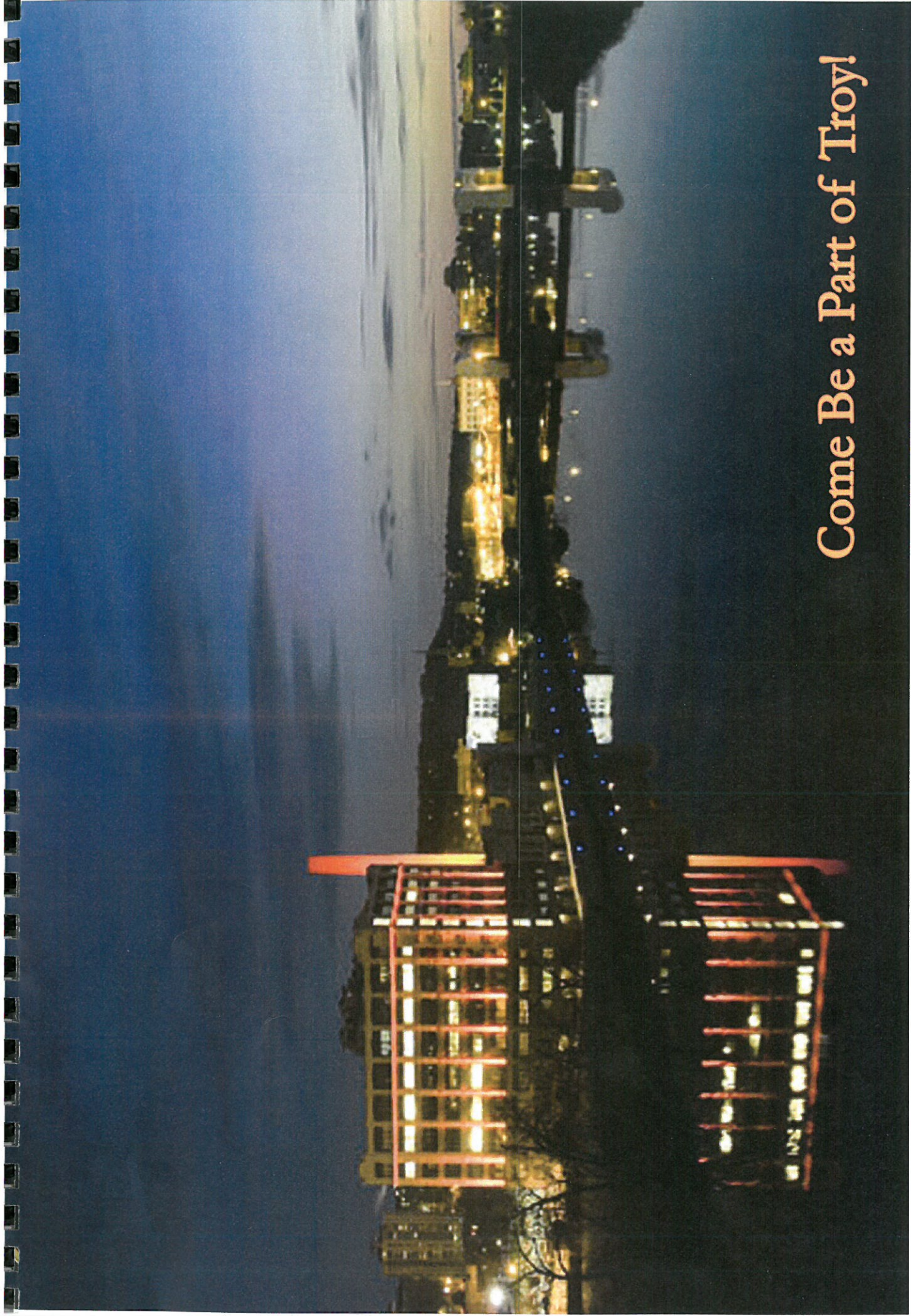


The Future of Troy

The Gateway to Troy, The Hedley District





Come Be a Part of Troy!



