

City of Troy, NY - Downtown Revitalization Initiative Submission
Marina District
June 1, 2016





Wm. Patrick Madden
Mayor, City of Troy

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June 1, 2016

James Barba, Co-Chair
Robert Jones, Co-Chair
Capital Region Economic Development Council
Hedley Park Place
433 River Street, Suite 1003
Troy, NY 12180

Re: Downtown Revitalization Initiative – City of Troy, NY

Distinguished Members of the Capital Region Economic Development Council:

On behalf of the 50,000 residents of the City of Troy, I am pleased to submit our application for the 2016 Downtown Revitalization Initiative (DRI), a significant investment program which has the potential to spur growth in the Collar City. Our proposal aims to expand the central business district to encompass the Marina District, better connecting our vibrant communities and transforming our neighborhoods into places where families can live, work and play.

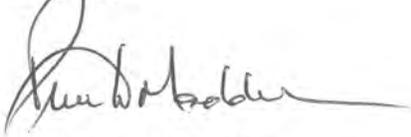
Earlier this year, Governor Cuomo announced that state grant funding is to be directed toward projects that celebrate the Bicentennial of the Erie Canal, one of our state's most important historic assets. Our city's unique distinction as the Gateway to the Erie Canalway National Heritage Corridor captures the spirit of Troy's connection to the waterway and highlights the importance of the waterfront to the future redevelopment of our city and its impact on the revitalization of our neighborhoods.

Recent private and public investments into Troy have transformed long-vacant industrial factories into residential centers and commercial spaces which have had a significant impact on attracting families and young people to our city. The critical assistance available through the DRI will help further transform our waterfront which will serve as a catalyst for future development.

In addition to the proposed revitalization of the Marina District outlined in our application, the city will release our Realize Troy Comprehensive Plan later this year which will outline a roadmap for the next twenty years of development in the Collar City. This plan will strengthen the efforts of the Downtown Revitalization Initiative in Troy and further contribute to continued economic growth along the waterfront.

Thank you for your time and I look forward to working closely with you as we continue to support economic development efforts in the City of Troy and across our region.

Sincerely,

A handwritten signature in black ink, appearing to read "Wm. Patrick Madden", with a long horizontal flourish extending to the right.

Wm. Patrick Madden
Mayor, City of Troy



DOWNTOWN REVITALIZATION INITIATIVE – CREDC

The Capital Region Economic Development Council (CREDC) is accepting applications from qualified applicants for the Downtown Revitalization Initiative (DRI).

Please refer to the attached Downtown Revitalization Initiative Guide for further information on the DRI program.

Each applicant must complete this application and include the requested Appendices.

Applicant responses for each section should be as complete and succinct as possible.

Applications must be **received** by Empire State Development’s Capital Region Office **by 4:00 p.m. on June 1, 2016.**

Applications are to be submitted by email to Heidi.Pasos@esd.ny.gov. Files should be named in the following format: “Downtown_Municipality_Date”.

If you have questions about the Downtown Revitalization Initiative, contact the ESD Capital Region Office at (518) 270-1130.

BASIC INFORMATION

Regional Economic Development Council (REDC) Region: Capital Region

Municipality Name: City of Troy, NY

Downtown Name: Marina District

County: Rensselaer County

Point of Contact: Monica Kurzejeski

Title: Deputy Mayor

Phone: 518-279-7073

Email: monica.kurzejeski@troyny.gov

Downtown Description: Provide an overview of the downtown and summarize the rationale behind nominating this downtown for a DRI award:

The past 10 years have brought significant revitalization to Troy’s Central Business District (CBD) in terms of both commercial and residential development. This resurgence has given rise to new shops, restaurants and entertainment venues. Indeed it would be remarkable for anyone living within 150 miles of Troy not to have heard of Troy’s resurgence. No less than the New York Times has referred to Troy as ‘the new Brooklyn’.

Compact, walkable and historic are all adjectives used to describe Troy’s CBD. Those very attributes, while assets in one sense, also serve to restrict further opportunities in our CBD. Our larger structures



have already been purchased and are being or have been renovated into new residences and offices. Realtors serving clients interested in residing in our CBD report that their challenge is lack of product. Businesses interested in locating to Troy's downtown are limited in the space that is available – in terms of size and configuration. The need to expand our CBD to accommodate this growing interest is of paramount concern to us and a critical component of building a financially sound future for our City. Our sights for this expansion are set on the area immediately to the north of the CBD, commonly referred to as the Marina District.

Troy's Marina District lies just North of the Green Island Bridge, includes the Collar City Bridge (Hoosick Street / Route 7) and terminates at Douw Street to include the Troy Lock (aka Lock 1 on the Erie and Champlain Canals) and the new Ingalls Avenue boat launch and new public park located at the base of the Lock outflow, expected to open with a ribbon cutting in 2017. The boat launch construction will commence fall 2016 and planning is underway for the city-owned, 7+ acre, shoreline Public Park. The Marina District includes over one mile of direct Hudson River waterfront access (i.e., one mile of Troy's total of seven miles of waterfront). The Marina District is currently being actively utilized for residential, commercial and industrial purposes, has a recent influx of investment (e.g., ArtHaus, Capital Roots, Hedley Park Place, Flanigan Square).

While the Marina District serves as a connector between the Central Business District of Troy and the mostly-residential area of Troy known as the North Central Neighborhood (a Governor's Opportunity Agenda Area) it is challenged by past Urban Renewal decisions of the 1960's which have segmented the neighborhood. The investment currently being undertaken in the Marina District is rather limited, unplanned and lacking in strategic coordination. Our city has strong neighborhoods, but when one breaks the City down into neighborhoods, one finds these smaller communities seeking connection to the whole. The "sins of our fathers" has resulted in the City being segmented by major structures (e.g., the Collar City Bridge/Hoosick Street) that become barriers to development and lack the former friendly and human scale of earlier development. Our solution: reconnect the neighborhoods of Troy via a world-class Riverfront promenade park attraction.

This grant would help propel the influx of investment forward by being a catalyst for connectivity.

Troy's Marina District was selected for these primary reasons:

- 1) The Marina District is adjacent to Troy's lock (aka Lock 1 and the beginning of the Erie and Champlain canal systems) and is perfectly poised to highlight the Governor's initiative to celebrate the bicentennial of the Erie Canal 2017-2025. In fact, there is City-owned land on the bank of this Lock slated to become a public park that could have a naming ceremony to help celebrate the Bicentennial.
- 2) The Marina District encapsulates the grant criteria so precisely, that it's as if the grant was written for it. We don't say this lightly given the approximately 14:1 return on DRI investment and with projects being so ripe, the fruit will be able to be consumed during the period of the Celebration of the Erie Canal Bicentennial 2017-2025.
- 3) If granted, the award would allow the Marina District (and the greater City) to overcome the fragmentation of two major roads (Federal St. at the Green Island Bridge and Route 7/Hoosick St. at the Collar City Bridge) and create over a mile of new public waterfront space. This would be done by expanding the existing mile of Riverwalk Park along the shore of the Hudson River in Troy's Central Business District for an additional mile northward which would allow pedestrians and bicyclists to bypass the fragmented areas. This new public space would connect Troy's



thriving Central Business District and Troy's North Central and Lansingburgh neighborhoods (part of the Governor's Opportunity Agenda area). The Marina District is located at the geographic center of the City (north to south) and has the two aforementioned gateways to the city, thereby making it ideally situated for promoting connections. Troy would thereby unify the former segmentation by creating a safe, world-class waterfront that facilitates the flow of people and dollars within and between neighborhoods, and would draw visitors from the Capital Region and beyond. As many waterfront cities have done, Troy envisions having a themed Riverwalk Park to draw visitors into the City. Troy's vision for this Park (which would continue under the Collar City Bridge) is to utilize well-executed urban playscapes and an art trail which would encourage interaction and play for both adults and children.

- 4) The Marina District is bursting with a sense of place. The District's history is tied to local, state and national history including being 1) the location of Troy's first road (which still can be seen with the earliest-used type of cobblestone), 2) a birthplace to the industrial revolution (including a hydraulic canal used to divert water to feed the need for power), 3) the home to early railroad history and housing heroes of labor strikes. In its heyday, Troy was the proverbial center of the world and luckily, still has the remaining historical buildings and infrastructure waiting to be utilized and interpreted.
- 5) The Marina District is a neighborhood experiencing a major influx of investment but is lacking in funds for initiatives that would unify the city fabric to benefit all residents and the greater region.

Many plans already exist for the various components one would want to see in the neighborhood. A number of these plans will be referred to in the narrative and a list of web links for these plans is included in Question 9. This speaks to the ripeness of the Marina District. With that said, there is a need to bring the various "segmented" plans under the umbrella of a larger, comprehensive plan, encompassing the entire District, which would occur with DRI Strategic Planning Process.



DOWNTOWN IDENTIFICATION

This section should be filled out with reference to the criteria set forth in the DRI Guidelines.

- 1) **Boundaries of the Downtown Neighborhood.** Detail the boundaries of the targeted neighborhood, keeping in mind that there is no minimum or maximum size, but that the neighborhood should be compact and well-defined. Core neighborhoods beyond a traditional downtown or central business district are eligible, if they can meet other criteria making them ripe for investment.

Marina District

The well-defined boundaries of this compact, Downtown Neighborhood, known as Troy's Marina District, are as follows:

North: Douw Street

Located adjacent to the Troy Federal Lock (aka Lock 1), the beginning of the Erie and Champlain Canal systems.

South: Federal Street

Federal is the Street at the Green Island Bridge which serves as the main gateway to Rensselaer Polytechnic Institute (RPI) and the historic CBD.

East: 6th Avenue

6th Ave contains the oldest street in Troy (where one can still see early cobblestone). With 2016 being Troy's Bicentennial, it is an old street indeed.

West: The Hudson River and Adams Island

Troy has what many cities wish for: a riverfront ripe with possibilities for public access. Troy also has a Stated-owned island adjacent to our waterfront that has tremendous potential to become a publicly-accessible nature preserve via boat or bridge access.



- 2) **Size.** Outline why the downtown, or its catchment area, is of a size sufficient to support a vibrant, year-round downtown, with consideration of whether there is a sizeable existing, or increasing, population within easy reach for whom this would be the primary downtown.

In the Marina District itself, the residential population is 2000 +/- . The current number of daily workers is 1,600 +/- . The Realize Troy Comprehensive Plan designated the Marina and Lock Districts as employment centers and will provide much needed new commercial space to attract businesses and entrepreneurs that are seeking a live, work, and play environment.

The neighborhoods that surround the District are heavily populated (over 12,000) given that they are primarily residential neighborhoods. These areas provide housing for a diverse population that includes college students, millennial's, professors, professionals and seniors. These residents support the city through work, entertainment, culture and investment.

With current development efforts, it is expected that the residential population within the District will rise by 650 residents due to the many apartments, infill and condo's slated and planned for development here (1.5% of the overall population). This and future residential growth will not only support the district itself, but the CBD and our burgeoning North Central neighborhood where an arts and culture movement is shaping itself.

Part of this district is known as Restaurant Row. These very established businesses provide a dining destination known throughout the Capital Region. These existing businesses will benefit from an increased residential and commercial population.

The city itself is a vibrant year round community due to its location on the River and its Marina, but also due to being the home of 3 higher education institutions – RPI, Sage and Hudson Valley Community College. The balance of the influx of college students and the vibrant summer time season along the river, give Troy the opportunity to have a year round attraction that benefits the region and our residents.



3) **Past Investments (past Five (5) years) & Future Investment Potential.** Describe how this downtown will be able to capitalize on prior, and catalyze future, private and public investment in the neighborhood and its surrounding areas. Please use the chart to total Past Investments and provide a narrative further describing the investments and future potential.

Leverages Resources:	Public: \$0	Private: \$8,000,000
Prior NYS Funding/REDC Funding:	Amount: \$0	Amount: \$0
Please identify use(s) of prior funding:	Renovation of Hedley Park Place to become a commercial office destination. Improvements include renovation of office space and exterior improvements to capitalize on the waterfront location of the property.	
Leverages Resources:	Public: \$0	Private: \$3,000,000
Prior NYS Funding/REDC Funding:	Amount: \$0	Amount: \$0
Please identify use(s) of prior funding:	Renovation of Flanigan Square from vacant space to Rensselaer County office space.	
Leverages Resources:	Public: \$0	Private: \$2,288,000
Prior NYS Funding/REDC Funding:	Amount: \$0	Amount: \$511,756
Please identify use(s) of prior funding:	Capital Roots relocation and renovation of the Urban Grow Center	
Leverages Resources:	Public: \$900,000	Private: \$0
Prior NYS Funding/REDC Funding:	Amount: \$0	Amount: \$0
Please identify use(s) of prior funding:	CDBG investment in Marina District and catchment area through the City of Troy, NY.	
Leverages Resources:	Public: \$562,803	Private: \$0
Prior NYS Funding/REDC Funding:	Amount: \$0	Amount: \$562,803
Please identify use(s) of prior funding:	Riverfront Park access Improvements – extending Riverfront park north to the Marina	



Leverages Resources:	Public: \$12,700,000	Private: \$0
Prior NYS Funding/REDC Funding:	Amount: \$0	Amount: \$0
Please identify use(s) of prior funding:	New sea wall construction beginning in the Marina District south – 100% FEMA funded	
Leverages Resources:	Public: \$1,000,000	Private: \$0
Prior NYS Funding/REDC Funding:	Amount: \$0	Amount: \$0
Please identify use(s) of prior funding:	New Marina to be constructed 2017. – 100% FEMA funded	
Leverages Resources:	Public: \$0	Private: \$0
Prior NYS Funding/REDC Funding:	Amount: \$1,050,000	Amount: \$0
Please identify use(s) of prior funding:	Construction of new boat and kayak launch and site amenities at Ingalls Avenue	
Leverages Resources:	Public: \$627,000	Private: \$16,000,000
Prior NYS Funding/REDC Funding:	Amount: \$0	Amount: \$0
Please identify use(s) of prior funding:	Hudson ArtHaus – mixed income residential development with an artist work space and gallery on the lower level. This is completed.	

While properties within this District were some of the first to be renovated 20 years ago, the renaissance continued to the CBD. The District buildings under new ownership have reestablished the District as an employment center bringing many private employers to the City. Over the past three years, this area has also seen growth in the residential sector. Having six out of the nine large, old industrial mill buildings in its footprint, the District has become an area of focus for larger developers. Four of these large structures are slated for an income-diverse, residential mix of units.

In the past five years, the District has seen \$30,000,000 in private development and has completed or in the process of completing over \$16 million in public improvements. These public improvements are the beginning stages of installing a foundation for the world class waterfront that Troy is designing. The District has also been awarded several REDC grants to help promote the redevelopment of the waterfront. The City of Troy has received \$1.9 million in DOS grant funding to focus on the waterfront improvements through construction and design awards. Private partners



receiving REDC funding are Tapestry on the Hudson (\$289,350), Capital Roots/The Urban Grow Center (\$511,256) and 444 River Lofts (\$300,000).

The future private developments that are in pre-planning and shovel-ready status total \$60+ million. This investment, along with another \$50 million of anticipated development sites, creates much needed density and improvement to highlight the city's waterfront and to maintain the urban environment. This investment is a combination of new construction, renovation of existing buildings and taking underutilized surface lots and creating density throughout the neighborhoods and waterfront. Such uses include: a waterfront hotel, a mixed-use development including a brewery, commercial space and residential at the Ingalls Avenue Boat Launch; parking structure for the district to enable vertical construction on existing surface parking lots; a charter middle and high school; conversion of a School into market rate apartments and other commercial/retail developments throughout the district. This development will spur economic growth for the city through expanded tax base, increased retail traffic, and increased sales tax revenues (See map in Appendix B for detailed locations of investments).

Public amenities are integral to a healthy urban core. Parks, recreation, trails and more offer residents and visitors an opportunity to connect not only to themselves, but to the community they are in, and history of the area that they've come to love. Not only a benefit to individual health, recreation options spur Economic Development in the areas they are located. The expansion of Troy's Riverfront Park in the CBD into a Riverwalk extending north and south would provide the connectivity to all of the recent development in surrounding neighborhoods. The City has a 2015 CFA award known as "Riverfront North Extension," for planning and design of extending the Riverwalk north to the Marina District (see maps below). Public investment will be necessary for the construction phase of continuing the expansion of the Riverwalk north to the Ingalls Avenue Boat launch. The ability to expand these waterfront improvements to create an almost 2 mile Riverwalk along the Hudson River will be the catalyst to spur more private development and create a world class destination for the Capital Region.

Infrastructure

According to Troy's Superintendent of Public Utilities, the Marina District does not have major infrastructure needs (e.g., water, sewer, seawall repair) that are not already being addressed, making the area ripe for development in regard to access to this infrastructure. In fact, there would be minimal infrastructure costs to provide new sewer and water hook ups given the framework of the existing infrastructure. Further, a portion of the District (see map in Appendix B) has had recent lighting and street improvements.

With that said, there is always a need to reduce the combined sewer overflow events. Troy and other communities make up a group known as the Albany Pool. These municipalities are regulated by a DEC Consent Order to review their code and make sure green infrastructure can and will be included for new projects.

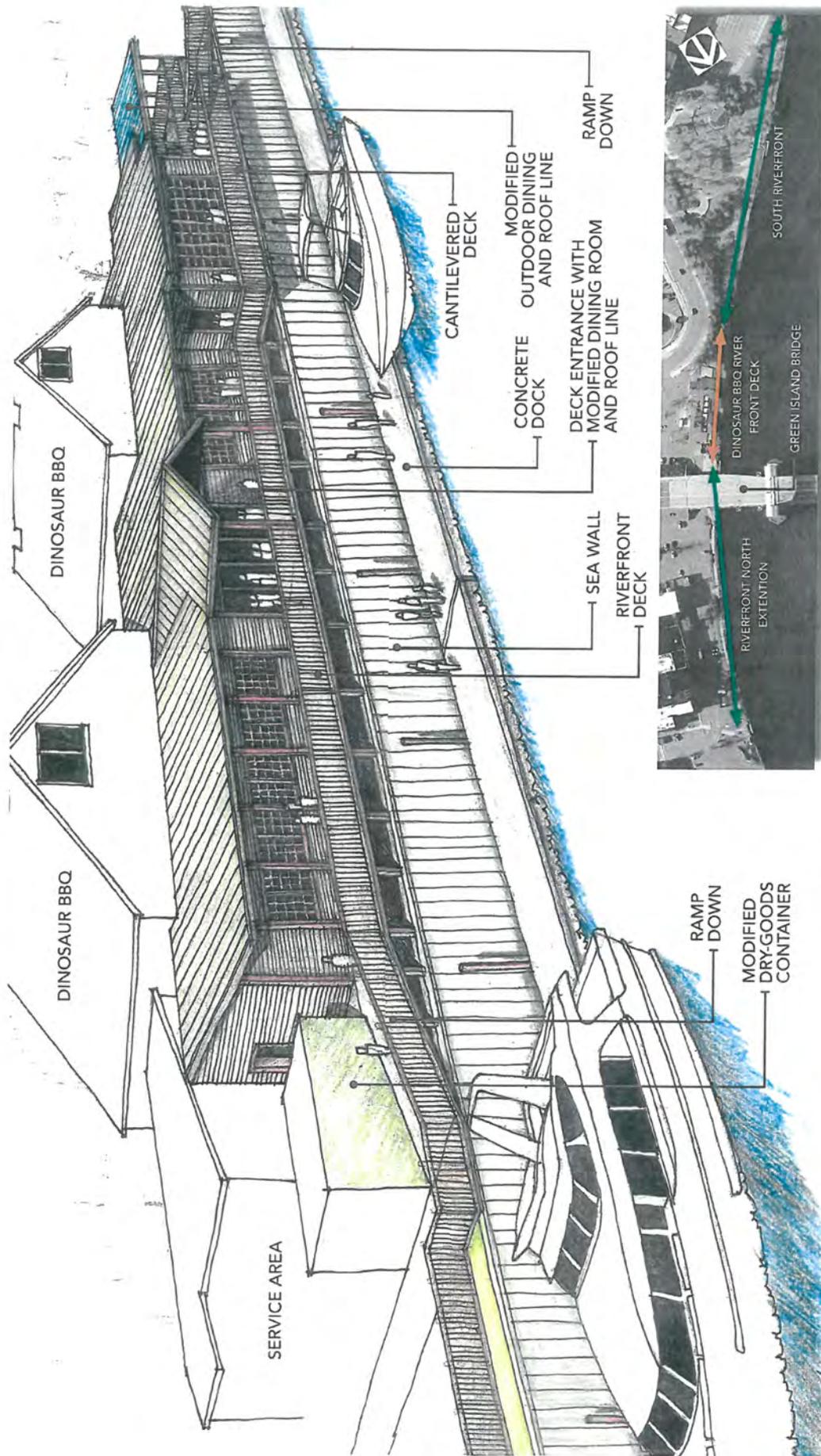
Capital Roots, in the Marina District can serve as an example for newcomers to the District given that they have developed their Urban Grow Structure utilizing green infrastructure. They have both a gray water system which diverts rainwater into a large tank for both watering and flushing toilets and permeable pavement in their parking lot to prevent storm water runoff into the Hudson.



