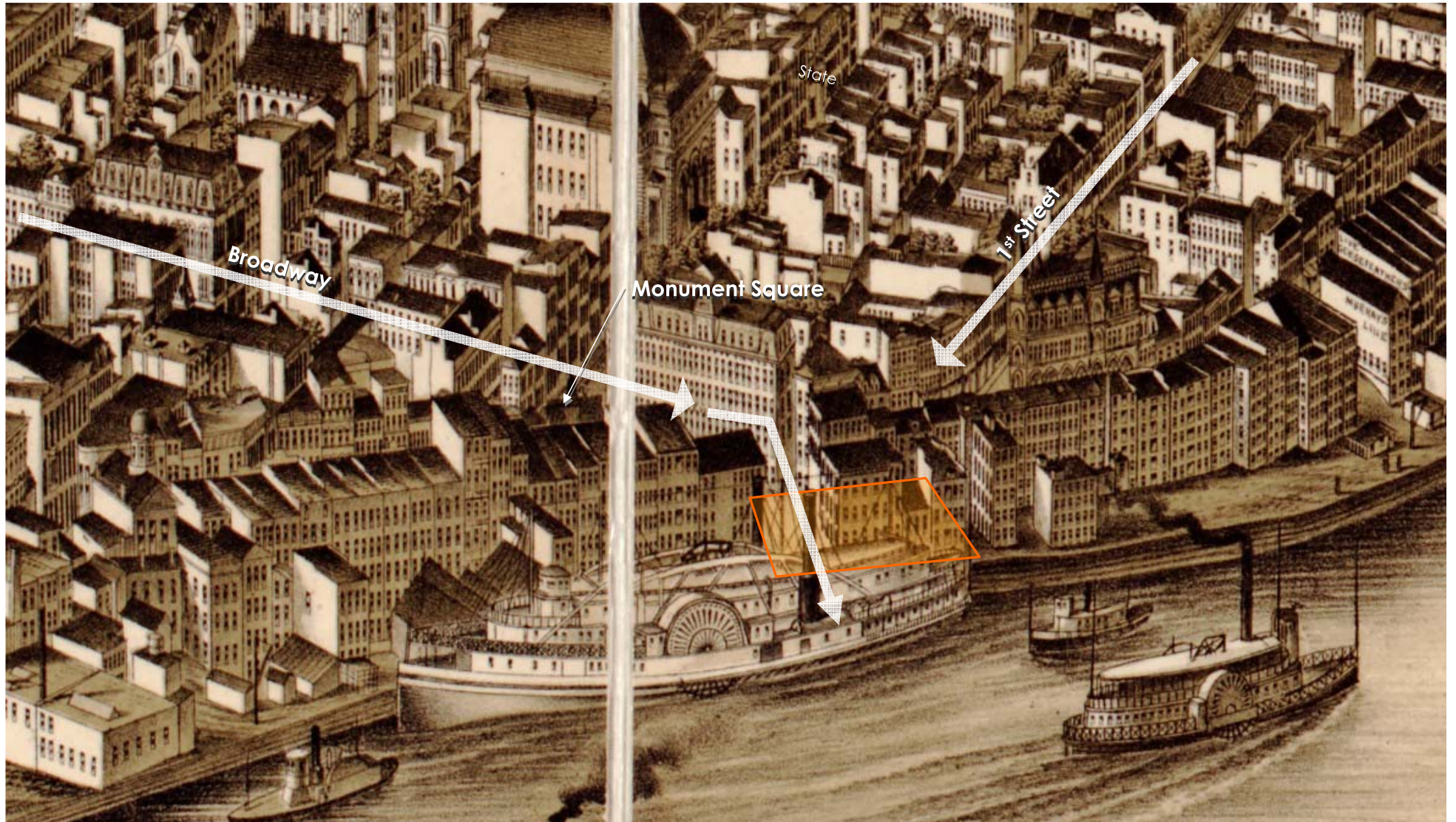
- Responds to building geometry on River Street
- Creates discovered view to river
- Promotes rational development parcel
- Enables continuity of River Street