Hedley District



Waterfront Redevelopment Plan

Troy, New York

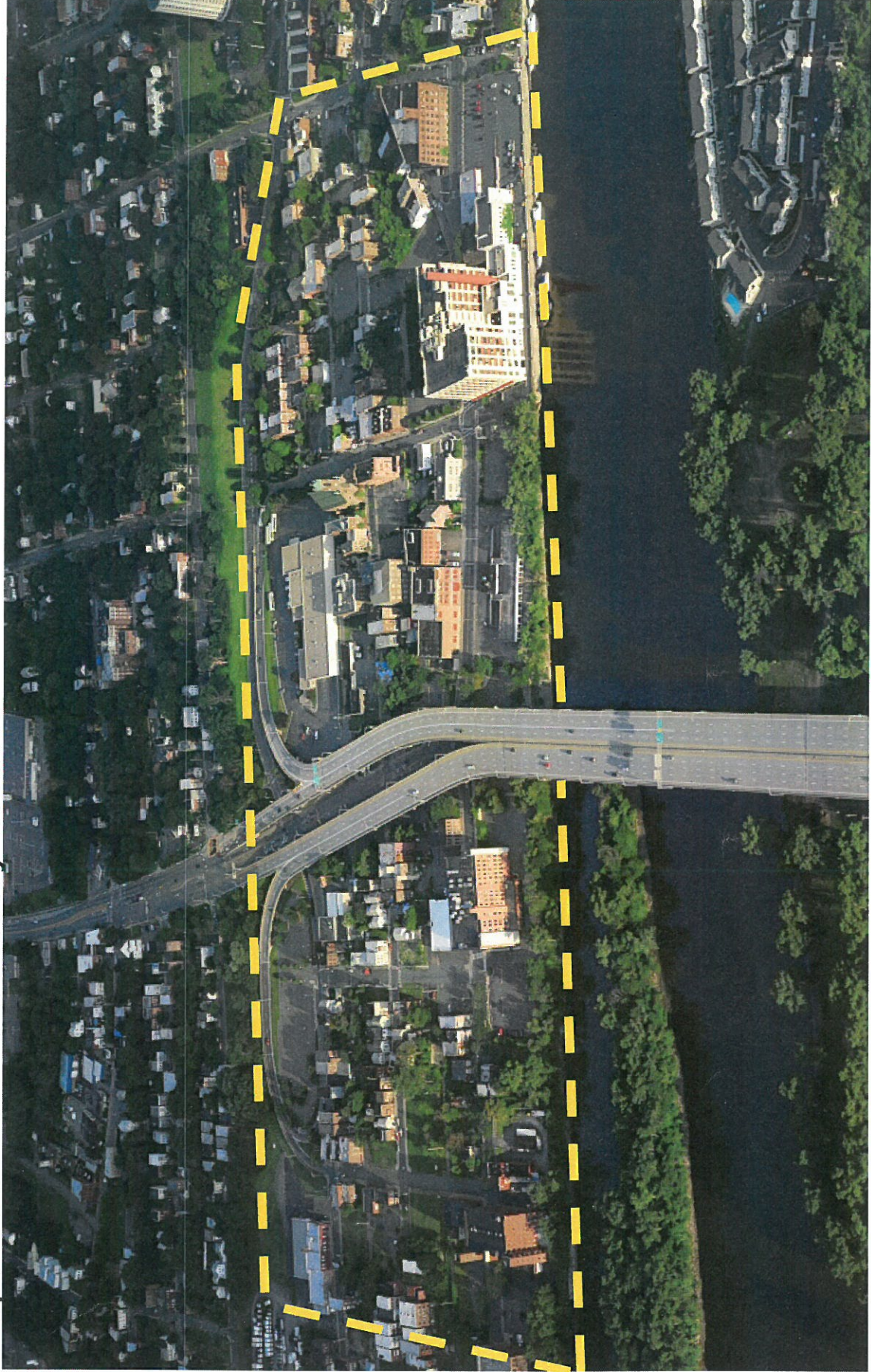


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518.213.1000
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Aerials