CITY OF TROY, NY
 PROJECT #1546.05
 JULY 27, 2015



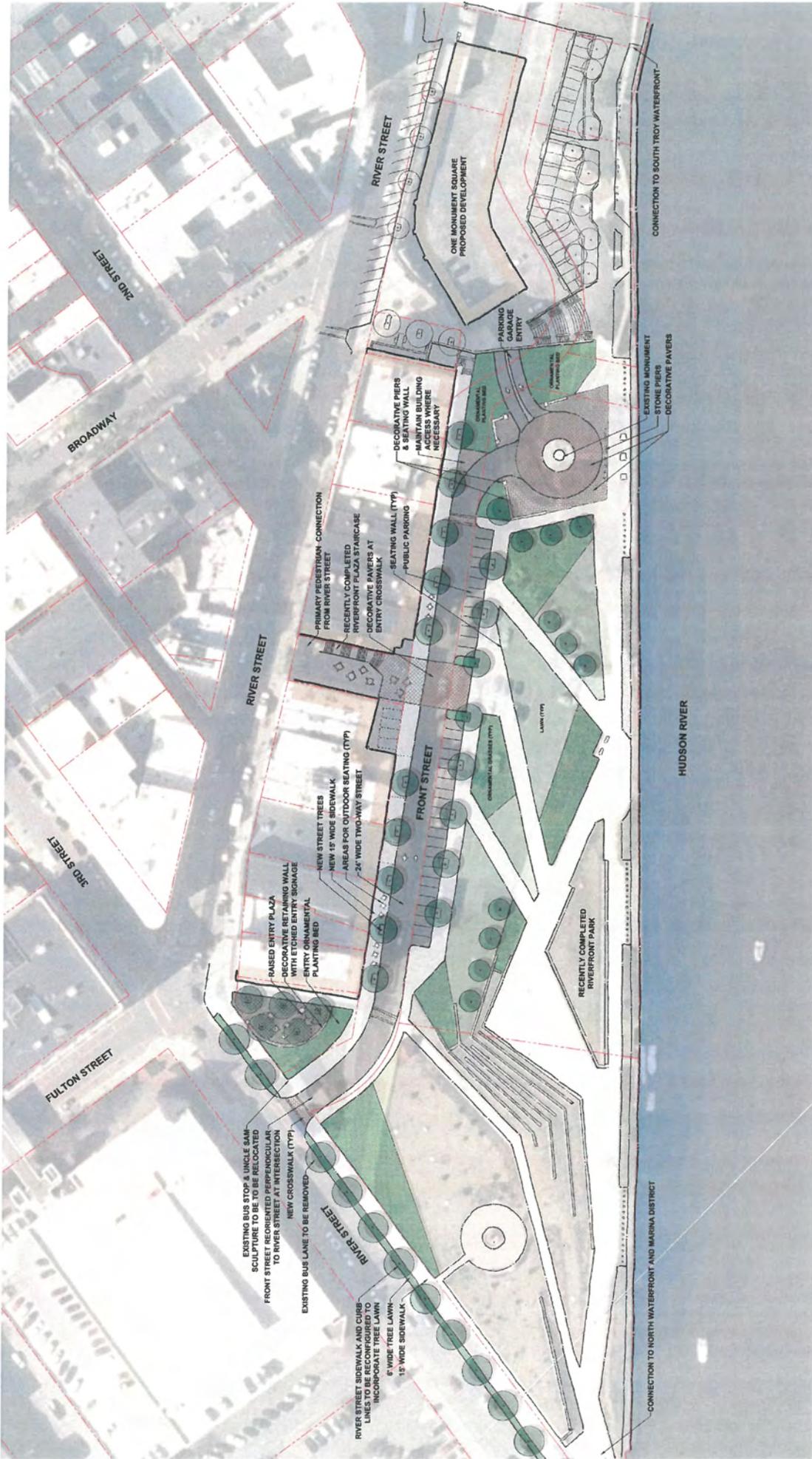
TROY WATERFRONT
 PROPOSED SITE IMPROVEMENTS
 CONCEPT DESIGN



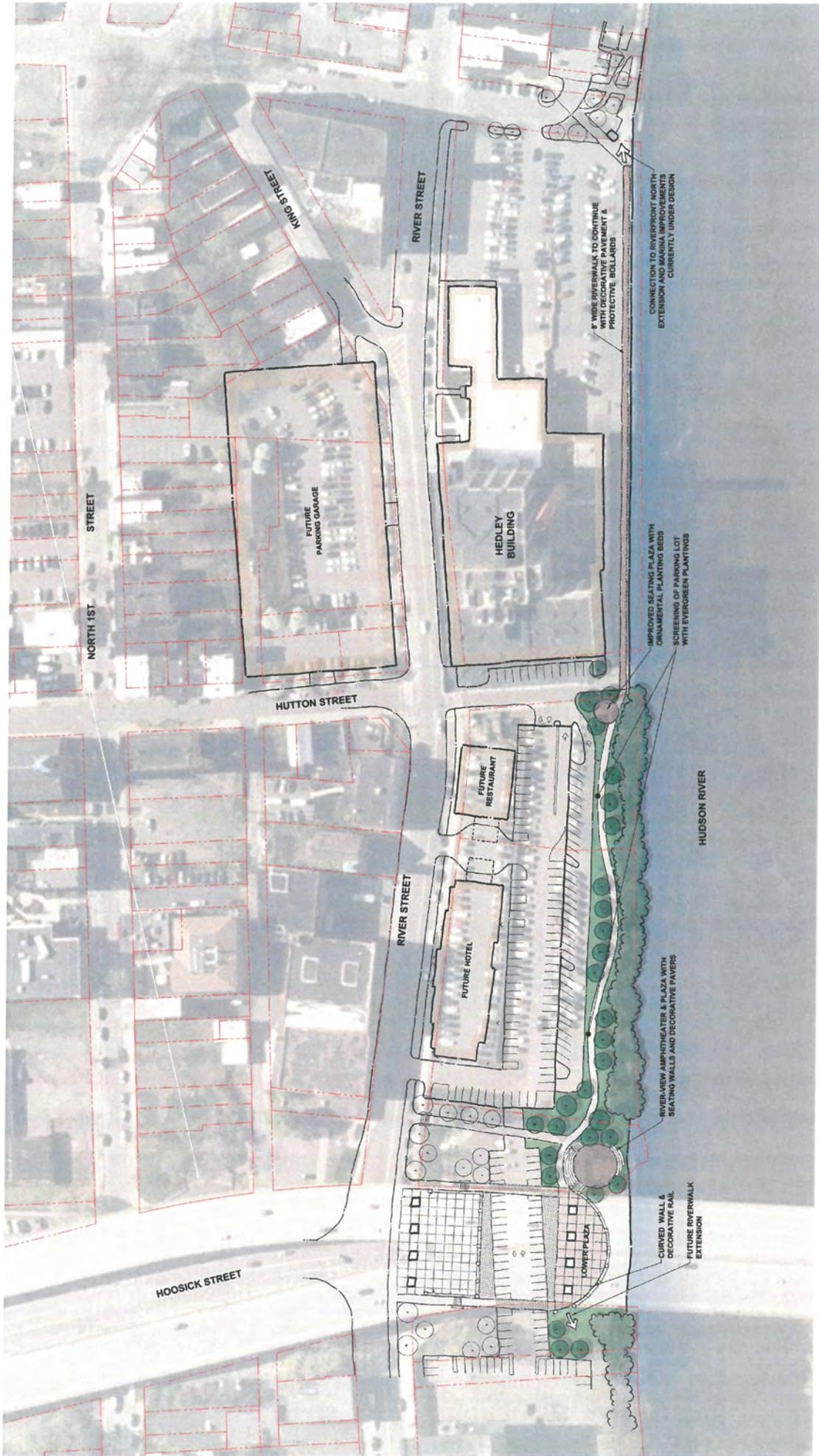
PROPOSED DESIGN - RENDERING
CITY OF TROY RIVERFRONT NORTH EXTENSION PHASE II
 PROPOSED RIVERFRONT BOARDWALK 6.9.14

3t
 3tarchitects.com

THE *Chazen* COMPANIES
 PHOTO BY JEFFREY DEWITT
 1111 W. WISCONSIN ST., SUITE 100
 MILWAUKEE, WI 53233



**RIVERFRONT PARK
FRONT STREET**
PROPOSED SITE IMPROVEMENTS
CONCEPT DESIGN



**RIVERFRONT PARK
MARINA DISTRICT**
PROPOSED SITE IMPROVEMENTS
CONCEPT DESIGN

ALBANY BUSINESS REVIEW

MARCH 25-31, 2016 • VOL. 42, NO. 53 • \$5.00

NEWS TICKER



Another luxury auto brand to hit Albany's streets

This family-owned dealership brought a Maserati franchise to the Capital Region. Now, it's adding a new high-powered Italian sports car brand to its sales lineup. **TODD KEHOE, 3**

CDTA's regional pitch: Buses, taxis and bikes

CDTA's CEO says transportation drives development in the Capital Region. His idea: Better oversight when it comes to taxis, ride-sharing and more. **MICHAEL DeMASI, 12**



MONEY WHO'S CASHING IN ON HUGE BANK MERGER 10

COVER STORY

LET THEM INTRODUCE YOU TO NORTH CENTRAL TROY

Downtown development isn't enough. These people want to change the way you see this neighborhood — and spread growth beyond the city center.

MEGAN ROGERS, PAGE 4



Troy is in the midst of a Comprehensive Planning process during which the greater North Central Troy neighborhood, currently undergoing a major transformation, could be considered for a formal renaming to "Marina District," highlighting its connections to the Hudson River and Troy's marina, boat launch and lock at the gateway to the Erie and Champlain canals. This article is an excellent overview of some of the major development projects in the Marina District/North Central Troy Neighborhood. The DRI could help to facilitate the goal that has emerged from the comprehensive planning process to create a world-class, publicly-accessible waterfront which would benefit the residents, City, and region.

HEALTH CARE

Already time to change the law?

Medical marijuana backers say the state's law is too restrictive. That's making it difficult for businesses to connect with patients. **MARIE FRENCH, 14**

EDUCATION

College, union come to an agreement

The College of Saint Rose has a tentative deal in place with its adjunct professors. **MEGAN ROGERS, 22**



10 MINUTES WITH

WHY HE GOT STARTED IN PUBLIC SERVICE 23

THE LIST

Largest companies, nonprofits in Albany 6-9

DEVELOPMENT MOVING BEYOND TROY'S CENTER

MEGAN ROGERS | MROGERS@BIZJOURNALS.COM | 518-640-6815

After 16 years, Tina Urzan feels she has proven that running a bed and breakfast in north central Troy is not a ludicrous idea.

When Urzan opened Olde Judge Mansion, a bed and breakfast on 6th Avenue, in 1999, a typical reaction she heard was "Are you kidding me, a B&B in north central? Who's going to stay there?"

"What you used to hear about Troy in north central is extremely different from what it is now," Urzan said. Urzan, 64, has lived in Troy her entire life and has been heavily involved in the community. About three years ago, she joined the city's industrial development authority. "There's been a lot of effort that's gone into it."

The sentiment that the area that connects downtown to Lansingburgh, known unofficially as north central Troy, is unsafe and unsavory still exists, but is slowly changing. Private individuals, real estate developers, artists and nonprofits are contributing to the rebirth of yet another section of Troy, which is enjoying a boom in its downtown that has not been fully felt in other areas.



DONNA ABBOTT-VLAHOS

Tina Urzan, owner of Olde Judge Mansion, said a lot of her bed and breakfast guests are in town to visit Rensselaer Polytechnic Institute and Emma Willard.

Drive over the Collar City Bridge, away from Green Island, and downtown Troy is to your right, where restaurants, coffee shops, businesses and retail are generating more activity.

In the area between the Green Island Bridge and Collar City Bridge, there are a few restaurants, including Brown's

Brewing Co., and Hedley Park Place, home to city hall and software developer Apprenda. First Columbia, a large real estate developer, has proposed a \$60 million project, which includes a hotel, parking garage, apartments and more, near that portion of River Street.

To the left of the Collar City Bridge is

north central Troy, a largely residential neighborhood. Old textile mills, where Troy earned its nickname as the Collar City, line the Hudson River. Construction is ongoing to convert old factory buildings, like the former Mooradian's Furniture building, into apartments.

"People are excited and are invested in seeing these large buildings converted into use," said Jennica Petrik-Huff, the Capital Region project manager at The Community Builders, the developer behind the \$22.2 million Tapestry on the Hudson project at the former Mooradian's building.

"They've been just large, dark, hulking buildings that have probably made it intimidating to drive up from city hall and go into north central Troy. Now, they're lit up and there's life in them and it makes for a much more welcoming environment."

The momentum in the neighborhood, where real estate is less expensive than downtown, is important not only to Troy boosters, but also to those who live, work and have stakes in the success of other downtowns in the Albany region. In Schenectady, redevelopment is moving toward Lower State Street. In Albany, the warehouse district is recognized for its new energy and known for its cluster of restaurants and bars.

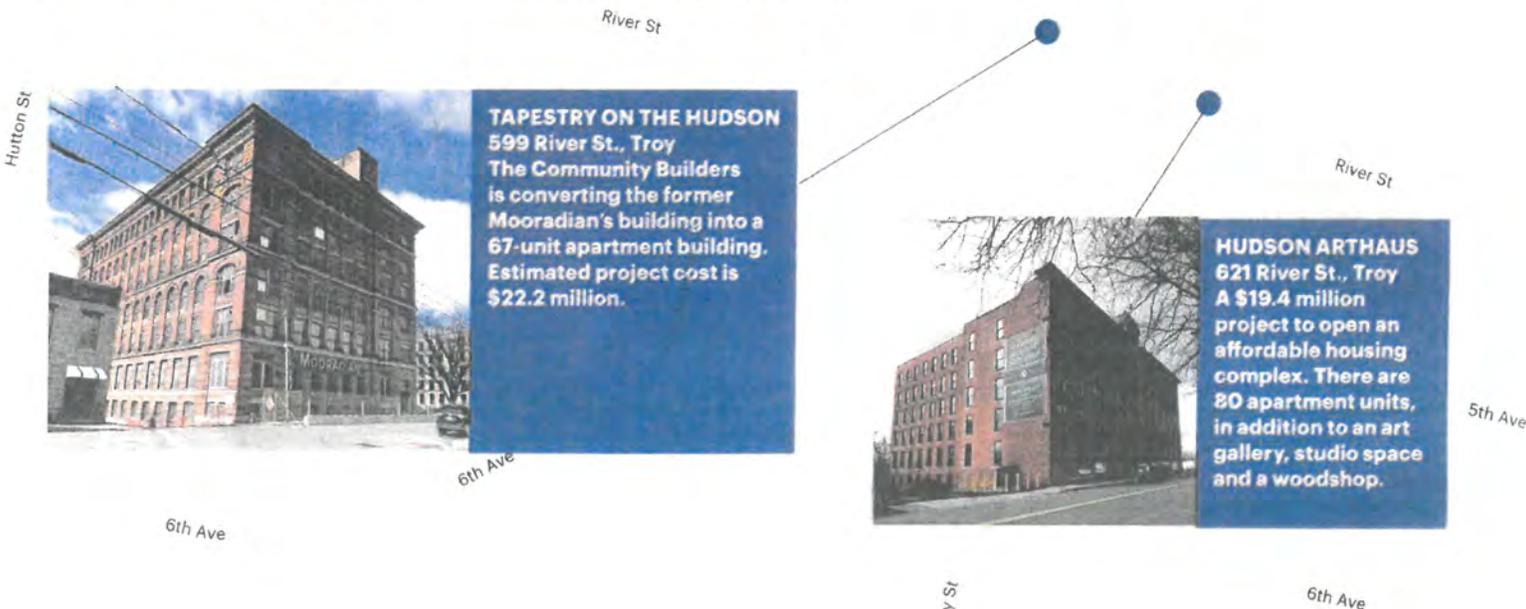
The swell of interest has the potential to transform the neighborhood and spread some investments beyond downtown.

"There's been a lot of work done on the downtown area and it pretty much stopped, the activity had really stopped down by city hall, which is not that far, but makes a huge difference," said Amy Klein, executive director of the nonprofit Capital Roots. "The Collar City Bridge was a major cutoff in terms of development activity. The prosperity had not

ON THE MAP

LIGHTING UP A NEIGHBORHOOD

A number of redevelopment projects are ongoing in Troy's north central neighborhood. Housing is a major theme. Here's a look at some of the apartment projects that are recently completed or getting underway.





DONNA ABBOTT-VLAHOS

"They've been just large, dark, hulking buildings that have probably made it intimidating ... Now, they're lit up and there's life in them and it makes for a much more welcoming environment."

JENNICA PETRIK-HUFF, Capital Region project manager, The Community Builders

eked over to this side of Troy."

Capital Roots, a regional organization that works to reduce the impact of poor nutrition on public health, brightened the area when it opened a \$2.8 million Urban Grow Center, decorating a crosswalk with large paintings of produce and adding a glittering mural.

Organizations like The Sanctuary for Independent Media and Troy Bike Rescue have long had presences in the area and their mark is felt in murals, gardens and artwork around the neighborhood.

Still, the area's biggest challenge is the blight and vacancies that remain, said Monica Kurzejeski, Troy's deputy mayor. New Mayor Patrick Madden has said strengthening Troy's neighborhoods and spreading the city's revitalization is a priority.

"That area has all the makings of a really solid neighborhood," Kurzejeski said. "It's just a matter of putting all the pieces together now."

The recently-formed Troy Community Land Bank is focusing its initial efforts

on the north central neighborhood.

Jesse Marshall and the team at Margination plans to be another piece of the solution. Margination is dedicated to providing support to business owners from economically depressed neighborhoods. The organization is currently working with two small businesses with the end goal of boosting economic security for business owners and creating jobs for the neighborhood.

In 2014, Klein and Capital Roots celebrated the opening of the Urban Grow Center at 594 River St., the first phase of the organization's plans for its physical infrastructure in north central Troy. When the center opened, there was zero additional occupancy on the block, Klein said.

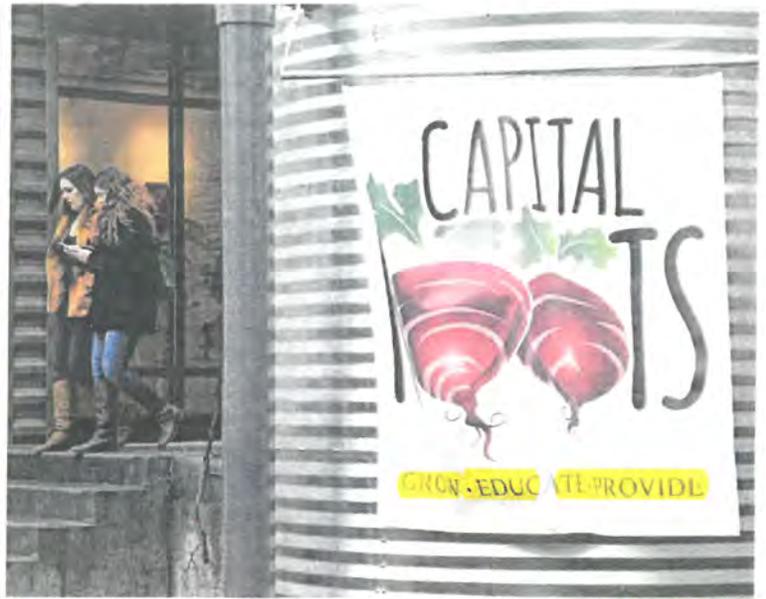
Now, Hudson Arthaus, a \$19.4 million apartment project, is open and more projects are in the pipeline. Across the street, The Community Builders is converting the former Mooradian's building into 67 mixed-income apartment units. Further along River Street, assisted living developer PAZ Healthcare purchased the former clothing factory at 701-715 River St.

John Blackburn and Tom Rossi, principals at Troy-based Redburn Development and the internet service provider MassiveMesh, will transform the four-story, former School 1 building into apartments. Redburn Development opened Tilley Lofts, a 62-unit apartment complex inside a former ladder factory in Watervliet and has also converted River Street Lofts in downtown Troy. Like other developers, they began to look around the edges of downtown.

"What we feel really good about in north central is the momentum," Rossi said. "There's a lot of projects going on in that neighborhood."

Part of the success of the neighborhood relies on individuals' willingness to invest in homes.

That's where Brian McCandless comes in. McCandless bought his first property to the north of the Collar City Bridge in 2012. He's well-known around the



DONNA ABBOTT-VLAHOS

When Capital Roots opened its Urban Grow Center, at 594 River St. in 2014, it was the only occupant on the block.

neighborhood for his residential redevelopment projects.

"I want to draw people to north central Troy and affirm it's a nice place to live," said McCandless, who has sublet studio space at the former Kelly Clothes textile factory (now Hudson Arthaus) on River Street for 20 years. A physician by trade, McCandless is also a successful sculptor. He created the ornate oven at the wood-fired pizza restaurant Bacchus.

McCandless is now working on several commercial projects. He's partnering with architects Michael Phinney and Jonathan Haynes on plans to convert 669 River St. into a mixed-use project. Phinney and Haynes are owners of The Local in Saratoga.

McCandless also owns the former St. Patrick's Church and The Hangar, which Brian Gilchrist, owner of the Ale House across the street, leases. The Hangar hosts musicians, burlesque shows and private events. Gilchrist's mission is to give peo-

ple more reasons to visit north central.

Urzan, owner of Olde Judge Mansion, now has her answer to people who ask what visitor will stay at a bed and breakfast in north central Troy. She sees a number of guests traveling to the city to visit Rensselaer Polytechnic Institute and Emma Willard School.

Urzan has made a point of getting to know business owners and developers touring the area. She offers an optimistic vision for the neighborhood: A full-fledged grocery, small parks, restaurants and owner-occupied residences.

For now, most people visiting Troy turn right off the Collar City Bridge, toward downtown. Urzan, McCandless and others have been involved in the neighborhood for decades. New stakeholders, including large developers, are matching their enthusiasm for north central.

"The energy they have and what they're bringing to the neighborhood, you can't replicate that," Kurzejeski said.