DEFLECTED



Historic Deflected Axis

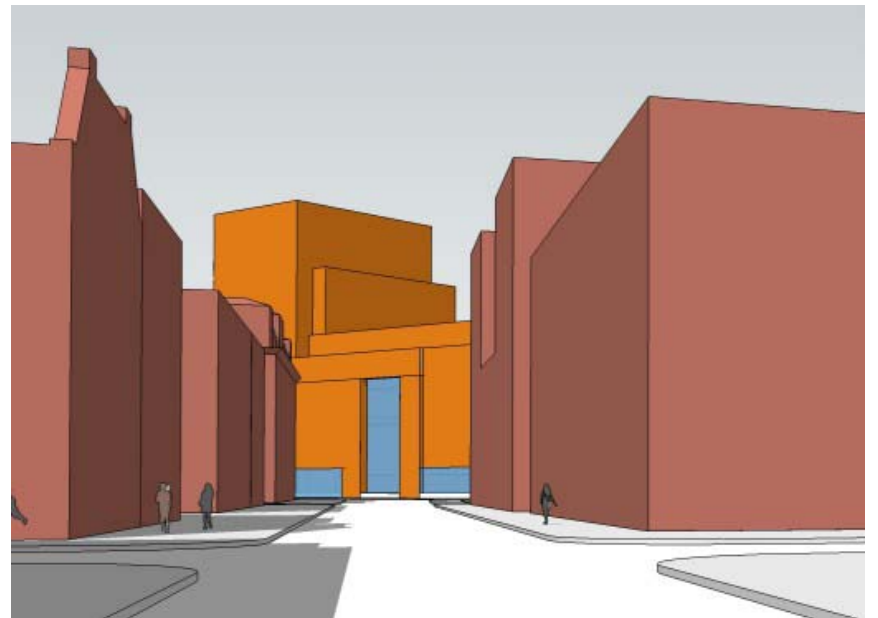
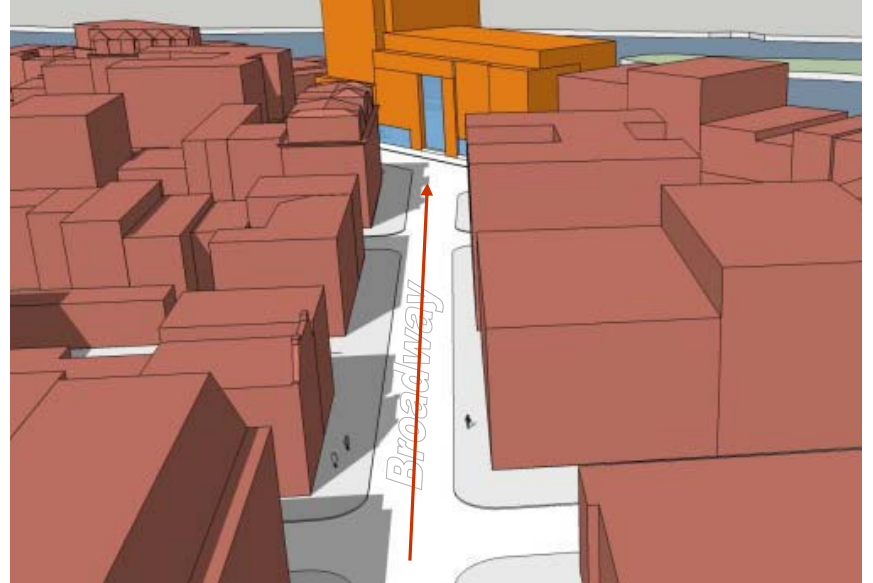


View Corridor- Terminated

- Requires a coordinated architectural response
- Maximizes flexibility for development