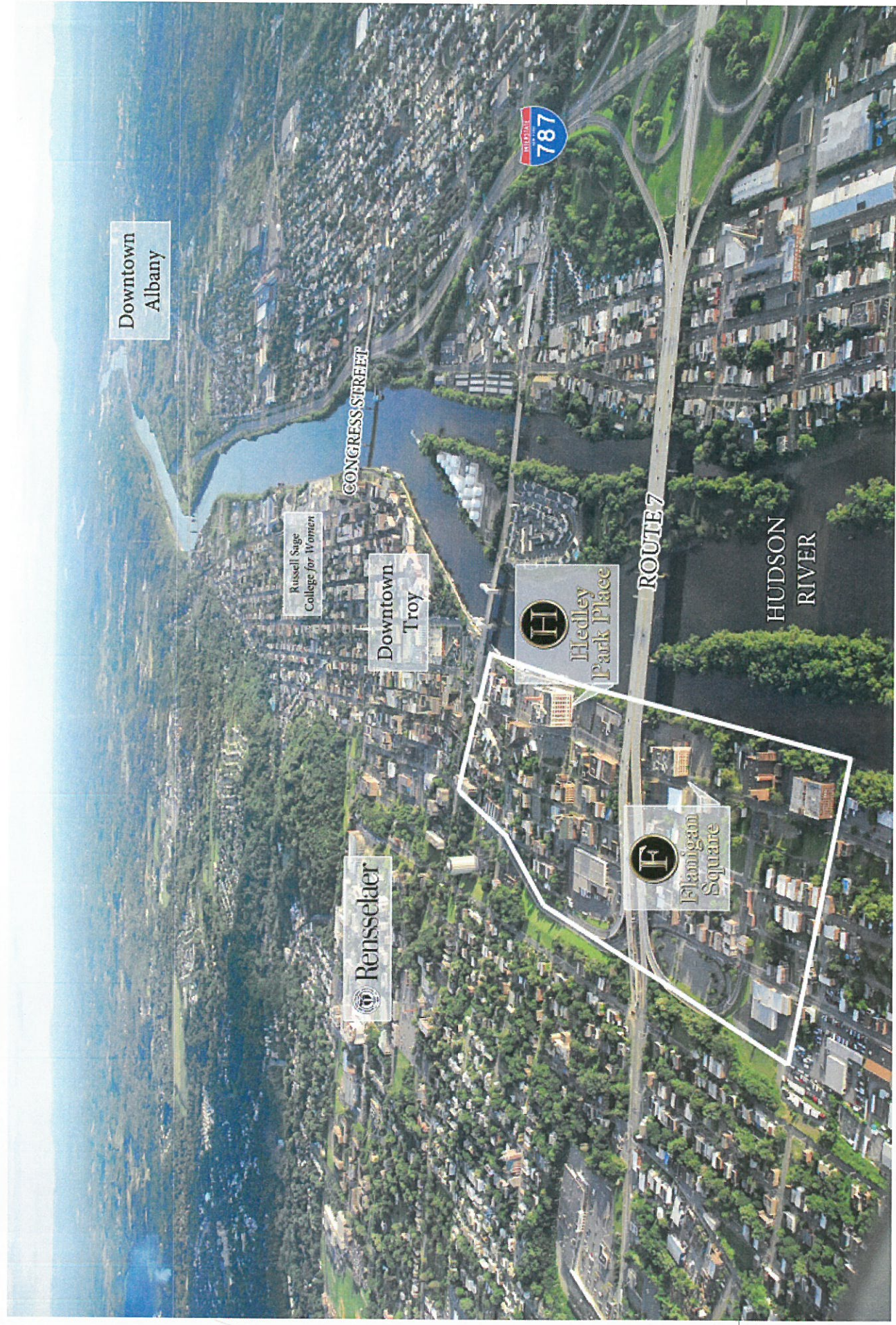
Properties within the Hedley District



First Columbia Holdings - 2000 Feet of River Frontage



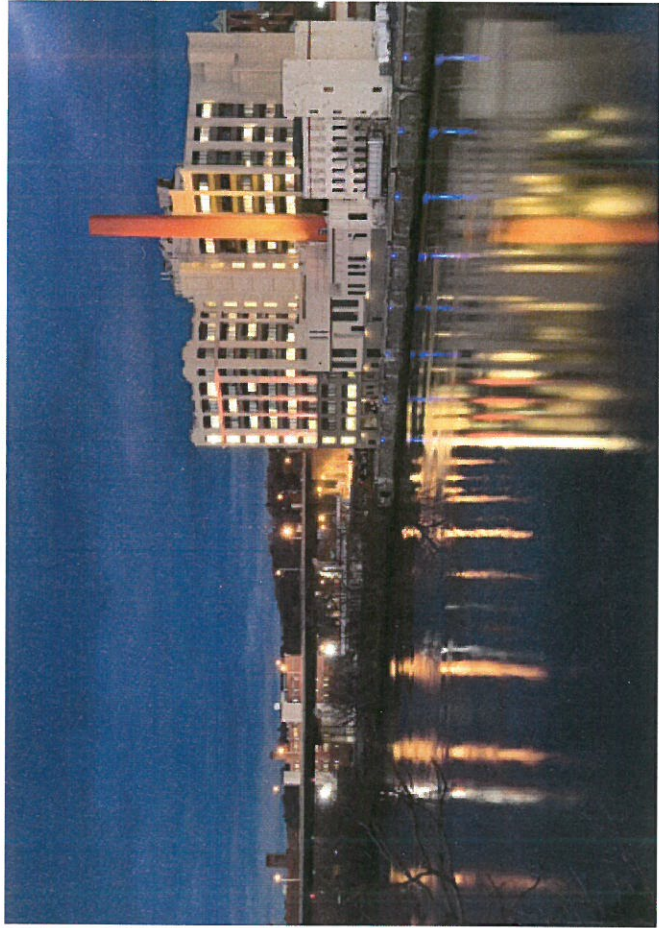
Office Buildings



Hedley Park Place

433 River Street

300,000 S.F.



Flanigan Square

547 River Street

100,000 S.F.