FORMER MARSHALL RAY BUILDING
701-715 River St., Troy
PAZ Healthcare of Poughkeepsie, an assisted living developer, bought the former clothing factory



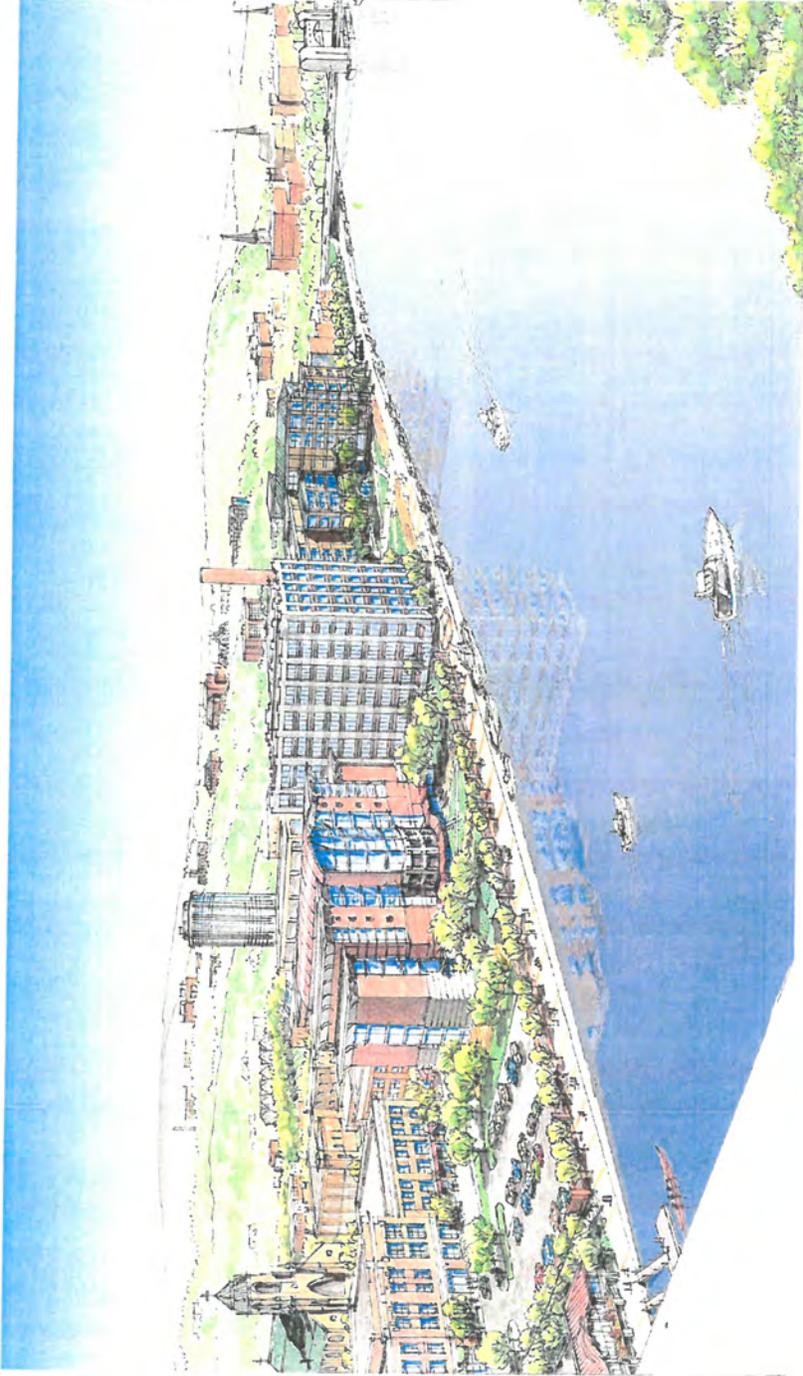
SCHOOL 1
2920 Fifth Ave., Troy
Redburn Development plans to turn the four-story building into apartments. Pictured here: John Blackburn, principal; Damien Pinto-Martin, vice president of development; and Tom Rossi, principal



RENDERINGS

THE HEDLEY DISTRICT
October, 2006

Hedley District
Waterfront
Redevelopment



PROJECT #10020
 PREPARED BY: Saratoga Associates, Architects
 10000 Highway 100, Suite 100, Saratoga, CA 95070
 CONTACT: (408) 885-1000
 WWW.SARATOGAASSOCIATES.COM
 PROJECT: 10000 HWY 100, SARATOGA, CA 95070

SARATOGA
ASSOCIATES

 FIRST COLUMBIA

H Hedley District



RENDERING

THE HEDLEY DISTRICT
October, 2005

River Street -
looking South

RENDERING
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**SARATOGA
ASSOCIATES**

1000 ...
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... 416-291-1111

 **FIRST COLUMBIA**



RENDERING

THE HEDLEY DISTRICT
October, 2006

Jacob Street
Mixed Use Building

PHOTO: J. F. BROWN
 The Hedley District is a new development in the heart of the city of Toronto, Ontario, Canada. It is a mixed-use building that will include residential, commercial, and public space. The building is designed to be a vibrant and active part of the community. It will provide a mix of housing, retail, and office space. The building is also designed to be sustainable and energy-efficient. It will feature a variety of green spaces and outdoor seating areas. The building is a prime example of modern urban development.

SARATOGA ASSOCIATES

PHOTO: J. F. BROWN

FIRST COLUMBIA



Outdoor Lighting Master Plan

Jacob Street Retail Light Up Rendering



Seawall (Bulkhead) Restoration

The existing Troy sea wall (a.k.a. "bulkhead"), constructed from 1916-1922 (with some repairs made in 1978), is 7750 linear feet in length, and extends from Hutton Street (north) to Madison Street (south). The wall consists of rock filled timber cribbing 30' in height with a concrete fascia cap. There is a 4" diameter reinforced concrete pipe main Rensselaer County sanitary interceptor line (a.k.a. sewer line) located 25' east of the face of the sea wall at 2 depth of 4' to the top of the pipe, 8' to the invert.

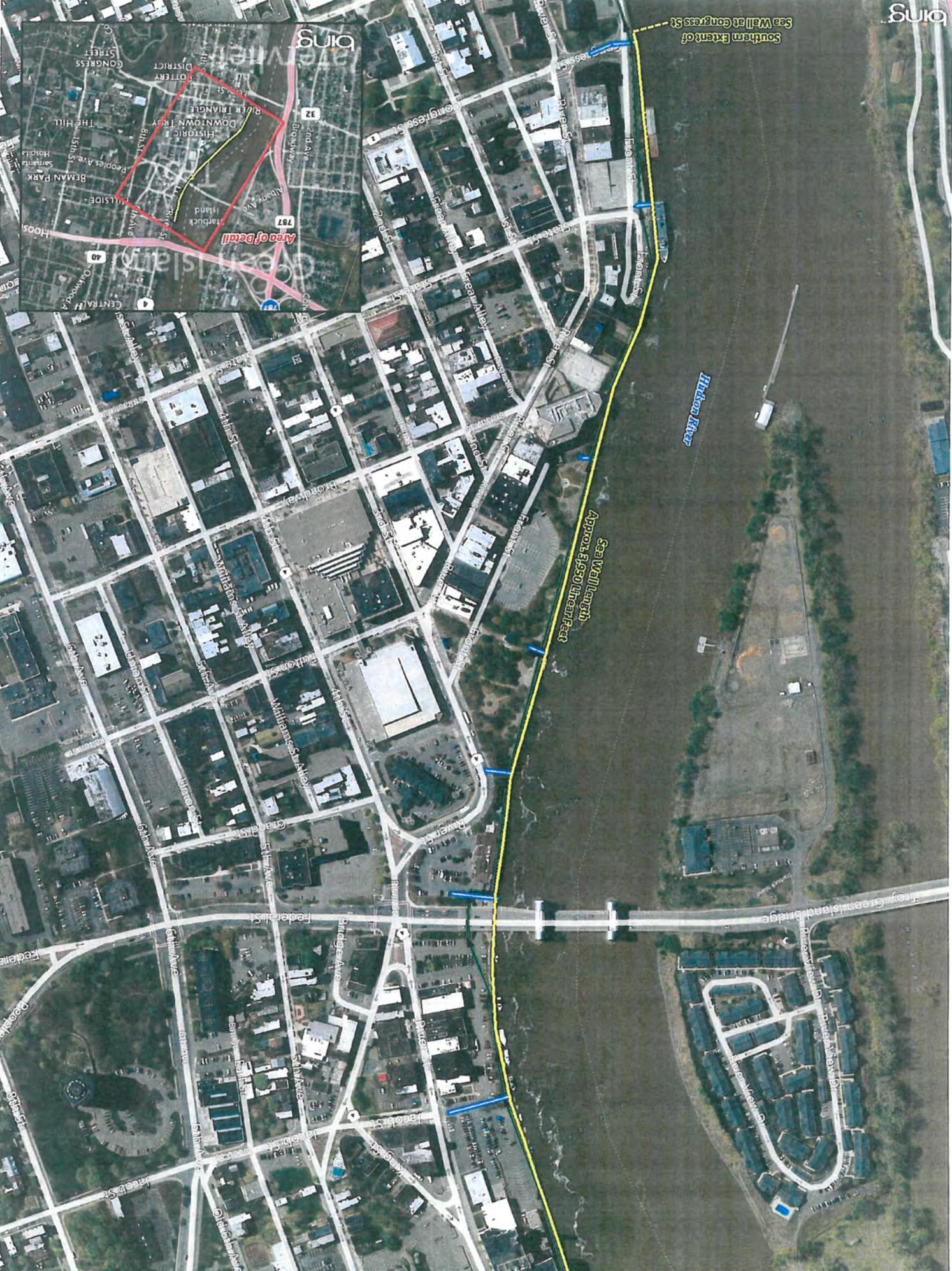
The sea wall exhibits varying degrees of deterioration along its length and impact damage due to ice flows, high velocity flooding, and impact damage due to debris traveling downstream.

On November 2, 2010, M.J. Engineering and Land Surveying, P.C., published a visual condition assessment of a section of the bulkhead from Federal Street (North) to Broadway (South) using professional divers and an underwater video camera. This assessment resulted from an in-depth underwater diving inspection by professional divers using an underwater video camera, supervised by a licensed structural engineer, experienced in overseeing divers and conducting underwater investigations. Visual observations above water were made from the dive boat and recorded with a digital camera. The condition assessment was performed pursuant with the American Society of Civil Engineers standard practices for Structural Inspection and Underwater Investigations.

The assessment, performed almost a year before the devastating effects of Hurricane Irene (which caused an additional \$ 1,200,000 to the downtown Troy coastline), concluded: "The general condition of the bulkhead is poor. The condition and age of the mass-concrete portions of the bulkhead indicate that the life-expectancy of the exposed and unprotected concrete has been exceeded. Significant section loss has diminished the structural integrity of the bulkhead and continued deterioration will further decrease the factors-of-safety for resistance to sliding and overturning. It is difficult to predict the remaining life expectancy for the timber cribs but the observed conditions suggest the cribs may be expected to remain serviceable for an additional five to ten years."

Should the seawall fail at any point, ***the resulting devastation would be economically and environmentally cataclysmic.*** Because the seawall holds the interceptor line in place, a failure in the seawall would lead to the immediate failure of the interceptor line, which carries 14 million gallons per day of raw sewage. Once the contents of the interceptor line pour directly into the river, every community along the entire Hudson River Estuary will be adversely impacted. The direct costs of repairing a seawall/interceptor line failure far exceed the costs of the proposed mitigation measure. The financial impact to businesses and homes that would be without sanitary sewer service would further increase the cost of the failure. The downstream environmental degradation would be extreme. It should be emphasized that the City of Troy, with the assistance of State funding, has invested and will continue to invest millions along the area of the affected seawall for park improvements and extensions, new mixed use developments, and docking/marina enhancements.

If the wall becomes compromised, it will likely occur during a heavy storm event, as a localized failure and in more possibly than one location (estimated as three locations). The result of not taking action to mitigate and install a new sea wall will result in a breach in the sea wall, heavy erosive damage of the soils and area behind the wall, a failure in at least three locations in the sanitary interceptor (sewer) pipe and the potential loss of adjacent building foundations that lie in close proximity to the sea wall. The projected costs estimated for an event (most likely a storm, earthquake, or other natural disaster) involving a three-location seawall breach are \$14,037,500.





- 4) **Job Growth.** Describe how recent or impending job growth within, or in close proximity to, the downtown will attract professionals to an active life in the downtown, support redevelopment, and make growth sustainable in the long-term.

To create a destination to capture the forthcoming jobs and residential growth to the region, the Marina District's focus on the waterfront will create the necessary infrastructure to complement the historic downtown and the residential neighborhoods while becoming a destination to live, work and play on the Hudson River.

With the projected job growth for the Region is 64,600 by 2026, Troy needs to prepare to attract its share. While downtown Troy and current buildings in the Marina District hold the past several years of job growth, our available space options are limited in volume and size. The scale and size of Troy is perfect for the creative sector. However, these companies require larger, more flexible commercial options than some of our CBD offerings provide.

In addition, providing small businesses and entrepreneurs places to open, also brings jobs and economy. These small businesses supply neighborhoods with places of employment, gathering locations and places to shop while at the same time providing increased property values and sales tax revenue to the City and County.

Developers are indicating that they have an interest in the City, however the City must partner to create the environment for live, work and play. Businesses want to locate to the city, but need space to do so. Creating an environment that complements the types of businesses that are interested in Troy is paramount. Employees and residents alike are looking for more value in their community. They live simpler, but want a community that gives those options for enjoyment. In addition, to increase our visibility beyond the region, creating a world class destination will not only attract employers and developers, but also residents and visitors.

While Troy's Central Business District (CBD) is a stunning example of a historically-intact downtown, expansion of our city must include new construction. The CBD has limited opportunities for expansion, whereas the Marina District gives developers an opportunity to build new, smart, energy efficient buildings that companies require today. Not limited in design by historic regulations, developers are afforded the opportunity to be creative and build to complement existing historic infrastructure at two major entrances to the city. Imagine how Boston, Portland and other major cities have been able to marry historic and contemporary while still maintaining a pleasing aesthetic. These are the success stories that Troy hopes to repeat.

The region is being promoted as the Tech Valley. While there have been successes in specific counties, little has been generated in the secondary, support-oriented industries to these larger companies. With a new team of highly experienced staff in place, bolstered by our private partners and state agencies, a proactive economic development strategy is in place to recruit these companies to Troy. Smaller in footprint than their larger partner, these companies fit Troy's scale and size to provide robust employment opportunities to our municipality and our region.

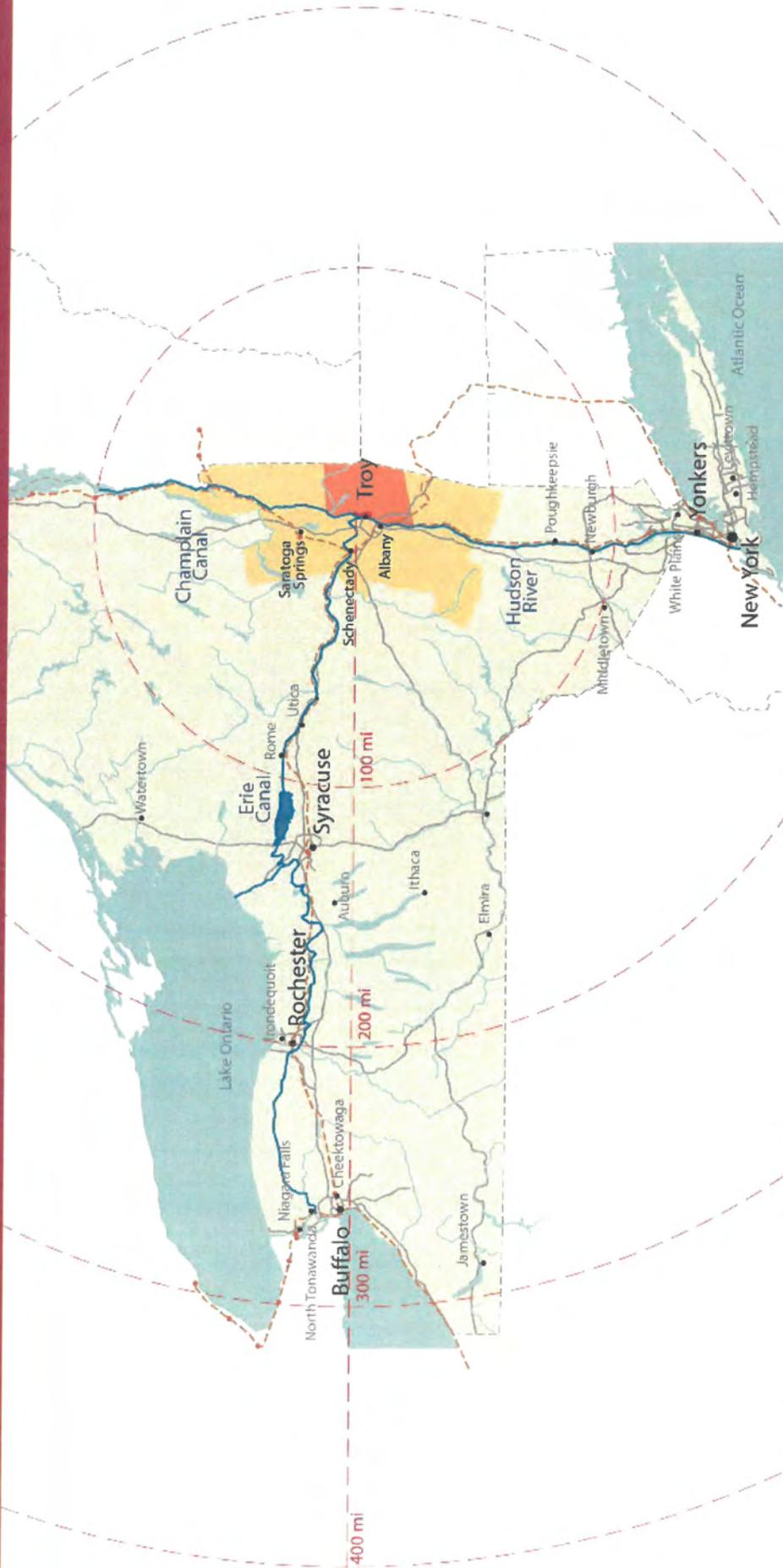
Not to be forgotten is our already burgeoning creative sector. With companies in place such as Appenda, 1st Payable, Green Tree technologies, and the startups that call Troy home (see attached [list of startups](#)), Troy is poised to attract similar companies with its urban core, walkability and its partnerships with its educational institutions. Just as people attract people, employment sectors cluster creating an environment rich in collaboration and community.



Capital Region Regional Economic Development Council

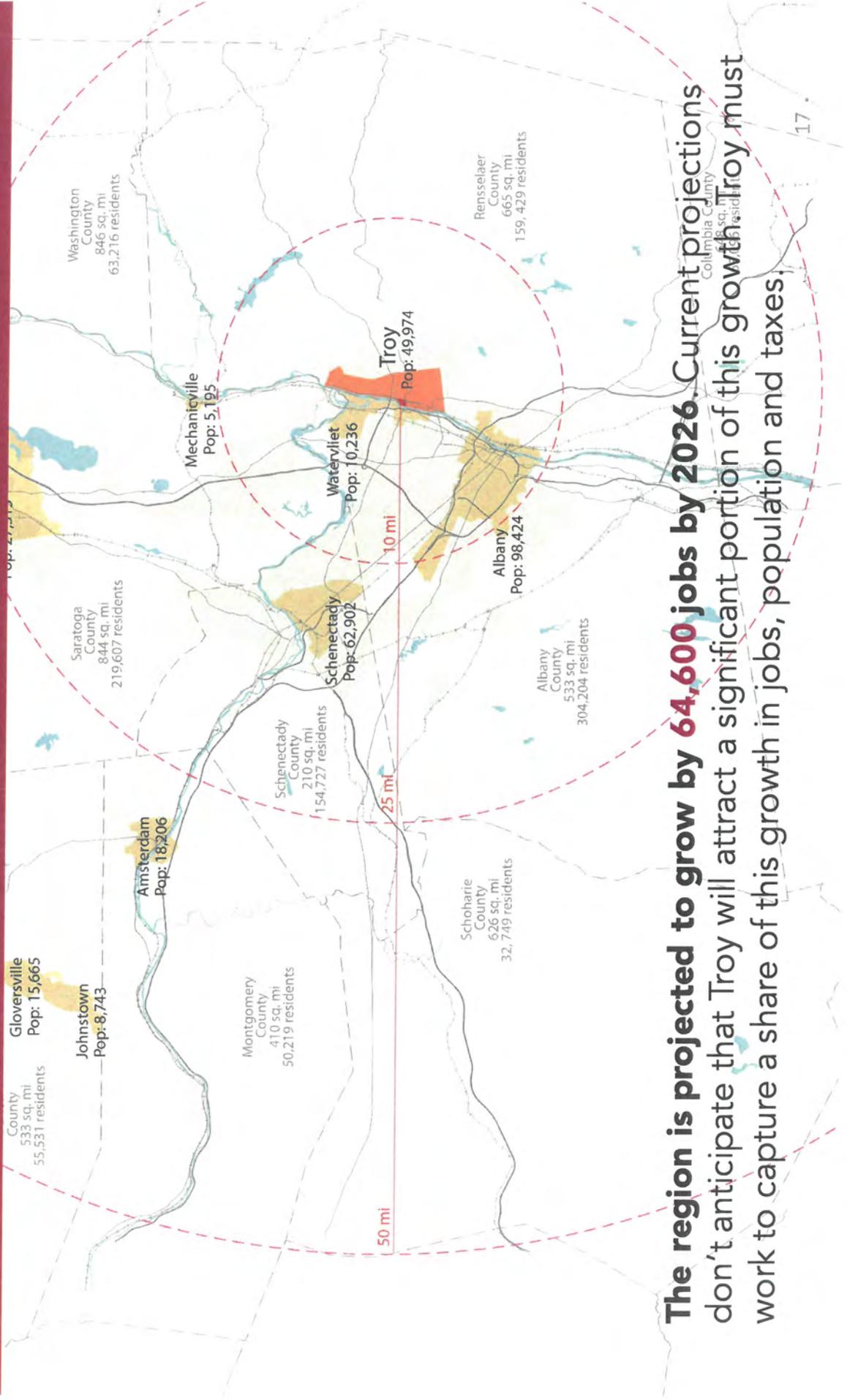
Competition is fierce in recruiting for many of these companies. Other larger cities across the country provide much more opportunity for live, work and play than the Capital Region. By creating a destination that is rife with quality of life elements, it gives companies the ability to recruit, enables them to retain and attract top talent, and allows those who become employed, to have a more affordable lifestyle than other regions.