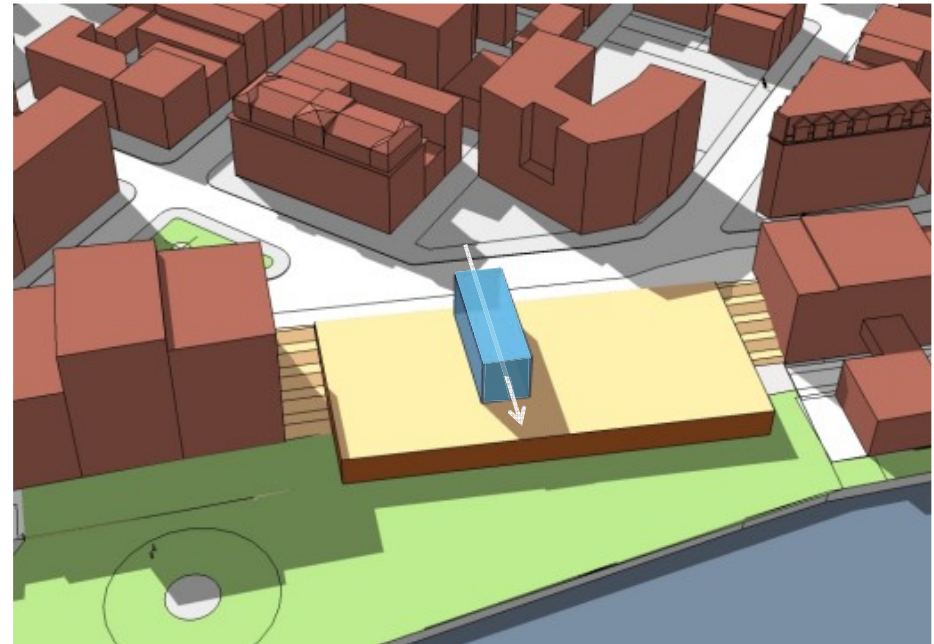


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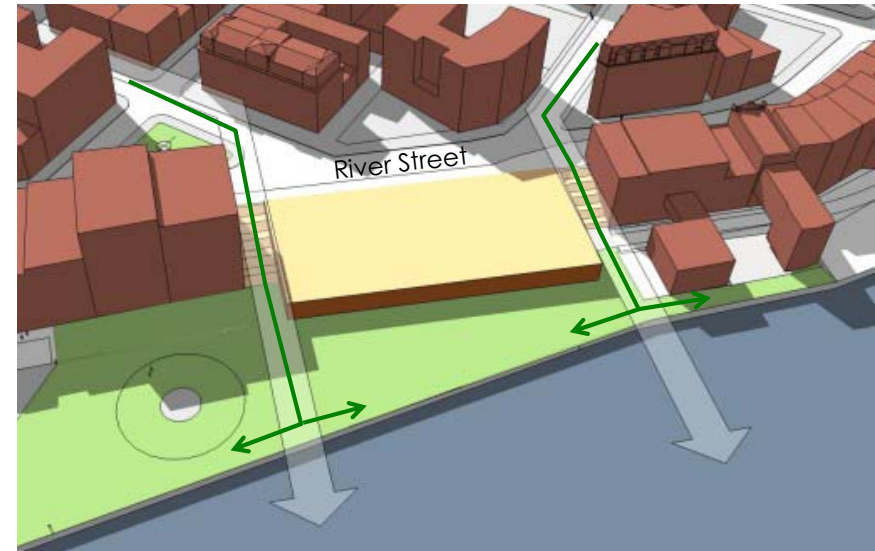
Access/Views through Lobby

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?



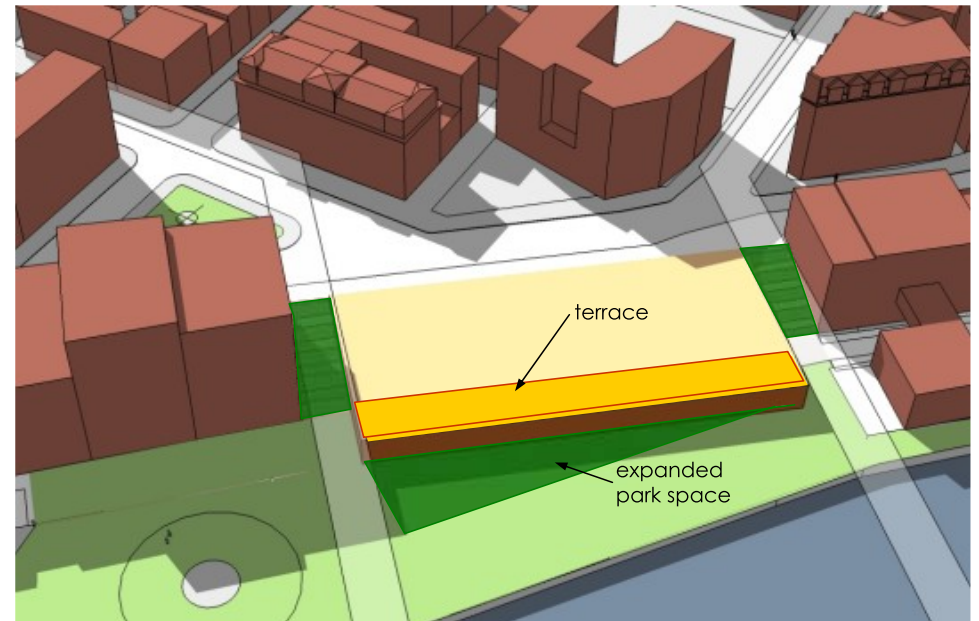
Riverfront Access – Through Portal and Down