Hedley District



OPPORTUNITY MAP

KEY

-  POOR CONDITION
-  MODERATE CONDITION
-  GOOD CONDITION
-  VACANT LOT / GREEN SPACE

THE HEDLEY DISTRICT
October, 2006

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S\200505106C.1 Existing Conditions\06062



Hedley District



COMMUNITY MASTER PLAN

THE HEDLEY DISTRICT
October, 2006

KEY

- RIVER TRAIL
- OFFICE / RETAIL
- EXISTING BUILDING
- HOTEL
- MIXED USE
- PARKING GARAGE

- EXISTING RETAIL
- EXISTING RESIDENTIAL
- EXISTING INSTITUTION



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RENDERINGS

THE HEDLEY DISTRICT
October, 2006

Hedley District Waterfront Redevelopment

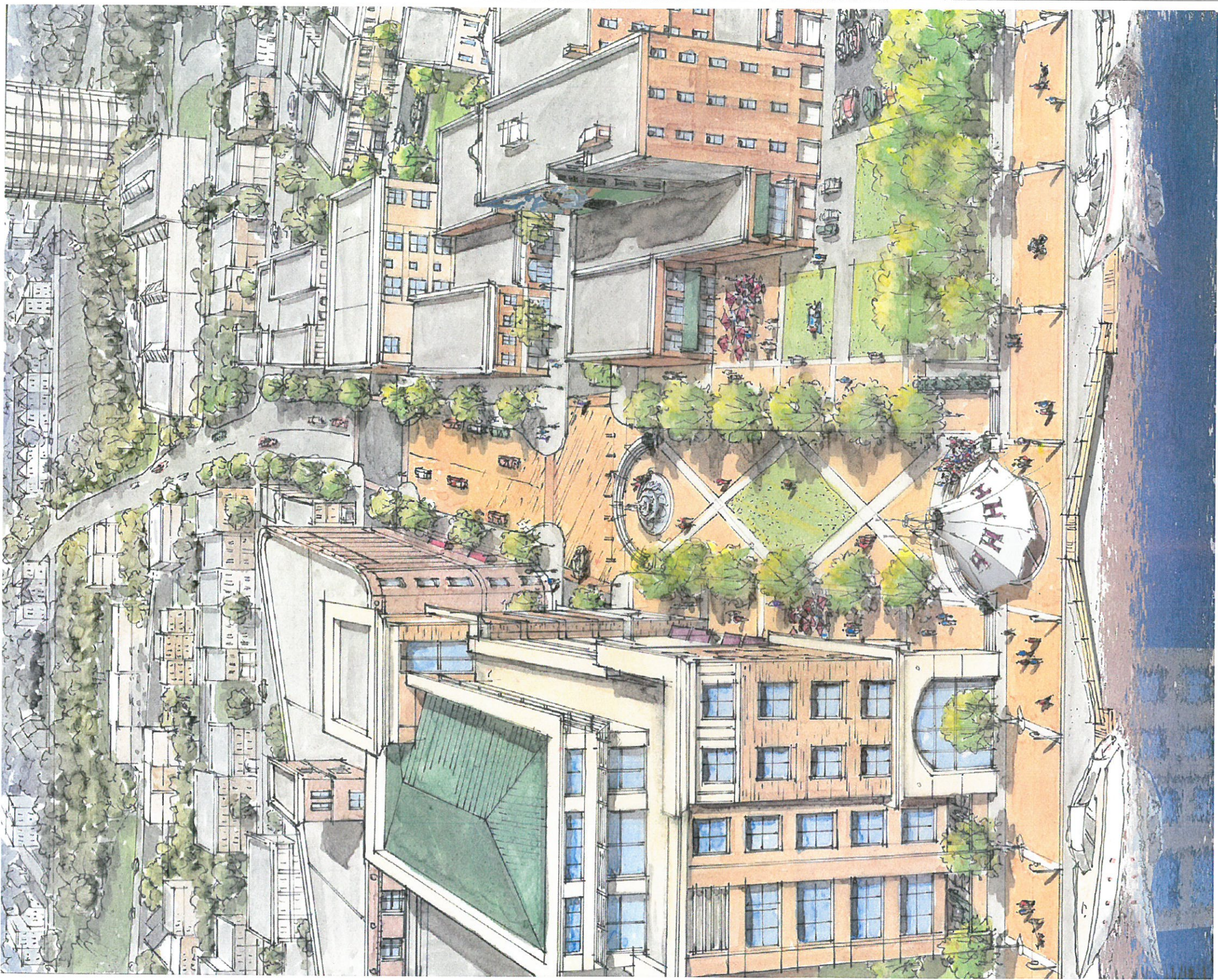
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RENDERING

Jacob Street Retail Core

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THE HEDLEY DISTRICT
October, 2006

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RENDERING

THE HEDLEY DISTRICT
October, 2006

River Street -
looking South

PROJECT # 0602
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RENDERING

THE HEDLEY DISTRICT
October, 2006

Jacob Street Mixed Use Building

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Outdoor Lighting Master Plan

Jacob Street Retail Light Up Rendering