Grow people, jobs and the city's tax base.



Troy is situated at the heart of a very large market. It is within 500 miles of 26% of the American population and 65% of the Canadian population.

Grow people, jobs and the city's tax base.



The region is projected to grow by 64,600 jobs by 2026. Current projections don't anticipate that Troy will attract a significant portion of this growth. Troy must work to capture a share of this growth in jobs, population and taxes.

Guha Bala & Karthik Bala
Velan Ventures, Inc.
43 Shaker Bay Road
Latham NY 12110

May 29, 2016

Re: Letter of Support on behalf of Troy, NY for the DRI

Dear Sir or Madam:

I am delighted to write in support of the Downtown Revitalization Initiative proposal to be offered by the Office of the Mayor, Troy NY. The proposal, which focuses on the city's unique waterfront assets, can help transform its attractiveness to high tech employers and employees.

By way of background, I am an entrepreneur and co-founder of Vicarious Visions, New York's largest video game development studio. At Vicarious Visions' we started our first office in Troy, at Rensselaer Polytechnic Institute in the mid 1990s. Since then, we created over 125 video games across many platforms, with industry transforming products such as Guitar Hero and Skylanders.

In 2005, we sold the business to Activision Blizzard, the world's largest independent creator and publisher of video games. We kept and grew the business in the Capital Region, and in May 2016, Vicarious celebrated its 25th Anniversary, and over \$4 billion in product sales. Over the past ten years, Vicarious has invested over \$200 million into the Capital Region with 200 jobs averaging \$85,000 in salary.

Recently, my co-founder, Karthik Bala and I left Vicarious Visions in order to return to our entrepreneurial roots. We will be building similar new businesses, and are contemplating location as a key factor in recruiting and retaining world class talent. As our experience at Vicarious showed, recruiting talent to Upstate New York from a global marketplace continues to be a key growth limiter to new high tech businesses.

A critical element of attractiveness is the "Live, Work, Play" lifestyle offered by modern and thriving urban areas. In this regard the Capital Region is behind. Our key working demographic of 25 year-old to 35 year-old tech workers look for Brooklyn life style, with all the benefits of a smaller metro. Troy already shows many of the key elements: compact walkable streets, a deep cultural heritage, modern amenities and dining, and a waterfront.

Though several elements are in place for a resurgence in Troy, it is short of reaching critical mass. With a focused level of investment, and active development of jobs over the next decade, Troy can be a center for high tech jobs, offer a high quality of life for all income classes,

and reclaim its place as an economic driver for New York. The DRI can make a big difference in this effort, and can be a catalyst in transforming the city for a sustainable future.

The modern geography of jobs is changing. The future will be defined by businesses that are able to attract the best and brightest in Live, Work, and Play urban communities with broad cultural offerings. Troy can be home to these jobs, and the DRI can help. Karthik Bala and I are eager to lend our support.

Sincerely,

A handwritten signature in black ink, appearing to read 'Guha Bala', with a long horizontal flourish extending to the right.

Guha Bala
President, Velan Ventures, Inc.

Troy Incubators / Accelerators	Website
RPI Innovation Hub	http://rpihub.org/eve-portal/
RPI Emerging Ventures Ecosystem	http://www.rpi.edu/about/eve/about.html
IgniteU	http://www.igniteuny.com/
The Sage Colleges' Incubator for New Ventures in Emerging Sciences and Technologies (INVEST)	http://www.sage.edu/invest/
Tech Valley Center of Gravity	http://www.tvcog.net/
Troy Innovation Garage	http://troyinnovationgarage.com/
Troy Start Up Companies	Website
Paper Battery Company	http://www.paperbatteryco.com/pbc/
1st Playable	http://www.1stplayable.com/
Vital Vio, Inc.	http://www.vitalvio.com/
BESSTECH	http://www.bess-tech.com/
New Ed	http://www.newedinc.com/
Coast Designwear	https://www.coastdesignwear.com/
Vicarious Visions	http://www.vvisions.com/
Ecovative Design	http://www.ecovativedesign.com/
Kennason	http://www.kennason.com/
SongLynx	http://www.songlynx.com/
TopScore	http://usetopscore.com/
SpaceoutVR, Inc.	http://www.spaceoutvr.com/
ChannelEyes	https://channeleyes.com
Pinhole Press	https://pinholepress.com/
Tone Tree	http://www.tonetree.com/
Dual Lock	http://duallocktech.com/
Agora Games	http://www.agoragames.com/
Motalen	http://motalen.com/
MicroOrganic Technologies	http://microrganictech.com/
Margination	http://margination.org/
GreyCastle Security	http://www.greycastlesecurity.com/
Greane Tree Technologies	https://www.greanetree.com/
Outspoken Media	http://outspokenmedia.com/
EKO Logic	http://ekologic.com/
Troy Web Consulting	https://www.troyweb.com/
Troy Cloth & Paper	http://www.troyclothandpaper.com/



- 5) **Attractiveness of the Downtown.** Identify the properties or characteristics the downtown possesses that contribute or could contribute, if enhanced, to the attractiveness and livability of the downtown. Consider, for example, the presence of developable mixed-use spaces, housing at different levels of affordability and type, healthy and affordable food markets, walkability and bikeability, and public parks and gathering spaces.

The Marina District is sandwiched between the Central Business District and the North Central Neighborhood.

Central Business District

The historic downtown provides beautiful architecture, public amenities, shops, restaurants and many opportunities for community. Through the comprehensive plan process, our consulting partner is positioning Troy to become a UNESCO World Heritage Site designated location. This designation is reserved for those locations that preserve and honor original historic character. Troy is one of the most intact historic downtowns they have worked with internationally.

North Central Neighborhood

The North Central neighborhood, while one of the region's most distressed, provides ample opportunity for redevelopment. The pockets of distress and historical disinvestment in the North Central neighborhood present a unique opportunity to repurpose the vacant buildings and empty lots in a manner that takes advantage of the positive attributes of the area; access to waterfront, large buildings ripe for reuse; vacant lots suitable for infill and access to public transportation and highways. Over the past 3 years, the city has taken the time to promote this neighborhood and through those efforts has attracted developers to its large anchors and secured grant funding through the land bank to focus on the residential investments.

Marina District

The Marina District is the home to Troy's largest historic, industrial building, Hedley Park Place. This property is the beacon on the waterfront. Sitting majestically along the waterfront, this 300,000 sf multi building property is the epicenter of employment in the city.

The District currently is a mixed-use development area. Office buildings, partial neighborhoods that have seen disinvestment, large industrial buildings that have been developed into diverse, residential offerings and others that are poised for redevelopment, a thriving restaurant scene, industrial areas and an underwhelming waterfront all call the Marina District home. This redevelopment is an inconsistent patchwork and needs to be brought together. The thread that pulls this all together is the Riverwalk Park.

Infill development is also needed in this District ([see Potential Development Sites map below](#)). The disinvestment that has occurred throughout the years is joined by the past need for surface parking to redevelop the large commercial buildings in this district. Urban design standards thankfully are being considered within the city and these surface areas will be consolidated into a District parking structure and provide ample opportunity to bring infill development to the city. Using larger metropolitan areas as inspiration, these infill spaces can be designed as live/work multi-family units; small micro-housing with built in courtyards and pocket parks for surrounding blocks to escape to. Known for its out-of-the-box thinking, Troy has seen peaked interest in container buildings. These developments utilize shipping containers for the infrastructure and then are retrofitted to design



specs. In Detroit they are utilizing container construction to build back row housing in the neighborhoods, the west coast is using them for shops, eateries and studios. Infill opportunities in the Marina District and North Central could maximize their potential with this kind of development, especially without the need to follow historic building regulations for new development. Infill will be designed to complement the historic character of the city, and provide interest and character to individual neighborhoods.

Mixed use development is prevalent throughout the district. Existing and future structures considered mixed use include 415, 430, 444, 500, 669, 701 River Street. These structures are larger in size and will be redeveloped and built with urban design standards. Capitalizing on the waterfront these buildings all have in common, but also the street scape they provide, will build the District back to its original density.

The District development will not only be a catalyst for development within the District but also for its catchment area. Undeveloped areas of the Central Business District and North Central that are connected by the Riverwalk Park, will become prime development sites. Sites such as One Monument Square and the North Central neighborhood will be bookends to this District and its adjacent neighborhoods.

Troy's housing stock is probably one of the most diverse in the region. Multi family, single family, live/work, condos, suburban, garden style apartments, mansions, Victorian, brownstones, row houses; if you can think it, Troy has it. That being said, the importance, especially in more distressed areas, is the quality of the housing. Troy's motto is "housing for all". It is our responsibility as a municipality to be sure that everyone has access to quality, affordable housing. With the region's suburban areas growing, so are housing prices. Young adults, couples, young families and empty nesters are in search of quality housing that doesn't break their bank accounts. Troy's housing stock gives those looking a viable option. This District will supply housing for everyone with developments built for mixed income, condos for those looking for more stability, and the infill developments that give the ability for urban living, but without living in a large development. Partners in the process to date include: Vecino Group, The Community Builders, Abar Construction, Troy Housing Authority, and the Troy Community Land Bank. Future partners include: Vecino Group, 7021 Partners, LLC, First Columbia, Phinney Design Group, Red Burn Development, Collar City Collective and many others. A diversity of housing options ensures that the district will be sustainable for all ages, economies and cultures over time.

Commercial and Main Street businesses are desperately needed, especially since much of Troy's Central Business District's stock has already been developed over the years. Offerings in the Marina District should complement, not compete with the unique offerings of Central Business District. Support businesses for the range of mixed use in this District are actively being recruited. A waterfront hotel with a retail annex, parking structure with street front retail spaces, commercial first floors of larger developments, neighborhood corner stores are all necessary to maintain the live, work, play atmosphere of these districts combined. Working with our partners at Capital Roots, Troy is set to introduce a Healthy Retail Initiative ([see draft document below](#)) that incentivizes neighborhood stores to carry a range of products to provide food access to our residents. Providing these retail opportunities takes Troy "a little retro" by reintroducing the neighborhood-supported "corner store". To receive part of the \$500,000 available for healthy food market development would enable this program to jump start and thrive. By focusing in on smaller retail, we provide the



opportunity to promote walkability, alternate transportation, small business and community gathering spots.

Transport Troy, a citizen-led organization has taken the lead on developing the city's Complete Streets Ordinance ([the ordinance can be seen under Question 9's web links](#)). This Ordinance, when combined with the long anticipated bike trail, provides recreation and transportation alternatives for people of all abilities. The bike trail will extend from the Menands Bridge to the Congress Street Bridge, travel along the Riverwalk until the north section of the Marina District and then join the Uncle Sam Bike Trail that extends through Lansingburgh. This bike trail, when completed in 2017, will give the region a seven mile trail that extends along the historic fabric of the city, the downtown, the waterfront and along the old railroad lines through Lansingburgh at the base of the Troy's hill ([see bike trail map below](#)).

Troy's natural built environment is walkable. We don't need to create that, just improve it. With our City's long and narrow profile, neighborhood centers create easy mini centers through the city. The Marina District at four blocks wide and eight blocks long provides easy accessibility for those looking to stroll for leisure or walk to work. Connectivity to those who don't live or work in or adjacent to the district is facilitated by CDTA's planned Blue BRT line to run through this district ([see BRT map below](#)). This line provides direct and efficient access to other areas of the city and to the region. The CDTA transit center, to be built just south of the District, is within easy walking distance ([see article below](#)). A central parking structure will provide secure and covered parking for those preferring vehicles as their mode of travel ([see parking structure plan below](#)).

As health care systems are changing rapidly through the country, access to healthcare has become a valuable community benefit. Our city benefits from having a great relationship with St. Peter's Health Partners. What was once two hospitals, St. Peter's is set to invest over \$60 million into what will become a healthcare campus; and outpatient and education center. Located just six blocks from the Marina District, this health campus provides easy access to all-encompassing health care options for all ages and incomes.

We mustn't forget that people need art and culture to thrive. We are fortunate in Troy to have an existing active arts, entertainment and culture scene. Within the district and its catchment area, we have Troy Music Hall, EMPAC, the Arts Center, Collar Works Gallery, Sage Theatre, Troy Civic Theatre, Troy and Lansingburgh Historical Societies, Martinez Gallery, Fulton Street Gallery and the Troy Waterfront Farmers Market in addition to the many events organized by the City and BID, including Rockin' on the River, River Fest and Troy Night Out.

In addition to this arts and culture scene the district will include a public art trail along the waterfront, recruitment of a movie theater, performance spaces through restaurants and bars to enhance the music scene; development of a community arts and cultural center in a historic church, expansion of the Troy's existing Marina, a visitors center, and historic recognition to national, state and local historic landmarks.

Arts, culture, employment and residential living are all necessary for a vibrant urban community. For a 21st century urban community, smart city development is integral. The city has already partnered with Massivemesh to provide free limited Wi-Fi in downtown. Continuing this Wi-Fi through the Marina District and into North Central is key to building a community for today ([see Massivemesh's proposal for this in the map below](#)). Work places and households are mobile and we must address this in everything we build going forward. The technology must be flexible, adaptable and creative



for the ever-changing platforms and needs. Partnering with Massivemesh and other technology providers gives us that much needed infrastructure but also the redundancy to remain sustainable.

Recreation, community and green space is integral to urban living. Often living in smaller footprints due to density, these public amenities provide much needed relaxation, quiet areas and access to nature. There are many health benefits to outdoor recreation and providing this along the waterfront and in pocket parks integrated in the residential areas is part of the Comprehensive Plan for the City.

This District is blessed not only with public parks (see attached map in Appendix B), but also future parks that are being built now. The boat launch at Ingalls Avenue will provide recreation space for those visiting or those that live in the District. The Troy Central Little League, just north of the Marina District, is thriving and has become a summer time gathering spot for many families of all means throughout the city. With a DRI grant award, we hope bolster our recreation space by expanding the Central Business District's Riverwalk Park to add a mile-long, publicly-accessible area of park space along the waterfront.

As part of the City of Troy's Comprehensive Planning process, a youth engagement session was held where a group of high school students from Troy and Lansingburgh school districts worked along with Urban Strategies Inc. to come up with their own vision of a section of the city. One group identified the idea of installing a footbridge to connect the NY State-owned Adams Island to the riverfront to create a publicly-accessible nature preserve. If feasible, Troy could recycle an historic bridge to maintain the historic character of the District (see photo from youth engagement session below).

In addition to these green spaces, our hope with this funding is to address a couple of challenges to this district that were created by Urban Renewal efforts of the 1960's. These areas are the bridges at Federal Street and the Hoosick Street. Knowing that these are major entrance points and that we can capitalize on them for Troy's regional visibility, below them are vast areas of space that are desolate and isolating. These areas impede growth. By reimagining these areas, we can take them from being places to avoid, to places to be. The area under the Collar City Bridge (Rt 7) is three blocks. Replacing concrete and black top streets with murals by Troy Alley Action, shade-oriented gardens, an inline skating area, fountains to escape city heat, a skating rink, all leading to a Riverfront Park that connects to the Riverwalk Park; are all opportunities to remake this space into something destinational that is a benefit to residents, employees and visitors alike.

The existing Riverwalk Park is easily continued through the district and is the connector that will bring together downtown, the Marina District and North Central. Enhancing the waterfront into an accessible, attractive, creative and relaxing public amenity will result in more residents, more homeownership, more tourism, more development and more jobs.

Imagine if you will the ability to walk 2 miles along the Hudson River that is graced with:

- Public art trail that links The Arts Center of the Capital Region and Troy's art scene to the North Central neighborhood that is seeing tremendous Renaissance from the creative arts sector.
- A world class ribbon park that provides a walking path, seating and gathering areas, urban playscapes and outdoor furniture for kids and adults alike, outdoor dining opportunities, a marina boasting boats of all shapes and sizes.



- A dedicated bike trail for exercise and recreation.
- Inline skating and ice skating.
- An urban oasis with native plants for birds and butterflies spattered throughout the walk designed and organized by the Audubon Society.
- Historic tours that speak of those people and industries before us that provided this great foundation on which to build.
- A visitor's center where tours will be based from and visitors can discover the many treasures of the entire city.
- Wifi for residents, employees and visitors to relax and enjoy the waterfront whether they are there for work or respite.
- A flag hotel for visitors to our city that will provide much needed beds for our education institutions, healthcare institutions, residents and businesses.
- Connectivity to the Ingalls Ave boat launch at Lock 1 of the Erie and Champlain Canals. This launch provides boaters access to the waterfront, a kayak launch for non-motorized craft and a park that sits along the river that boasts native planting seeds and a natural environment (see Ingall's Ave. Park plan in the web links provided in Question 9).
- All built with an eye on floodplain management to help protect our built environment from natural disasters.

Urban Playscapes and Furniture

Troy's vision to draw additional visitors to its waterfront is to do what other waterfront cities have found successful: create a space that is different, fun and well executed. Along the mile of Marina District waterfront, Troy hopes to install outdoor urban playscapes and furniture to initiate social and playful encounters in an environment formerly fragmented by large scale road infrastructure. In the Words of John Hedley, developer of the largest office space building in the Marina District, "Fun and romance" are what bring people to a place.

What are playscapes? (Source: <https://en.m.wikipedia.org/wiki/Playscape>)

"A playscape is a playful landscape characterized by the occurrence of enjoyment by the public & all those who interact with it. Playscapes offer a wide range of open-ended play options that allow people to be creative and use their imagination. Sometimes the term is used to refer to playspaces that look and feel like a natural environment. However, landscape architects and designers are increasingly using the term to refer to areas of cities that encourage interaction and enjoyment of all ages. Playscapes offer a wide range of developmental benefits to children, rehabilitation programs and all people in general.

Natural Playscapes

The natural playscape (or natural playground) is defined as a space with as little man made components as possible. Using native plants, rolling hills, lots of trees, playscapes represent a



natural place such as a forest. Playscapes are designed with the intent of bringing children and people back to nature.”

With its focus on native plantings, use of water and natural materials, New York City’s High Line contains elements of a natural playscape.

Urban Playscapes

“Urban playscapes are similar to the natural playgrounds in so far as they break from the need for specific play equipment they are defined not by clear boundaries but through a shaping of the landscape to encourage play and interaction.

Troy hopes to partner with organizations specializing in playscapes such as Building Trust International and/or Kaboom! to bring world class and well planned and executed ideas to the waterfront.

Building Trust International

(source: <http://www.archdaily.com/360441/playscapes-international-design-competition>)

“The [Building Trust international](#) just launched '[PLAYscapes](#)', an international design competition that challenges professional and student architects, designers, engineers and artists to find exciting design proposals to transform neglected parts of cities into interactive landscapes, encouraging public engagement, community involvement and sustainable adaptive reuse. Proposals should be sited in an abandoned or forgotten urban site and develop PLAYscapes that create opportunity for interaction and play for citizens of all ages.”

Kaboom!

Kaboom! Play Everywhere Challenge is awarding \$1 million to create opportunities for kids and families to "play along the way". The Kaboom website offers an explanation of their contest to bring playscapes to children living in poverty:

“We want ideas to bring play to the places where families already spend their time and beyond – from sidewalks to vacant lots, bus stops to open streets. When opportunities for play are everywhere, play becomes the easy choice.

Science and common sense agree: Kids need play to grow up healthy, resilient and ready for life. But across the U.S. – especially in cities – too many children miss out on the chance to play because of where they live, where they come from or how much their families earn. Play is just too important to a healthy childhood for any kid to be left out. Play is a critical component in ensuring kids develop into healthy, successful adults, and teaches them important 21st century skills such as collaboration, problem-solving, and resiliency.

But as research from ideas42 indicates, cities must play an active role in becoming more playable to guarantee that all kids across every socio-economic background are getting the play they need to thrive. We must create family-friendly cities that make play easy and accessible, capitalizing on everyday spaces and routines to turn moments of frustration into opportunities for play and joy.

That’s why we’re hosting the Play Everywhere Challenge: to encourage cities to look beyond playgrounds and think about how to create opportunities for kids and families to "play along the



way". We want your ideas to bring play to the places where families already spend their time and beyond – from sidewalks to vacant lots, bus stops to open streets. When opportunities for play are everywhere, play becomes the easy choice. And, we're awarding \$1 million to bring the best solutions to life." (Source: <https://playeverywhere.kaboom.org/>)

The photos below, are examples of the types of urban playscapes that could be integrated into our design (photos were copied from the internet; not to be used for publication without permission).

Urban Furniture

As part of the Troy Waterfront Revitalization Project, Troy partnered with the Rensselaer Polytechnic Institute's School of Architecture to have their students create designs for urban furniture for the waterfront. A portion of their planning documentation is included below. The multifunctional and playful designs fit with Troy's vision for urban playscapes in the Marina District.