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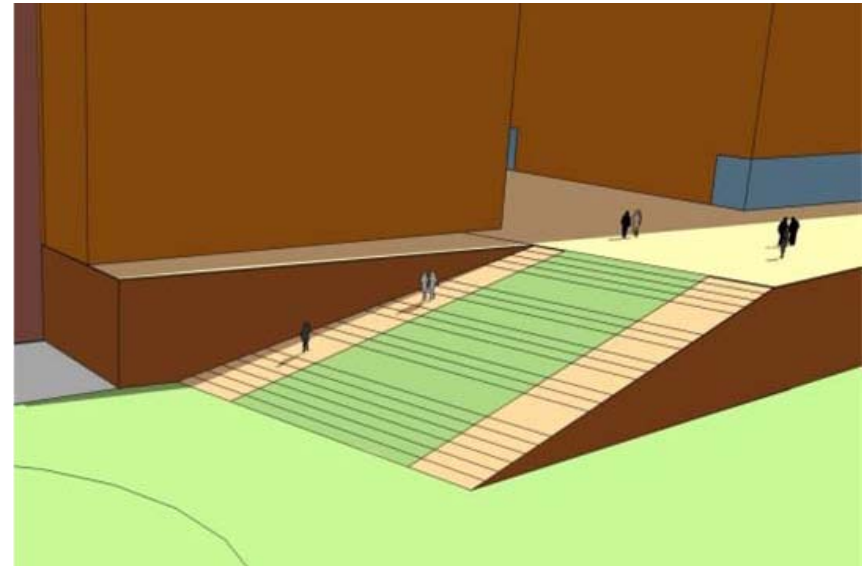
Public Space

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



Public Space- Amphitheater/ Grand Stair

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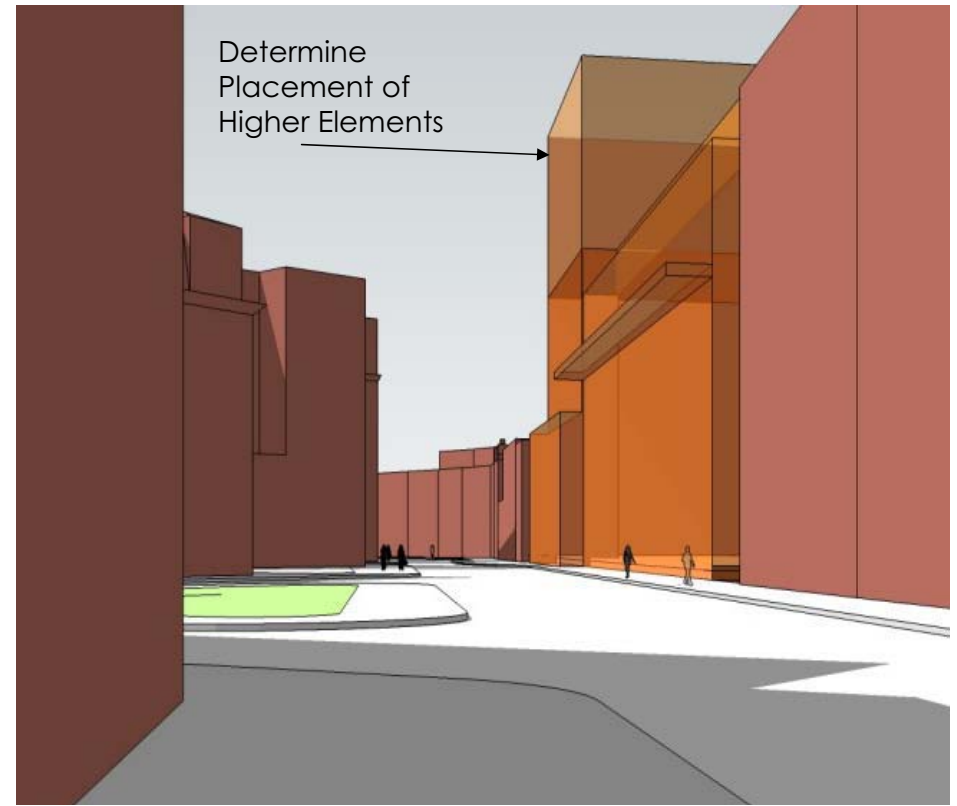
Building Height – limit, locate, mitigate