Hedley the 8th Lighthouse on the Hudson

Another fun and creative idea for the waterfront is to transform the smokestack at the Hedley Office Building into a lighthouse by the addition of a lighthouse-like top to the stack. A plan was developed for this years ago and excerpts are included here below.

This development of the Hudson River waterfront is one of the region's greatest assets. Troy has immediate access to over seven miles of waterfront. The mile of the Marina District, added to the existing Riverwalk mile, are just the beginning of what could potentially be over 4 miles when extended south to the Menands bridge as our new Comprehensive plan envisions. There are no other municipalities that have this immediate access that is essentially shovel-ready and on track to become the waterfront of the Capital Region. Others have waterfronts, but they are specific in their nature (e.g., Casino, small developments and for specific use; locks) but none that provides large-scale access for everyone and a personality that defines the City and its inhabitants. The thread that pulls the district and its catchment areas together is the Riverwalk.

This isn't just Troy's waterfront; it is the Capital Region's Waterfront.



Legend

-  Parking Lots
-  Vacant Land
-  Vacant Buildings

Potential Redevelopment Sites

Troy Healthy Retail Ordinance

Draft February 26, 2016

The City of Troy (the City), in partnership with a local public health organization, with the establishment of this policy, will:

1. Through a voluntary incentives program, increase access to and product placement of healthy food and beverage options and their accompanying marketing; and decrease alcohol, tobacco, and sugar sweetened beverage options and marketing, in stores citywide.

Program Provisions

Participants of the Healthy Retail Program must:

1. Offer for sale food for home preparation and/or offsite consumption, on a continuous basis.
2. Be designated as a Convenience Store (§ 285-12 Definition of Terms) by the City.
3. Agree to create a healthy retail store environment, including but not limited to the product, placement, promotion, and pricing of healthy foods. Exempt stores include boutiques, delicatessens, gift shops, grocery stores, supermarkets, and variety stores.

Glossary

Checkout area- any area accessible to a customer that is within six feet of any cash register or in an area where the store directs customers to wait in line to make a purchase.

Proportional Pricing- pricing products with a consistent unit price, regardless of the volume purchased (e.g. a 16oz beverage costs twice as much as an 8oz beverage). Compared to value pricing, in which the unit price decreases as the volume increases.

Selling Area- the combined floor area and shelf space (including wall space used for the selling of goods) of a store where products of any type are displayed and offered for sale.

Sugar Sweetened Beverage- a beverage which contains added sweeteners, either natural or artificial.

Unhealthy- items which do not meet the requirements set forth in the guidelines.

Variety- any single kind of product, regardless of form, processing, and/or package size. For example “apple” constitutes one variety regardless of type (e.g. granny smith, golden delicious, honey crisp), “spinach” constitutes one variety regardless of whether it is fresh or frozen.

Guidelines

Standards are divided into 3 tiers. Stores will be formally evaluated and reported on by a contracted public health organization on an annual basis to ensure compliance. An annual report will be produced in January, reflecting back on the previous calendar year and will include the following information: number of pounds sold and supporting information, total number of stores enrolled in the program at the beginning of and end of year; a list of operating stores; number of orders placed; and dollar value of healthy food items sold. More regular monitoring will occur, and assistance in compliance will be provided by the contracted public health organization. All stores will receive a window decal designating their store's involvement in the program and their current Tier level. Stores will be eligible to receive incentives based on their Tier level. If a store is found to be out of compliance they will have 30 days to come into compliance. Failure to come into compliance will result in being dropped from the program, and the loss of any incentives/designations received.

Tier 1

- Stock 3 varieties of fruits (excluding lemons and limes), up to 1 of which may be frozen. Frozen fruit must not contain added salts or sugars.
- Stock 4 varieties of vegetables (excluding onions, iceberg lettuce, and herbs), up to 1 of which may be frozen. Frozen vegetables must not contain added salts or sugars.
- At least 1 vegetable variety must be a dark leafy green or red/orange in color.
- No more than 50% of minimum eligible stock may come from 1 variety of produce.

Tier 2

In addition to Tier 1 requirements, Tier 2 participants must meet the following requirements:

Healthy Food Options

- Fruits and Vegetables
 - Stock an additional 2 varieties of fruit, for a total of 5 varieties (excluding lemons and limes), up to 2 varieties may be frozen. Frozen fruit must not contain added salts or sugars.
 - Stock an additional 3 varieties of vegetables, for a total of 7 varieties (excluding onions, iceberg lettuce, and herbs), up to 3 varieties may be frozen. Frozen vegetables must not contain added salts or sugars.
- Whole Grains
 - Stock at least 2 varieties of a whole grain staple product (e.g. rice, oatmeal, etc.). Whole grain staple products must have a whole grain listed as the first ingredient.
 - Stock at least 1 variety of 100% whole grain bread.
 - Stock at least 1 variety of whole grain breakfast cereal.
- Dairy/Dairy Substitutes
 - Stock at least 1 variety of low-fat (1% or 2%) or non-fat/skim liquid dairy milk.
- Protein
 - Stock one variety of unsalted nuts.

- Beverages
 - Must stock bottled water at eye level in a beverage cooler.

Store layout

- Store devotes at least 20% of its Selling Area to fruits & vegetables, whole grains, qualifying dairy/ dairy substitutes, qualifying proteins, healthy beverages.

Tobacco and Alcohol

No more than 20% of Selling Area is devoted to tobacco and alcohol sales.

Tier 3

In addition to Tier 1 and 2 requirements, Tier 3 participants must meet the following requirements:

Healthy Food Options

- Dairy/Dairy Substitutes
 - Stock at least 1 variety of non-fat/skim liquid dairy milk.
 - Stock at least 1 variety of plain/unsweetened plant-derived liquid milk (e.g. almond, soy).
 - Stock at least 1 variety of low-fat or non-fat cheese or yogurt. Yogurt must contain less than 15g of sugar.
- Protein
 - Stock at least 3 varieties of dried or canned beans. Canned beans may not include added fat, meat, or salt.
 - Stock at least 1 variety of nut butter with no added salts or sugars.
- Beverages
 - Stock only 100% fruit and vegetable juices. No added sugars.
 - Stock 3 varieties of unsweetened, refrigerated beverages like tea, coffee, seltzer, etc. Stock at eye-level in the beverage cooler.
 - If fountain beverages are sold, at least one option must be water, and at least one container must be 12oz or less.

Alcohol and Tobacco

- No alcohol or tobacco marketing in windows facing the street. In stores existing on a corner this will apply to the window facing the street for which the stores address exists.

Incentives

Tier 1

- Wholesale purchasing of fresh produce through Capital Roots' Food Hub with no minimum purchase requirement.
- Baskets and/or display racks for produce and other healthy products will be provided.
- Refrigerated display cases for produce and other healthy products will be provided.
- Starter kit of Healthy Retail marketing materials (2-sided A-Frame sign and store front decal stickers).
- One outreach event per year to take place at the store.
- Total incentives for Tier 1 are equal to or greater than a \$3,200 value

Tier 2

In addition to incentives from Tier 1, Tier 2 participants will be eligible receive the following incentives:

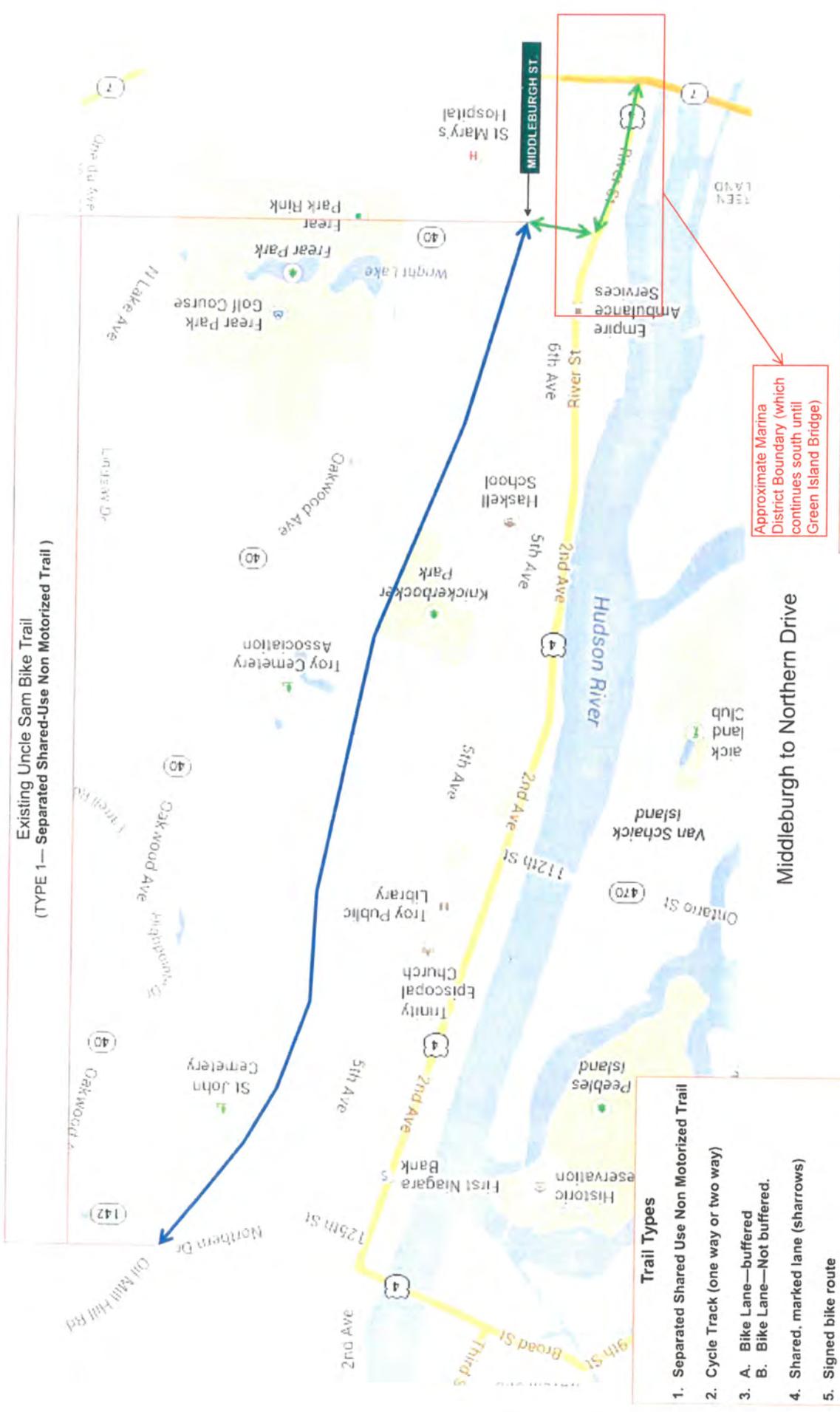
- Expedited processing of business licenses and/or permits from the City.
- Assistance in wholesale purchasing process for other healthy items.
- Promotion on contracted organization's website and social media.
- Free samples of new produce items that can be sampled by customers.
- Free in-store sampling and demonstration of other perishable items (e.g. non-fat milk).
- Training in proper produce handling and storage.

Tier 3

In addition to incentives from Tier 1 and 2, Tier 3 participants will be eligible receive the following incentives:

- Eligibility to receive store maintenance assistance including, but not limited to, graffiti removal, painting, electrical upgrades, infrastructure and interior redesign. (*assistance from whom?*)
- Additional Healthy Retail marketing materials to be used in store including shelf signs, infographics, and talking points.
- Assistance in applying for city licensing/permitting requirements.

**Existing Uncle Sam Bike Trail
(TYPE 1—Separated Shared-Use Non Motorized Trail)**



- Trail Types**
1. Separated Shared Use Non Motorized Trail
 2. Cycle Track (one way or two way)
 3. A. Bike Lane—buffered
B. Bike Lane—Not buffered.
 4. Shared, marked lane (sharrows)
 5. Signed bike route
 6. Bicycle boulevard (or neighborhood greenway)

Approximate Marina District Boundary (which continues south until Green Island Bridge)

Recommendations from the design group mtg. of 12-20-13 were added to the drawings of 11-21-13. The trail layout was not otherwise updated to conform to the recommendations.

Mohawk-Hudson Bike-Hike Trail - Albany to Cohoes Section



If you were not for a few vintage points along the trail overlooking the City of Cohoes, you would be unaware of its history through the first city at the confluence of the Mohawk and Hudson Rivers. Side trips to the historic mills, Cohoes Falls overlook, and other historic sites are enjoyable and educational.

For those still users interested in a tour of the river communities that developed around the labor and industry movements of the turn of the century, follow the local streets to the Uncle Sam Trail. The scenic approach to the millinery end is through Van Schaick Island on Ontario Street, then Peoples Island and Waterford to Lansingburgh on the Troy Waterford Bridge, site of one of the first bridges to cross the Hudson River. From the south, follow the bike trail signs across the Green Island Bridge. The Uncle Sam Trail follows an old railroad that is tucked into the side of the hill overlooking Troy.

Local Attractions Index

- 1 Fort Crane State Historic Site information: 518-463-8738
- 2 Schuyler Mansion State Historic Site information: 518-434-0834
- 3 Albany Institute of History & Art information: 518-462-6176
- 4 Ten Broeck Mansion information: 518-434-9075
- 5 Cohoes Falls
- 6 Cohoes Mills Trail Site Office: 518-237-6888
- 7 USGS Station information: 518-851-1942
- 8 New York State Executive Mansion information: 518-479-7571
- 9 Cathedral of the Immaculate Conception
- 10 Catholic Education Center: 518-434-3535
- 11 New York State Museum: 5 Library information: 518-474-8177, 5355
- 12 New York State Museum: 3 Library information: 518-474-2418
- 13 Clearing for Veterans Memorial
- 14 Clearing Tower Observation Deck information: 518-474-2418
- 15 The Egg Box Office: 518-474-1361
- 16 Times Union Center information: 518-487-2000
- 17 New York State Capitol information: 518-479-2416
- 18 Central Hudson Theatre information: 518-462-4011
- 19 Plaza Theatre information: 518-463-3324
- 20 Hamilton College information: 518-520-2001
- 21 Troy Savings Bank Museum information: 518-273-2636
- 22 Renaissance Palmetto Inn information: 518-274-6000
- 23 Erie Science Museum information: 518-238-7029
- 24 Delaware County information: 518-273-7629
- 25 Albany Federal Courthouse information: 518-463-3517
- 26 Remondone Technology Park information: 518-289-7102
- 27 First Church in Albany information: 518-463-4417
- 28 Albany Center for the Arts information: 518-463-4775
- 29 Mohawk City Hall information: 518-464-4264
- 30 St. Peter's Church information: 518-434-3402
- 31 Mohawk County Jail information: 518-464-4791
- 32 Dutch Apple Cakes information: 518-463-8223
- 33 Historical House Museum information: 518-274-6128
- 34 Center of Creative Arts information: 518-276-1961
- 35 The Waterford Farmers Market information: 518-274-6128
- 36 Remondone County Historical Society information: 518-272-7222
- 37 The Children's Museum of Science and Technology information: 518-255-5235
- 38 Immunity Mills Complex

The Cohoes section, the Uncle Sam Trail, and the Hudson River section all meet at the Green Island Bridge. The trail follows local streets in this area. Take time to visit some of the many small neighborhood shops or travel to downtown Troy and visit the Troy Riverfront Park immediately south of the Green Island Bridge or the Newpark Visitor's Center at 251 River St.



All Capital District Transportation Authority buses are equipped with easy-to-use bike racks.



For more information regarding Bicycle Buses contact CDTA: 518-482-8622 www.cdfa.org/riding/bicycle_buses.php

From the Menands area south to the City of Albany, you can explore the lagoons, open fields, and stands of old poplar trees along the floodplain of the Hudson River. Here the water rises and falls with the tide and a small sandy beach can be found with unspoiled views of the river's edge. Exercise trails, outdoor sculptures, and experimental rice fields are all evidence of the renewed interest in the Hudson River. The Great Corning Riverfront Preserve, the award-winning riverfront attraction, terminates the southern end of the trail. The Preserve is accessible from many points, including the Hudson River Way Pedestrian Bridge and the Chubb Street underpass at the base of Broadway in Albany and the Dunn Memorial Bridge pedestrian walkway from Menands.

LEGEND

- Trail Access
- Trailhead Parking
- Steep Hill
- Restroom Facilities
- Visitor Center
- Rail Station
- Accessible Trailhead
- Houses
- Canal Locks
- Interstate Highway Cuts
- Local Attractions (Please see Index)
- Mohawk - Hudson Bike - Hike Trail (On-Road)
- Mohawk - Hudson Bike - Hike Trail (Off-Road)
- Connecting Trails (On-Road)
- Connecting Trails (Off-Road)
- Gravel/Stone DIRT Trails
- State Bike Routes 5 & 9
- Mohawk-Napanee Scenic Diversity
- Hudson River Way Pedestrian Bridge
- Railroad Tracks
- Roads
- Streams
- Lakes and Ponds
- Rivers
- Parks and Nature Preserves
- Other Villages and Towns

1 inch equals 0.35 miles



SAFETY & COURTESY

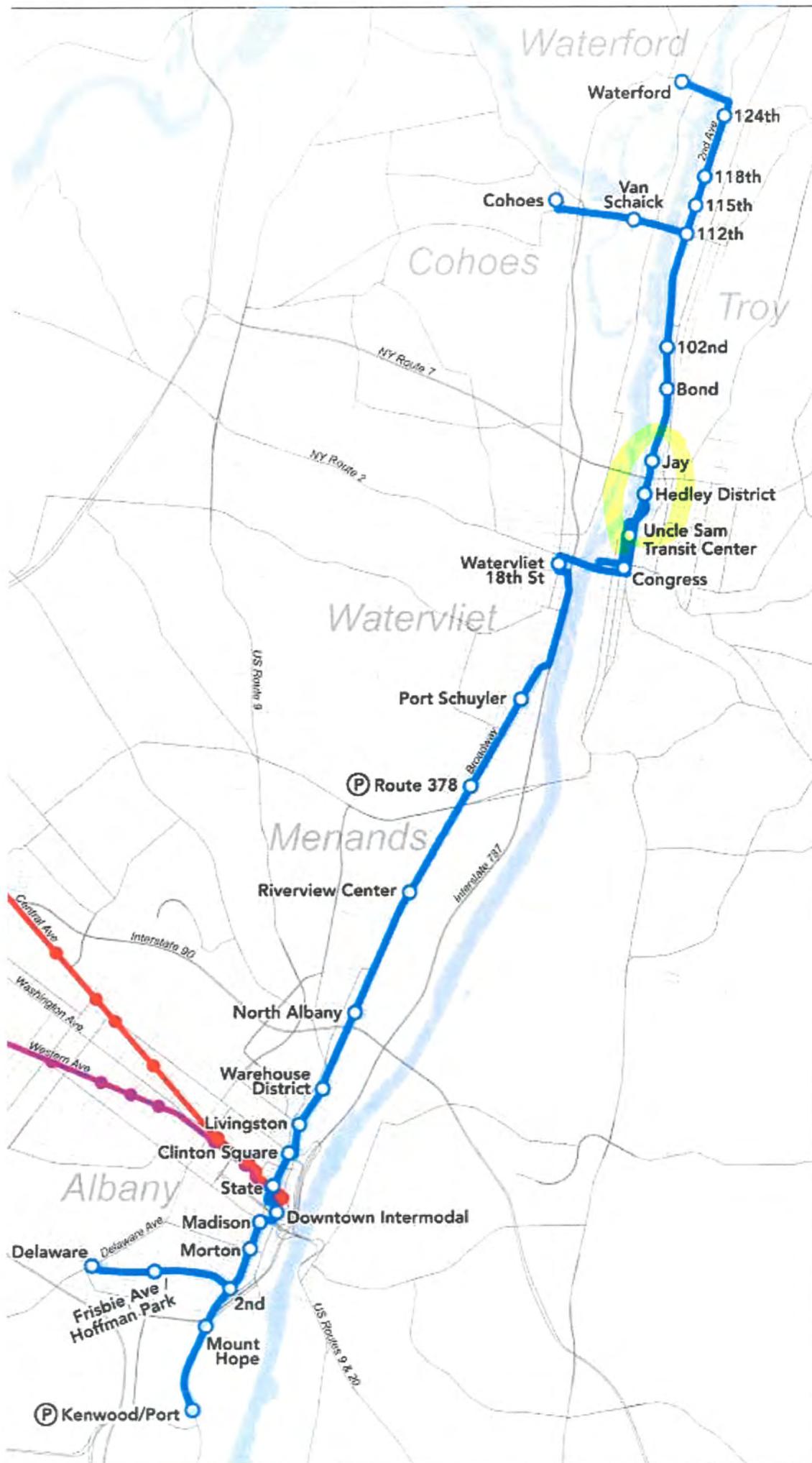
- Bicyclists and inline skaters are strongly encouraged to wear helmets and other protective gear at all times.
- When reflective clothing and/or light/signature when traveling at night or in other low-visibility conditions.
- Be courteous to all trail users and respect their rights.
- Be aware of your surroundings, including the absence of certain vehicles and/or trails, do not become involved in a race event or activity.
- Let others know when you are about to pass. Use a bell, horn, or verbal warning. "Bumping on you!"
- Use appropriate safety equipment and avoid drinking or consuming alcohol.
- Always travel in the appropriate direction. Walk left, ride right.
- Respect the trails and the private property that borders them. Carry out anything you bring in. There are no trash receptacles where provided.
- Obey all posted signs and regulations.