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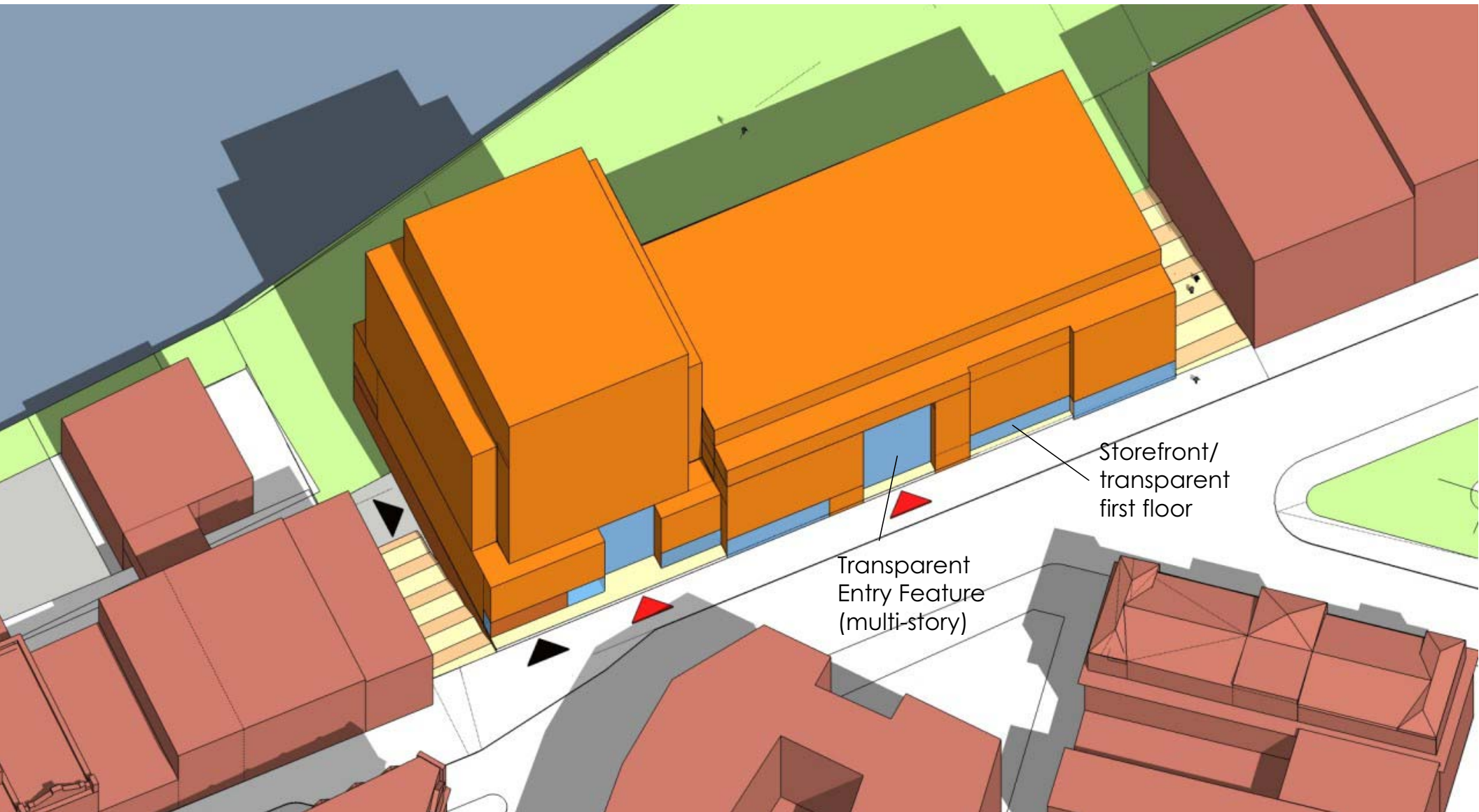


View down River Street looking north



View down River Street looking south

Entries, Service and Parking Access

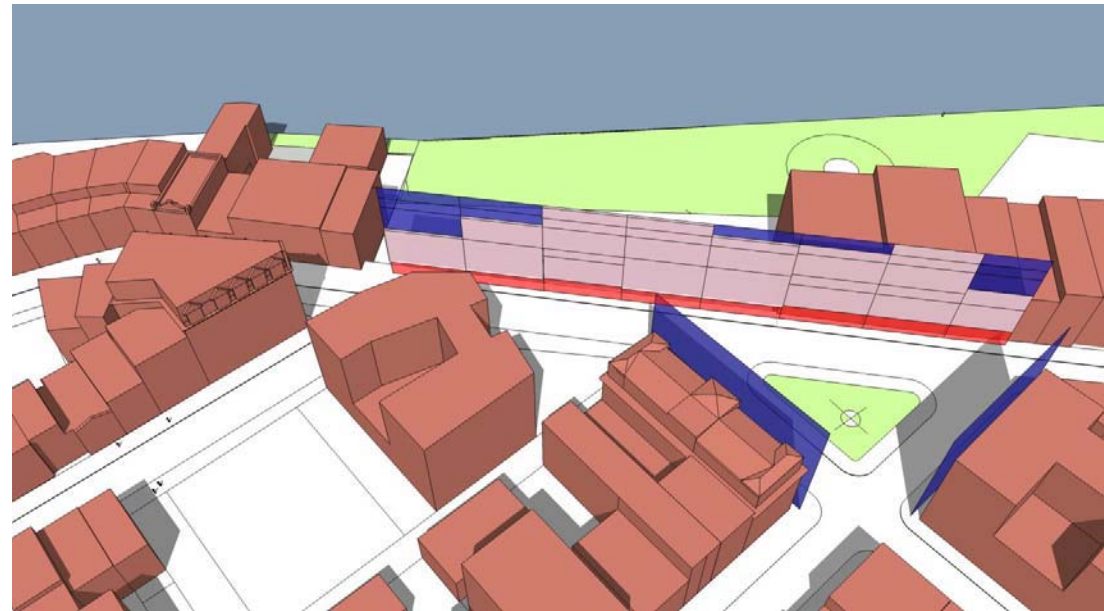


Building Edges and Façade Articulation

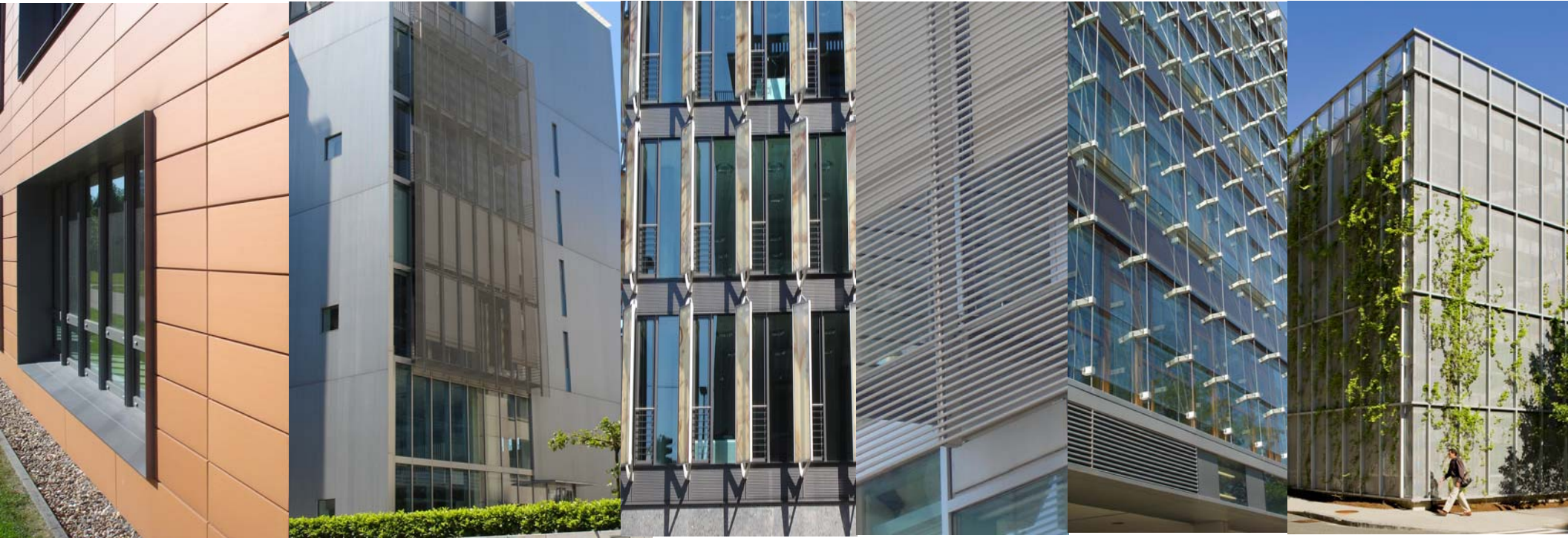
- Active ground floor retail
- Transparent street level treatment
- Break down long facades



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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