MAKING THE TRANSITION TO TRAFFIC

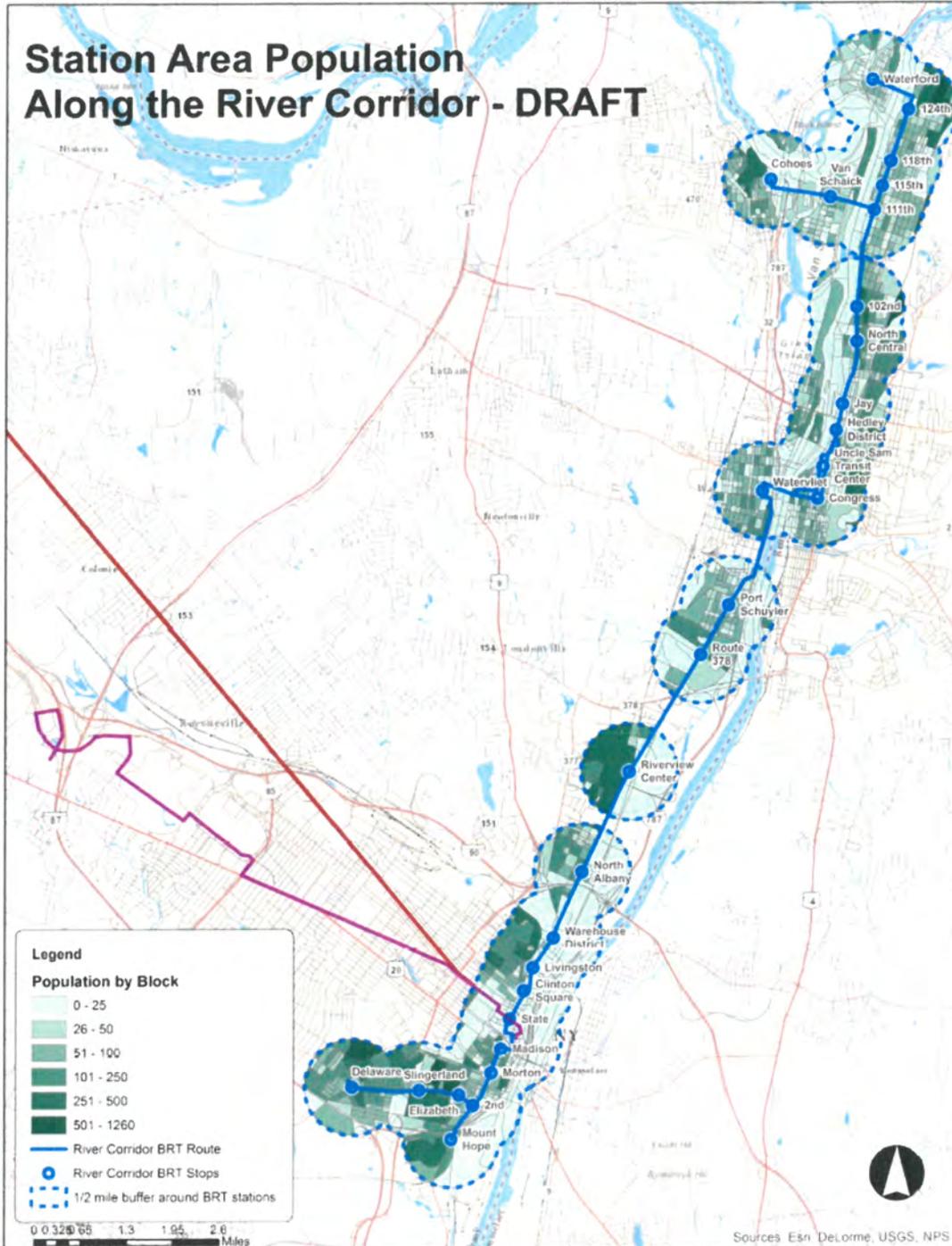
After gaining confidence in your bicycle handling skills on the trail, follow these recommendations to safely and efficiently ride with traffic:

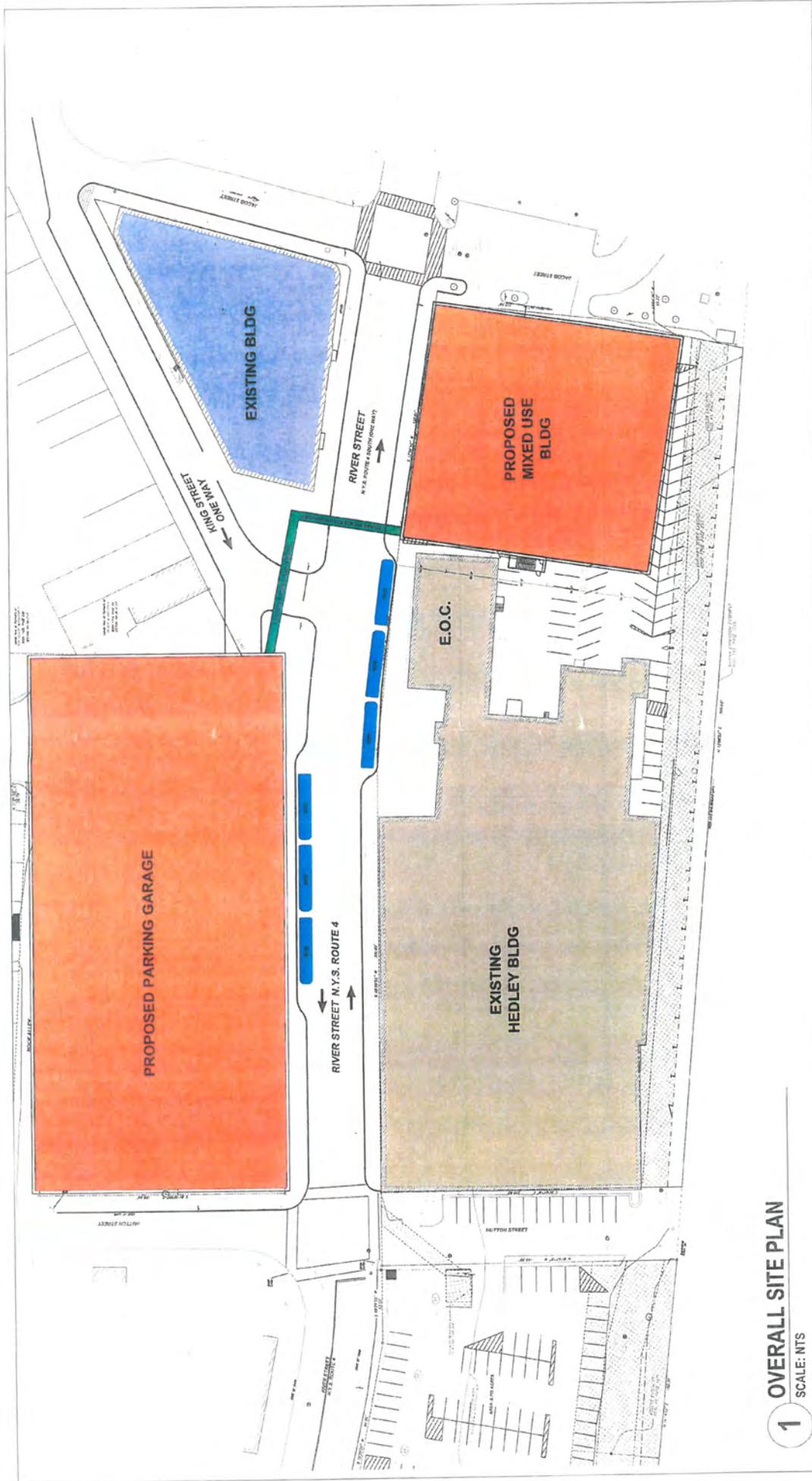
- Be predictable, always ride in the same direction as traffic. Bicyclists will not expect the opposite riding on the wrong side of the roadway.
- Be visible, wear bright clothing and a helmet. Let motorists know that you are a part of traffic by riding your bicycle where you can be seen and making your intended intent to motorists.
- Be alert, do not assume that you know the right of way. Make eye contact with motorists.
- Give traffic time, in order to equate motorists to share the road with bicyclists, you must give them respect by staying to the left.

Additional information on trails from regarding bicyclists and pedestrians are available from the NY State Office of Parks, Planning and Conservation. www.parks.ny.gov



Station Area Population Along the River Corridor - DRAFT





1 OVERALL SITE PLAN
SCALE: NTS



SITE PLAN
RIVER STREET
TROY, NY 12180
CITY OF TROY

PLAN REVISION:	12/13	DESCRIPTION	
PROJECT TYPE:	MIXED-USE	RV DATE	A. 12/14
PROJECT PHASE:	CONCEPTUAL	DESCRIPTION	SUBMITTED FOR REVIEW
PARCEL ZONE:	COMMERCIAL		

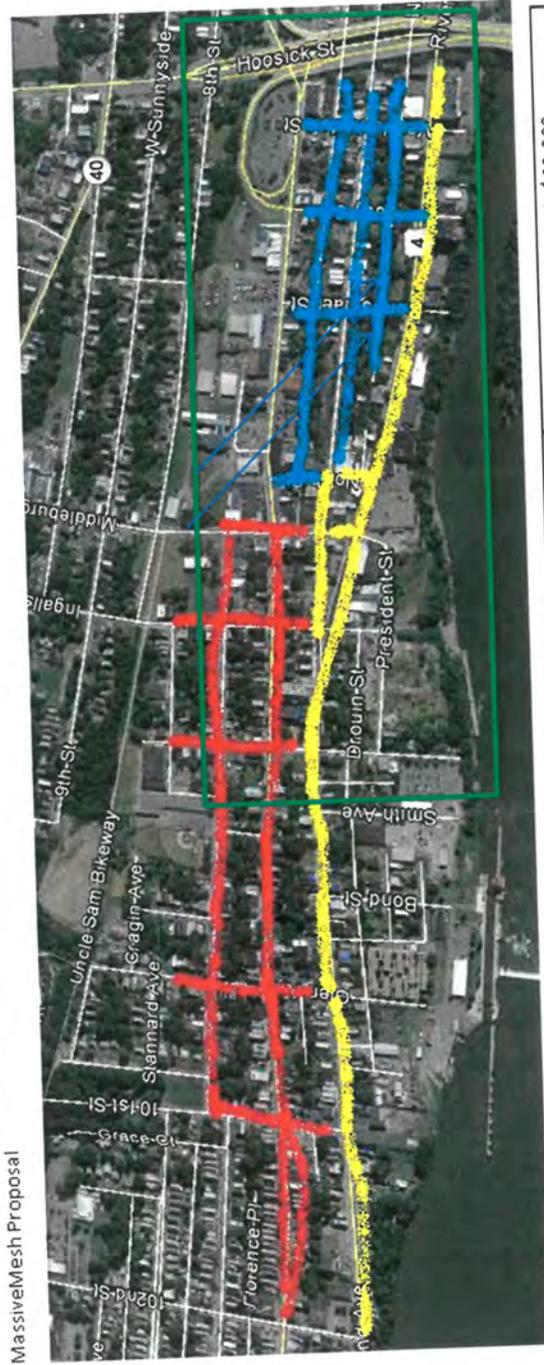
FIRST COLUMBIA LLC
22 Century Hill Drive
Suite 301
Latham, NY 12110
Phone: 518.213.1000 www.firstcolumbia.com



SP-1.01

Massive Mesh's Proposal for free Wifi for the residents of North Central.

The green area is the approximate area of the Marina District that this proposal covers.



Estimated Budget For Entire Project: \$200,000	Site Infrastructure Costs: \$50,000	5 year Camera Contract: \$60,000 5 Year Wifi Contract: \$90,000
30 Wifi / Camera Sites & 105 cameras All three color zones		
<p>Exclusions and Assumptions - Each site will have a suitable existing rigid structure available to mount equipment. The available mounting location will support line-of-sight visibility to the next nearest site node. Each site will have at least 3A of 110v 60Hz AC power available within 10' of the camera location to power site and camera equipment. Any junction box electrical connections will be the responsibility of the customer. Site electricity costs will be the responsibility of the customer. Bandwidth pools (1.0 Mbps/access point) for public access points may be restricted during peak usage times. During these times, available bandwidth will be split between connected clients. The camera server will maintain recorded camera data for at least 7 days.</p>		

2 Existing Conditions & Future Opportunities

Study Area 1: Hedley District

Identify and discuss the various ways that your study area is used, what role it plays in the city, and how it could be used in the future.

is the district being used today?
 of Hoosick - Entertainment, restaurants, Meeting event spot (Rackin on the River & Riv. Hall) of Hoosick - More residential, seems like a you drive through to get somewhere else.

are the key destinations or buildings in this district?
 Right people get to and from these destinations?
 Bombers, Riv. Hall, Marina, Capital Roots

is the main form of transportation. Some destinations.

could make people want to live or work in this district?
 Food & drink & activities (basketball court)
 If the water-front was walkable it would be people. Or some kind of restaurant on the river. More people would want to live/work here if there were more things to do.
 Connect to downtown safely.
 All current or future uses in the area be better

to the waterfront?
 restaurant, path along the Hudson for bicycles. Maybe find a use for the small area from Flamingo Sq - for fishing/kayaking
 - improve basketball court area
 Y South Forum
 under Hoosick St. Bridge
 streets to River-front. River St. blocks you from it

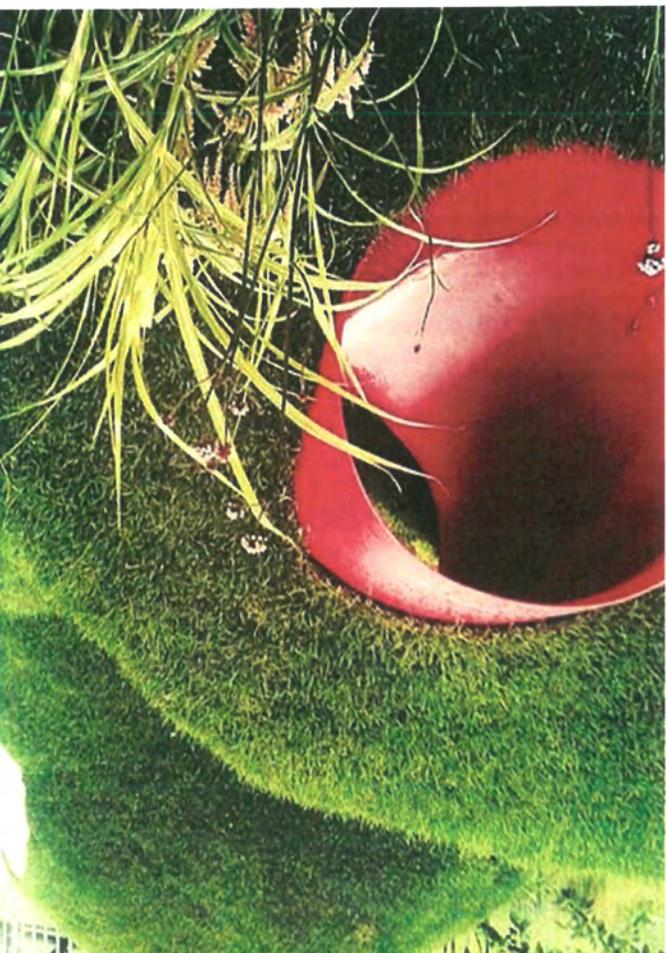
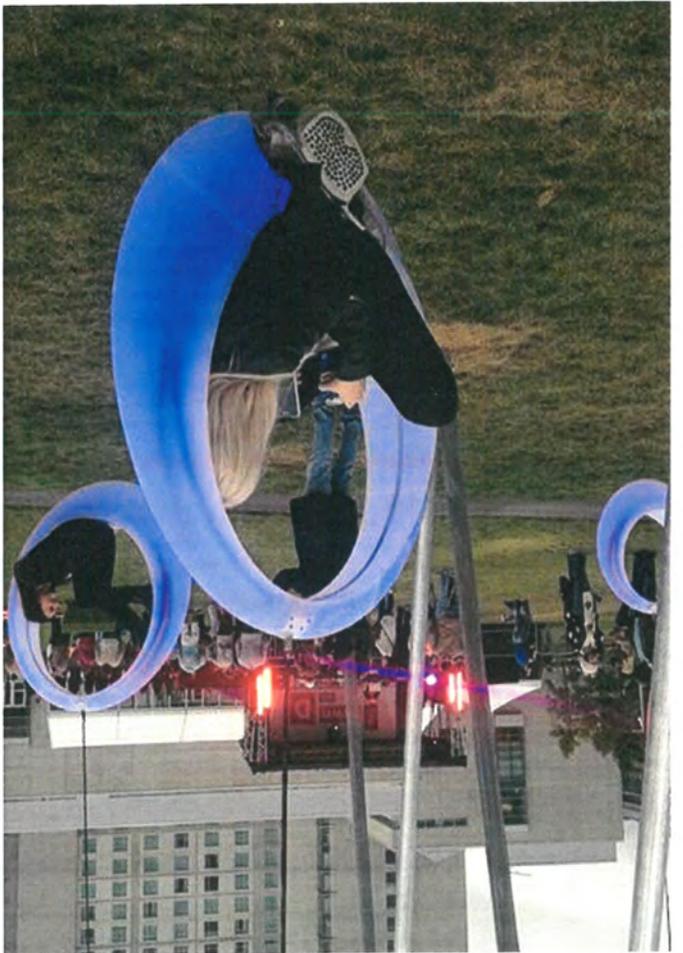
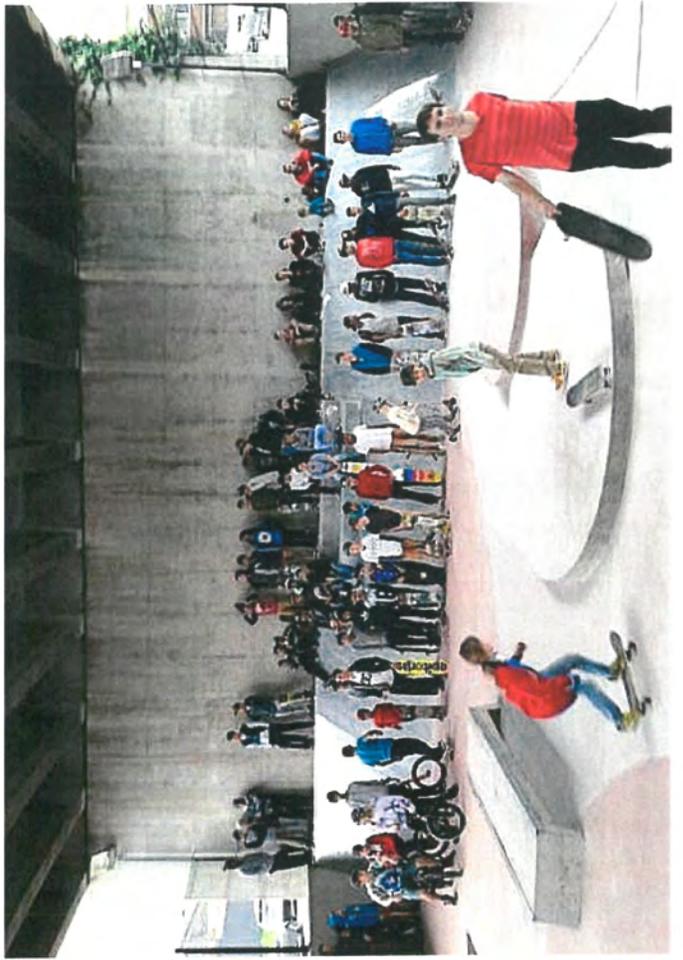
- ① Pedestrian Scramble of Fed/River.
- ② View to Hudson
- ③ River walk + ways to the RIVER
- ④ Footbridge to Adams Island
- ⑤ Rooftop resto's + cafe
- ⑥ Eco-district (recycling, city garden) artist live/work
- ⑦ mural + lighting of bridges/projections
- ⑧ River Street pedestrian friendly + connection to downtown

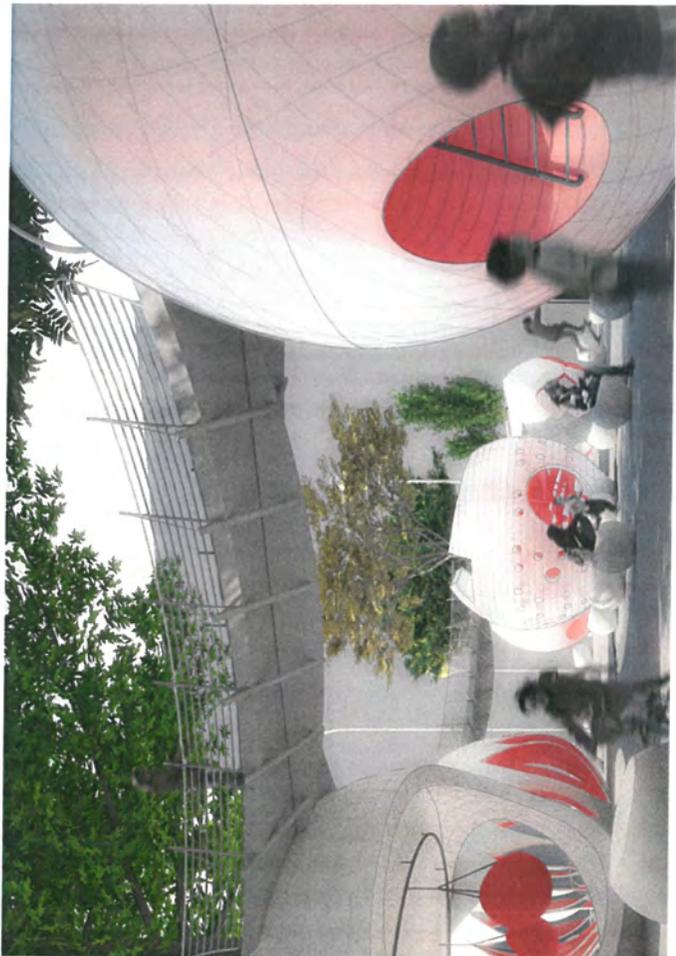
4 Visualize Your Future Study Area

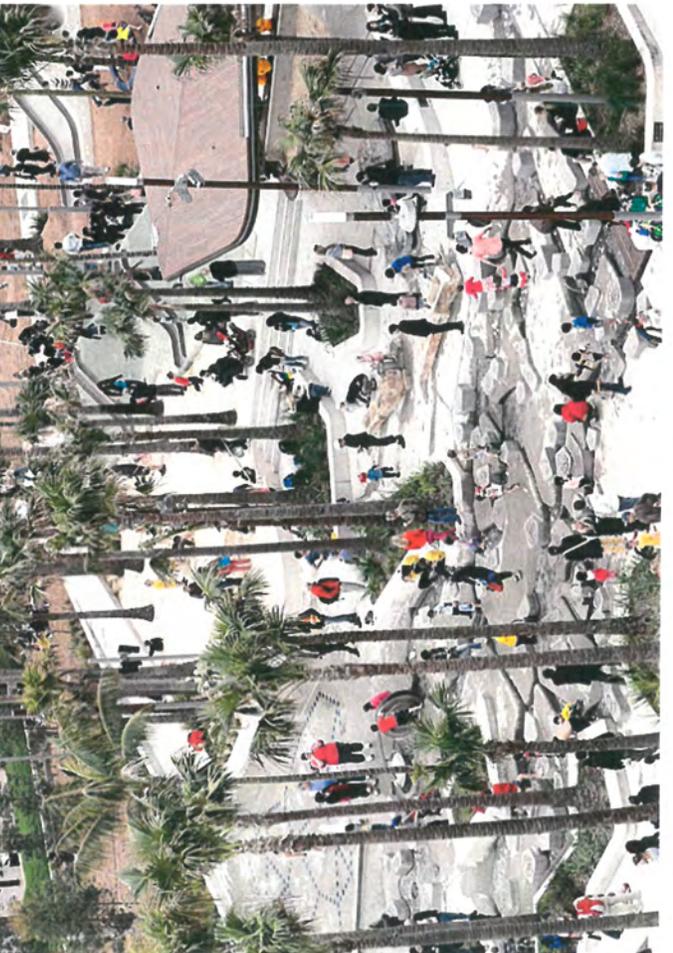
Using the markers, sticky notes, flip charts and printed images create a collage/photo essay of the responses your team developed for each question.

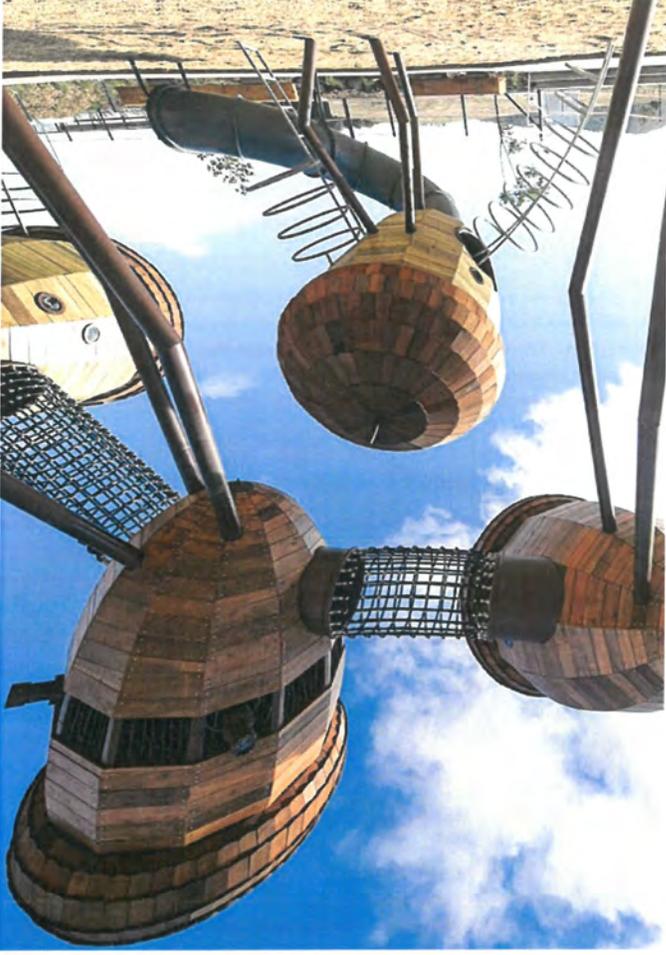
The collage features several key elements:

- A map at the top left labeled 'Study Area 2: 2' showing the location of the study area in Troy, NY.
- Photos of existing buildings, including one with a sign for 'ART MUSEUM'.
- Hand-drawn diagrams showing a proposed pedestrian path along the waterfront, a footbridge connecting to Adams Island, and various public spaces like a 'Cultural Center' and a 'Basketball Court'.
- Handwritten notes in blue and red ink, such as 'Cultural Center', 'Basketball Court', and 'Footbridge to Adams Island'.
- A photo of a 'TROY' sign with the date 'May 21'.
- A photo of a 'River St.' sign.









Urban playscapes photo citations	Web link
Green Hut	http://www.onecrazyhouse.com/wp-content/uploads/2015/02/outdoor-play-places.jpg
Birds eye with green half moon	https://www.pinterest.com/pin/521432463078191136/
Red tube in grassy hill	https://www.pinterest.com/pin/335729347194833466/
Purple swings	https://www.pinterest.com/pin/166070304985075891/
Spinning chair	https://www.pinterest.com/pin/166070304985075887/
Palm trees	http://www.play-scapes.com/play-history/mid-century-modern/darling-quarter-playscape-sydney-australia-aspect-studios-2011/
Highway underpass skaters	https://www.pinterest.com/pin/564498134519074813/
Balls	https://buildingtrustblog.files.wordpress.com/2013/10/honourable-mention-professional-category-plant-a-ball-parks.jpg
Skaters under bridge	https://www.google.com/search?q=gardens+skatepark&rlz=1C1REZB_enUS691US691&source=lnms&tbm=isch&sa=X&ved=0ahUKEwiOndb9glLNAhXCbiYKHTH2DnoQ_AUICCGC&biw=1280&bih=876#imgdii=NgzdmhZjjAdw8M%3A%3BNgzdmhZjjAdw8M%3A%3BEXAjuVj8ycii_M%3A&imgrc=NgzdmhZjjAdw8M%3A
Wood hut with slide	https://www.pinterest.com/pin/527836018798239497/
Kids walking in urban stream	http://www.play-scapes.com/page/4
Whipped cream stick huts	https://www.google.com/search?q=olympia+playscape&rlz=1C1REZB_enUS691US691&espv=2&biw=1280&bih=876&source=lnms&tbm=isch&sa=X&ved=0ahUKEwiSk4ahg4LNAhXBQiyKHU0vAQ4Q_AUIBygC&dpr=1#imgrc=ptX1kXnvXsF1aM%3A
Wood walking path oblong figures	https://www.pinterest.com/pin/35536284534851668/
Wood raised pods with slides	http://www.contemporist.com/2013/07/03/arboretum-playground-by-taylor-cullity-lethlean/
Japanese Mist	https://www.pinterest.com/pin/297096906648086254/
Adult Swings	http://land8.com/profiles/blogs/competition-alert-playscapes

Urban Furniture



Troy Waterfront Revitalization Project



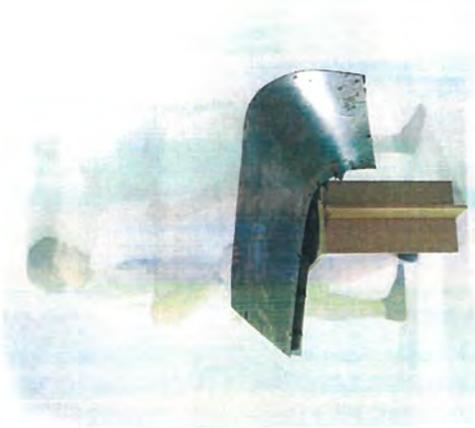
Rensselaer
SCHOOL OF ARCHITECTURE

Product Details:
Discovery Ring
CamoBench

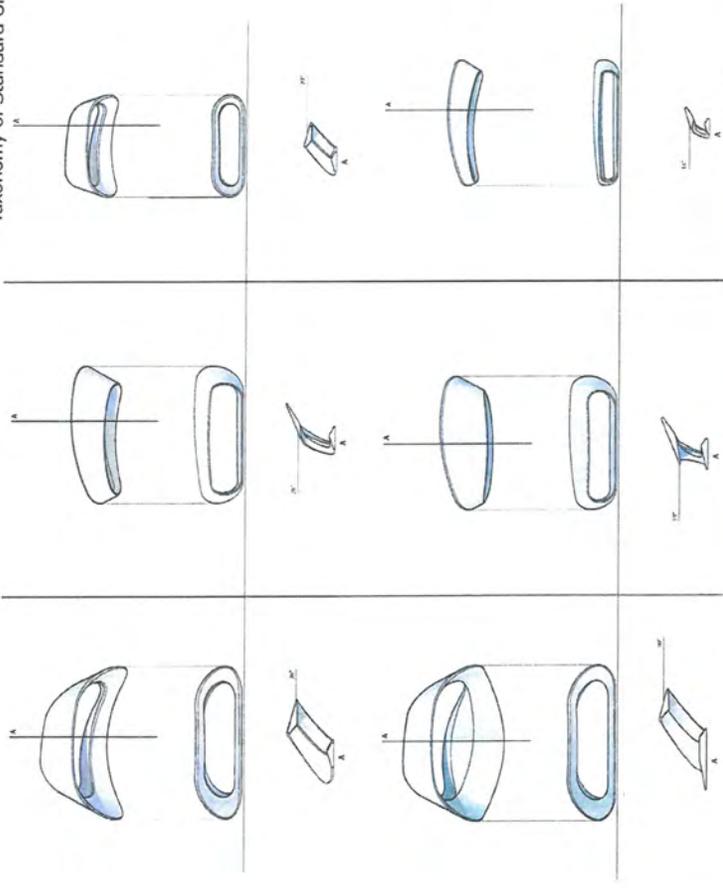


The Discovery Ring set is designed to stimulate the imagination to create a mysterious and playful environment. A set of seven different forms provide an infinite set of combinations and arrangements that can create spaces for sitting, climbing, crawling, and exploring. Rings can be paired up to create elevated lounges and ground-level tunnels. A field of these rings can become furniture for one person, a playground for another. Gently elevated above the grassy ground, gleaming brightly, they appear foreign and iconic; sculpture not furniture, a visual attraction, a visual attraction. Embossed dimples provide grip for running and climbing children, and serve to further indicate regions of differing use on the ring's body.

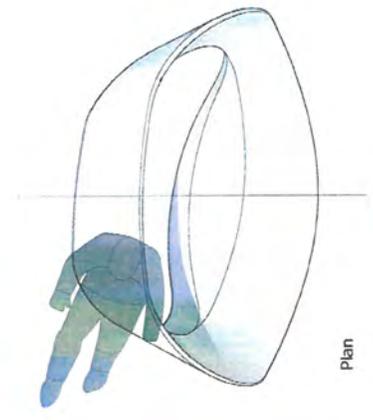
Despite the arcane form, the Discovery Ring is designed to be built easily. A central structural ring carries the ring's weight, interlocking with ribs that give it its form. Curved tube forms its rounded edges, defining the visual lines, and scaled for the hand. The exterior surfaces are singly curved, easily formed from sheet steel.



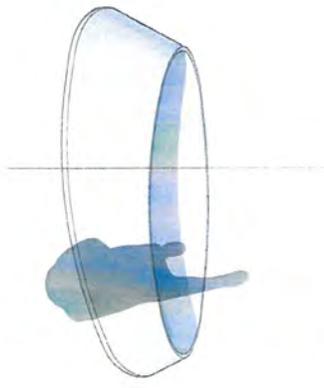
Taxonomy of Standard Units



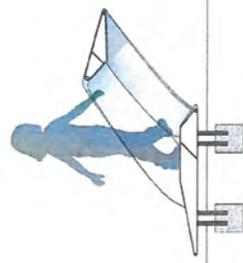
Surface Manipulation
Human Scale



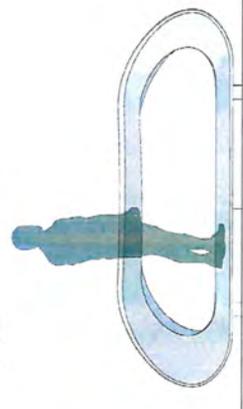
Plan



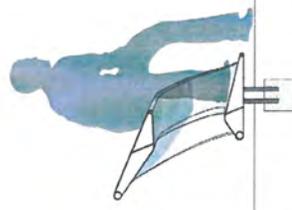
Plan



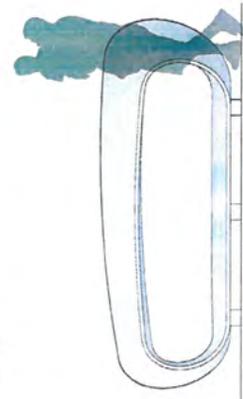
Section



Elevation



Section



Elevation

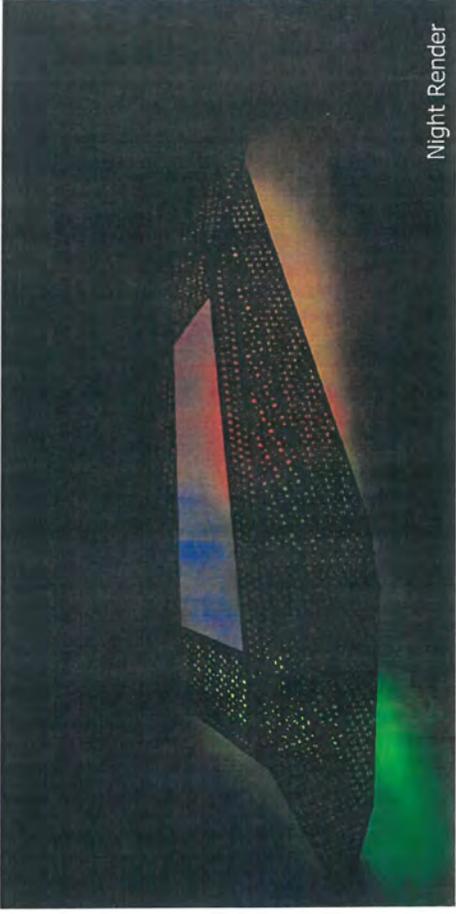


CAMOBENCH was designed as a family of urban furniture pieces that blur lines within its programmatic and iconographic identity. The fixture family falls at the center of the functional spectrum of urban furniture, performing both as playscape as well as conventional seating. Discovery of programmatic functions at the user's end provides opportunities for lounging, climbing, and reclining while the pieces, visually, refrained from suggesting preconceived notions of furniture use, blending in to the surroundings as organic sculpture or landscape elements.

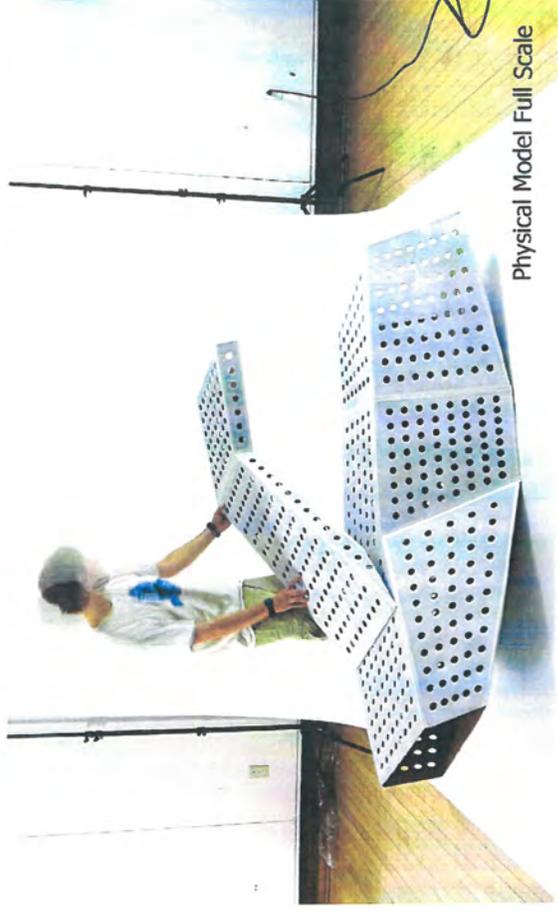
The integration the studio's work into the Riverfront Park in Troy, NY, prompted several scenarios to incorporate the community including the commissioning graphic content by local artists for the pieces' interiors, as well as the envisioning of furniture elements being utilized by vendors at the weekly River Street farmers market.

A proposed lighting design concept detailed a diffuse internal LED illumination system which would transform the furniture pieces into lanterns, creating an event of interest at sundown. The lighting scheme provides a sense of safety in the park without the need for a designated security lighting system. Safety and comfort considerations as well as extensive prototyping informed the material choices and details, including the 1" round punched perforated 1/8" steel with 1/4" rolled corners used in constructing a full scale prototype of the finished product.

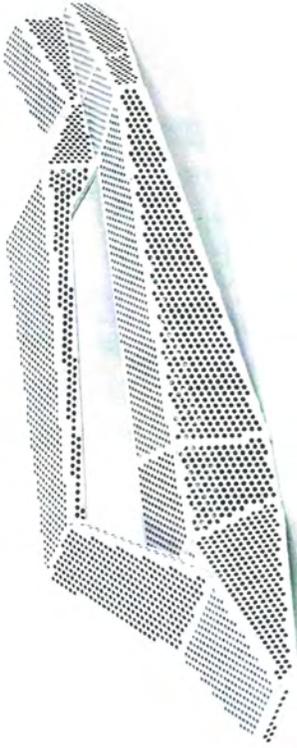




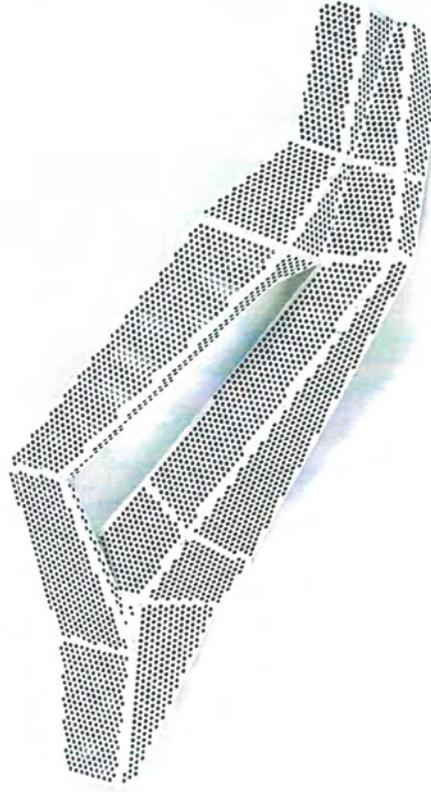
Night Render



Physical Model Full Scale

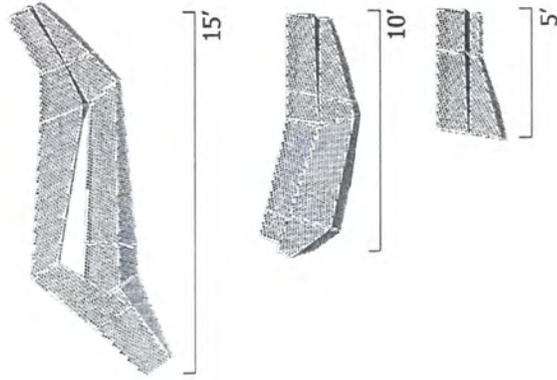


Physical Model 1/2" = 1'

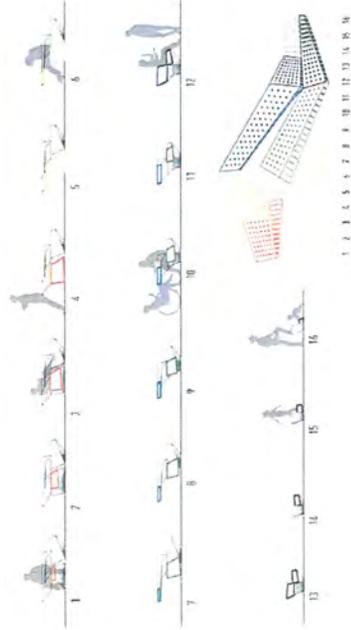
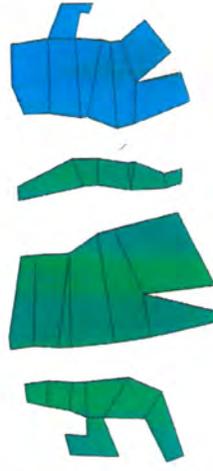
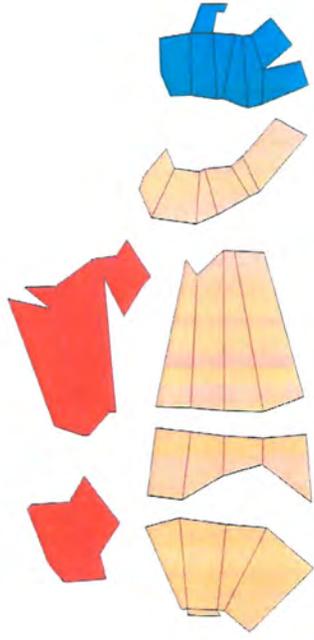
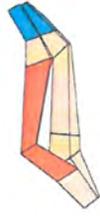


Physical Model 1/2" = 1'

Plans



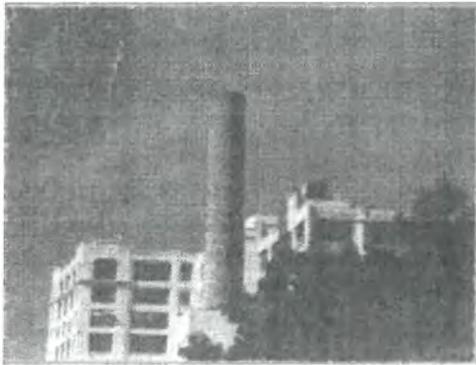
Elevations



“Hedley the 8th”

The Eighth Lighthouse on the Hudson

Creating our Future From
Our Past



Development Plan

"Hedley the 8th"

The Eighth Lighthouse On The Hudson

Creating Our Future From Our Past

*Troy City Marina
River Street
Troy, NY*

Development Plan

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Executive Summary

"Hedley the Eighth", the eighth lighthouse on the Hudson River is a unique and novel idea that will create tremendous curiosity among downstate boaters and others that will want to see the lighthouse. As a result, the lighthouse will increase tourism at the riverfront area and contribute to the economic revitalization of Troy's troubled downtown area.

The appeal of the lighthouse is that it: 1) supports the boating and marina theme, 2) it's a unique and novel attraction, 3) it is an artistic and creative symbol, 4) it represents a symbol of invitation, and 5) it's 'Just a Fun Idea'.

The following pages provide additional detail on a concept of first building popular support for the project, then transitioning the popular support into the needed political leverage to generate sufficient public funding.

In creating popular support we will develop private fund raising initiatives such as business and organizational donations, sale of lighthouse souvenirs, special promotions, and donation boxes located at downtown merchants. This effort will be driven by the creation of a Lighthouse Development Committee which will include representation of many organizational and developmental entities as well as other constituencies. A major promotional effort will be wrapped into a proposed design and engineer competition between teams of RPI architectural and engineering students.

The timetable for completion of the project includes milestones of securing funding by October of 1998 and construction completion by spring of 1999. The guestimated cost of the project is between \$250,000-\$400,000 depending on size and scope of final engineering and design.

The project includes the creation/location of a visitors center at the base of the lighthouse to provide a recognizable first stop location for visitors to find information on other Troy and capital region attractions.

Initial feedback for the project has been very positive from those that have seen the initial rendering of the concept. This plan outlines the necessary actions required to transform the smokestack into:

"Hedley the 8th" *The Eighth Lighthouse On The Hudson*

Idea Genesis

The idea of transforming the smoke stack into a lighthouse was first crystalized during a discussion of potential riverfront attractions for the Troy town dock area. This discussion took place on the back deck of the Troy Pub and Brewery. The topic of the discussion revolved around the difficulties in trying to combine and utilize many of the old industrial buildings with the riverfront theme. In this discussion, it was pointed out just how prominent the smoke stack of the Hedley Building appeared in the riverfront skyline and as a prominent part of the skyline it's appearance could be improved through periodic painting. Realistically, however, the size of the structure would make this periodic painting very costly. Demolition of the structure could be extremely costly given that the stack appeared to be *constructed out of reinforced concrete*. Based on the assumption that the stack is constructed of reinforced concrete, it can be save to assume that the structure could easily support any cap or platform added to it. Hence the idea of transforming it into a lighthouse was born.

The Appeal of Lighthouse

The concept of the Lighthouse fits into future plans and vision for the riverfront development very nicely. Below are several conceptual underpinnings that support this statement:

Supports the Boating Theme

The Troy riverfront marina currently has very little identification as a waterfront/boating destination point. The buildings lining the riverfront are mostly industrial or office commercial. The Lighthouse will greatly support the boating theme and make the riverfront more identifiable as a marina.

A Unique and Novel Attraction

Transforming an old industrial smokestack into an attractive Lighthouse would be a very unique and novel use of an industrial relic. Promotion of this attraction would draw people from up and down the Hudson to see "The Eighth Lighthouse on the Hudson".

Artistic/Creative Symbol

Lighthouses have been the subject of painters and artists for centuries. The lighthouse would be a symbol for artistic and creative ability. This would support the cities and the RCCA's efforts to promote downtown Troy as an "artist district". (See Appendix 1)

Symbol of Invitation

Lighthouses are by function a symbol of invitation. The City of Troy has been criticized in the past for having an uninviting downtown area for boaters. (See Appendix 2- TU article 7/5/97) By developing the Lighthouse and exploring the possibility of moving the RiverSpark Visitors Center to the base of the Lighthouse, visiting boaters will have a clearly marked central point where they could find out about other places to visit in downtown Troy. In a sense, the Lighthouse will become the *Signature Icon* of the Troy Riverfront area.

Just a Fun Idea

For all the reasons why developing the Lighthouse is a good idea, probably the most important is that it is *Just A Fun Idea*. This is of primary importance because if we want to attract visitors to come to Troy we have to provide them with some fun. It is human nature to avoid places that aren't much fun. The City of Troy has not had much fun in recent years and The Lighthouse will help change that trend.

Ahoy Troy!

Come visit the
TROY MARINA DISTRICT



Dining, Fun, Industry, & more...

The Troy Marina District extends for 500 feet along the Hudson just north of the Green Island Bridge. Open every day from 8 a.m. until 8 p.m., docks at the marina are available for the use of boaters and their guests. Take a walk by the river, go shopping, stay in one of our hotels or B&B's. Enjoy food, music, and events at fine establishments near the dock:

**The Ale House • Brown's Brewing • Hangar on the Hudson • River Street Café
Ryan's Wake • Troy Taproom • Wolff's Biergarten (newly opened!)**

Affordable, Artsy, and Sustainable Living!

The Hudson Arthaus - an affordable, creative apartment community located in the historic Troy Marina District.

Tapestry on the Hudson - 67 one-bedroom and two-bedroom units, incorporating energy saving features such as solar panels and geothermal heating and cooling systems.

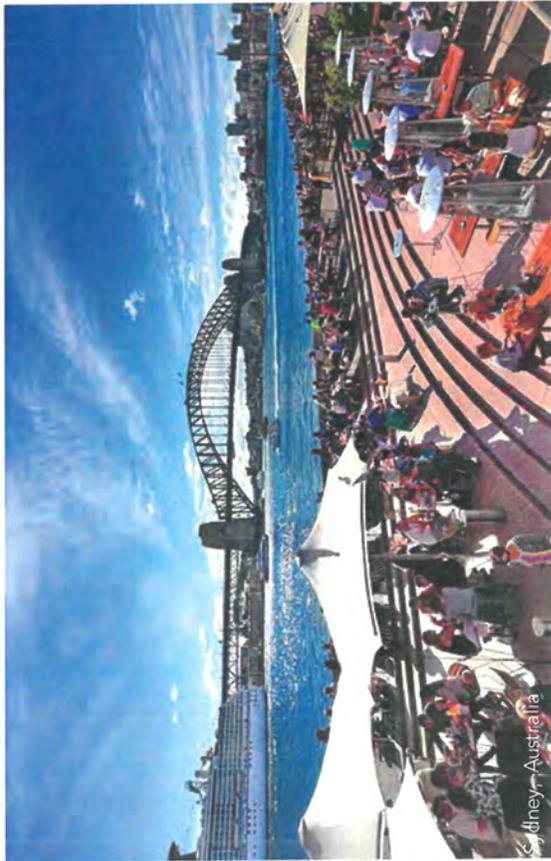
WORK, DINE, STAY, AND PLAY!

Interested in development and business opportunities within the Troy Marina District? Call or visit the Economic Development Office.

Troy City Hall • 433 River Street • Troy, NY 12180 • 518.279.7412

10

Transform the city's waterfront into a series of vibrant mixed use, neighborhood and employment precincts which celebrate their relationship to the Hudson River.





- 6) **Policies to Enhance Quality of Life.** Articulate the policies in place that increase the livability and quality of life of the downtown. Examples include the use of local land banks, modern zoning codes, complete streets plans, or transit-oriented development. If policies achieving this goal are not currently in place, describe the ability of the municipality to create and implement such policies.

Troy has the following policies in place that increase the livability and quality of life of the Marina District:

- A local land bank.
- A city-wide Complete Streets Ordinance.
- Transit-oriented development.
- The City Code of Troy.
- Plans for the District: 1) the “Realize Troy” Comprehensive Plan and 2) the Downtown Economic Development Strategic Plan, in partnership with the Troy BID.
- Modern zoning codes and parking standards.
- Staff capacity.
- Energy-efficiency.
- Smart Cities Innovation.
- An inclusive environment for New Americans.

Local Land Bank

In September 2014, the state’s 10th Land Bank, the Troy Community Land Bank (TCLB), was approved and incorporated as a nonprofit.

The core purpose of the Land Bank is to redevelop vacant, abandoned and under-utilized properties through community partnerships and strategic planning. The Land Bank’s goal is to encourage economic growth, long-term sustainability and new opportunities for all of Troy’s residents and businesses so that they have stronger neighborhoods and enjoy a greater quality of life. To that end, the TCLB has acquired several parcels in the Marina District with plans to either rehabilitate or remove the buildings as circumstances dictate.

TCLB investments improve the economic and social stability of the neighborhood, help preserve historical character and increase responsible homeownership. Given the amount and density of TCLB properties in the northern area of the Marina District, the TCLB will be a key partner in leveraging development in this area.

The map below includes the target area for grant funding from the Attorney General (see “Land Bank Target Area” in the map key).

Complete Streets

The City of Troy passed its Complete Streets Ordinance in June 2014 (see list of web links in Question 9 for the Ordinance itself). Troy’s policy directs transportation planners and engineers to design and build streets that provide everyone, regardless of age, ability, income, or ethnicity, and no matter how they travel, with safe, convenient & accessible access to community destinations. Site Plans are required to have elements of the complete streets ordinance, when applicable.



Troy was honored when its ordinance was included in the National Complete Streets Coalition's list of *The Best Complete Streets Policies of 2014*, released in February of 2015. The National Complete Streets Coalition reviewed every policy passed in the United States in 2014 and scored each according to the 10 elements of an ideal Complete Streets policy. The ten jurisdictions with the highest-scoring policies adopted in 2014 are:

1. Ogdensburg, NY
2. Troy, NY
3. Lakemoor, IL (tie)
4. Dawson County, MT (tie)
5. Austin, TX (tie)
6. Acton, MA (tie)
7. Middleton, MA (tie)
8. Salem, MA (tie)
9. Los Angeles County Metropolitan Transportation Authority, CA (tie)
10. Stoughton, MA (tie)

Transit-oriented Development

CDTA is working on their a new Bus Rapid Transit line called the "Hudson River Corridor" which stretches from Waterford, through Troy (along River Street), into Watervliet, back to Troy, and down to Albany. This line passes directly through, and has stops in, Troy's Marina District ([see map below](#)). [Attach map with highlight of Marina District](#). From Albany another similar system has been designed to create public transit between Schenectady and Albany. This is a \$13 Million project creating a high tech, wi-fi accessible, updated, urban, public transportation system linking the entire capital district and beyond. [For a video showing the new Bus Rapid Transit line, see the link under Question 9](#).

Further, CDTA hopes to break ground on the Uncle Sam Transit Center, an approximately \$4 million project located one block from the Marina District. Their plan is to create a climate-controlled building with waiting areas, arrival and departure information, fare sales and potential retail space. ([see article below](#))

Code of the City of Troy

A massive volume ([see photo below](#)) containing policies, most, if not all of which relate to livability and quality of life issues. The updating of this Code happens through ordinances made by the City Council which is very fluid thereby allowing for new ordinances to be written as particular issues arise (e.g., the City Council recently addressed the problem of unsavory activities occurring within convenience stores by putting forth updates to the City Code). The code includes economic development, environmental conservation, planning, historic districts and landmarks, air pollution, littering, nuisances, peace and good order, noise, parks and recreation, human rights, mental health, animals, bicycles, buildings, streets and sidewalks, vehicle and traffic, zoning.



Plans for the District

While there are many plans for individual projects in the District, The Realize Troy Comprehensive Plan, Local Waterfront Revitalization Plan and the Downtown Economic Development Strategic Plan, in partnership with the Troy BID, are the three main, overarching plans.

For municipalities, comprehensive plans are both policy themselves and major policy-drivers to increase the livability and quality of life within them. Troy received approximately \$900,000 in funding for the comprehensive plan process from Troy Redevelopment Foundation and the Department of State. The Plan was last done more than a half-century ago. Phase 1 of the lengthy process is nearing completion and Phase 2 is being planned. With an expected completion in late 2016, the timing allows for blending of the DRI Strategic Plan process with Troy's Comprehensive Plan process. The BID's area of focus extends from the Central Business District into the Marina District north to the Collar City Bridge (see the map in Appendix B for the BID area). An extension of the BID could be considered in the comprehensive planning process given the nature of the opportunities in the Marina District.

Specific policies are a deliverable as part of the Comprehensive Plan process. Policies will be developed for each of the themes identified in the plan, namely:

- Economy, jobs & education
- Neighborhoods & housing
- Mobility
- Open space, recreation & culture
- Environment
- Social Well Being
- Land use policy, planning & current initiatives
- The downtown
- The waterfront

It is essential to note here that the comprehensive plan, the Local Waterfront Revitalization Program (LWRP) are being prepared simultaneously, thanks to a 2014 state grant of \$80,000 to prepare a Local Waterfront Revitalization Program to provide an actionable framework for catalyzing robust redevelopment and waterfront access and encourage additional investment in the commercial properties that adjoin the waterfront.

With that said, the timing of Troy's comprehensive plan process coinciding with the DRI award is *ideal and serendipitous* in that, if there is a privation of any policies that increase the livability and quality of life downtown, then these policies can be identified within the DRI's Strategic planning process and included in the Comprehensive Plan itself.

The document below, released about two months ago, briefly describes the "Emerging Comprehensive Plan Directions" of the larger, lengthy Comprehensive planning process. It is included here given that it expertly encapsulates many of the goals and directions of the Marina District and the DRI.



The Downtown Economic Development Strategic Plan

In 2011 Troy, in partnership with the Troy Business Improvement District (BID), received approximately \$86,000 in funding from a New York Department of State grant to develop a Downtown Economic Development Strategic Plan. \$86,000 in matching funds came from the Troy Redevelopment Foundation. This plan is also being done simultaneous to the Comprehensive Plan process. The goals of the plan, in alignment with what Troy hopes to accomplish with the DRI strategic planning, are to:

- Prepare a downtown economic development strategic plan to address current conditions and opportunities in the market.
 - Community Profile: descriptive overview of the community, including: location in relation to the county and region, size, population, economy (past and present), land use (past and present), transportation systems, natural features, and history. The approved community profile shall be incorporated into the draft and final project reports.
 - Study Area Profile - Inventory and Analysis of Existing Conditions: thorough inventory and analysis of the study area, including:
 - * goals and key issues
 - * summary of existing relevant plans
 - * location of study area as it relates to the community
 - * land ownership patterns;
 - * land and water area uses
 - * existing zoning and other relevant local laws
 - * key area buildings and redevelopment sites
 - * historic sites, districts, or structures
 - * transportation systems, circulation, and types (truck, car, bus, ferry, train, recreational and commercial vessels, pedestrian, bicyclists, etc.)
 - * parking lots and garages
 - * an analysis that identifies and describes needs, constraints and opportunities in the study area, each sector, and subarea
 - Downtown Economic Market Analysis: Economic analysis of the target area and immediate region to determine market demand for a range of potential future land uses that are economically viable, compatible, and appropriate with the target area.
 - Action Plan for the Study Area: Recommendations to achieve the desired objectives for the target area. The recommendations will describe in detail the specific steps and actions that must be taken. The actions will be categorized, described in priority order, and include the short-and long-term actions that must be taken to redevelop the area or achieve the desired changes. The types of actions may include: studies, reports assessments, or feasibility studies;



legislative or regulatory actions; marketing techniques; preconstruction actions such as the preparation of design drawings and specifications; and construction or capital projects.

- Develop an interactive searchable web-based mapping database of commercial space to market available space and attract new businesses, including:
 - location of properties
 - total land area of properties
 - buildings on properties including building name, levels, gross square footage, original use, current use, condition, reuse potential, and ownership
 - most recent assessed value
 - condition of properties
 - existing and adjacent land and water uses including but not limited to residential, commercial, industrial, vacant or underutilized, parks and dedicated open space, and institutional
 - existing zoning and other relevant local laws
 - historic or archeological significance
 - transportation systems, circulation, and types (truck, car, bus, ferry, train, recreational and commercial vessels, pedestrian, bicyclists, etc.)
- Develop a Downtown Troy Marketing Kit to leverage the online database, and present potential new businesses with necessary information on bringing their business to the City of Troy.

Modern Zoning Codes and Parking Standards

Also serendipitous is the fact that Troy is also in the midst of reviewing and revising the City Zoning Ordinance, and, similar to the Comprehensive Plan, if there are zoning changes that could increase the livability and quality of life of the Marina District, these can be identified within the DRI's Strategic planning process and included in the new zoning code itself.

The majority of properties of the Marina District currently fall into the following three zoning categories:

- 1) Hoosick Street Waterfront District (a.k.a. "The Hoosick Waterfront Development Zone" in the updated Zoning code)

Philosophy: The purpose of this District is to encourage the redevelopment of the north central waterfront as a mixture of uses that will contribute to the City's tax base, create jobs and integrate with the natural environment of the Hudson River, the downtown, the adjacent residential neighborhood and city bicycle/pedestrian trail systems. This shall be accomplished by providing zoning classification suitable for application to that portion of the waterfront where mixed uses, including recreation, public green space, professional offices, multifamily residential, research and development space, light industry and retail and service-related commercial activity will be permitted.

2) R-4

Philosophy: This District is designed to continue the stabilization and upgrading of the City's oldest and most well-established neighborhoods. Recognizing the unique problems of mixed land use patterns and the need to accommodate traffic flow and parking within an urban street system designed prior to the widespread use of automobiles, the regulations for this Zone district are designed to maintain existing housing densities.

3) B-5

Philosophy. This District is designed to accommodate a heavy concentration of retail/wholesale trade, warehousing and assemblage uses which require ease of access to major transportation routes.

Modern Parking Standards

Troy utilizes urban parking standards and promotes and consistently supports alternative modes of transportation. Further, additional parking standards and policies are expected results of Troy's comprehensive planning process. A six level parking garage is planned for the Marina District and is currently in the pre-planning phase. [See the design plans for this garage below.](#)

Staff Capacity

Troy also has the capacity to create and implement such policies. Mayor Patrick Madden, sworn in January 1, 2016, has dedicated his professional life to increasing livability and quality of life through a 30 year tenure at Troy Rehabilitation and Improvement Program which has the mission of connecting individuals and families with resources and knowledge to live in desirable homes and create vibrant, sustainable communities. His experience will help in spreading the success of downtown to the city's neighborhoods, including the Marina District.

Mayor Madden appointed Monica Kurzejeski as Deputy Mayor. Formerly, Monica was the City's Economic Development Coordinator and was responsible for generating consistent business growth, promoting and marketing the city's economic opportunities, and working with Troy business owners to help maintain and enhance the overall business climate within the city. Having worked for and with developers in the Marina District for 20 years, Monica has the local expertise, knowledge and relationships that would help grease the wheels of progress if Troy were awarded the DRI.

In May 2016, Mayor Madden filled the following three staff positions with experienced individuals each having histories of dedication to creating and implementing forward-thinking policies that highlight and celebrate all of benefits of living, working and playing in the Marina District, Troy and the greater Capital Region ([See Question 9 for the list of web links to the announcements of these hirings](#)):

- Commissioner of Planning and Community Development (Steve Strichman).
- Economic Development Coordinator (Cheryl Kennedy).
- Grant Writing Specialist (Laura Welles).



Energy-efficiency

Troy is an Energize NY Participating Municipality (see web link in Question 9). The Energize NY Commercial Program helps commercial properties make energy efficiency and renewable energy upgrades to buildings, in hopes of scaling the demand for energy upgrades to become standard for commercial buildings. The City of Troy was the first municipality in the Capital Region to participate in the Property Assessed Clean Energy (PACE) structure which helps owners identify incentive programs, find access to capital, long-term financing, and other benefits.

Smart Cities Innovation

The City of Troy's dedication to Smart Cities Innovation is clear from the Climate Smart Communities Pledge that it took in 2013 to enhance community efforts toward resilient responses to climate change, adaptation to processes that decrease community energy use, foster the increase of community use of renewable energy, use of climate-smart land-use tools, and support development of green innovation economy (see Question 9 for a web link of Troy's pledge). The Climate Smart Communities program is a New York State initiative to help local communities reduce greenhouse gas (GHG) emissions, prepare for effects of climate change and save taxpayers money.

An Inclusive Environment for New Americans

While our major educational centers of RPI, The Sage Colleges and HVCC are sites that can facilitate opportunities for New Americans to enter the country (and offers services such as English as a second language courses), there are others who arrive less fortunate. Troy hopes to welcome New Americans to the Marina District and help them gain access to the housing, programs and services offered by the wide range of nonprofits in the District (see Question 7 Support and Question 9 Web links for lists of our nonprofits).

Through the current Comprehensive Plan process, Troy can address issues of concern in this area and can create incentive opportunities to a diverse population in the District.

CDTA AWARDED \$650,000 FOR TRANSIT CENTER

December 11, 2015



CDTA AWARDED \$650,000 FOR TRANSIT CENTER

Funding Part of Governor Cuomo's 2015 Regional Economic Development Council Awards

TROY, N.Y. (December 11, 2015) – Governor Andrew Cuomo has announced that the Capital District Transit Authority (CDTA) will receive \$650,000 to construct a transit center on Fourth Street in Troy. This award is part of the \$98.1 million awarded to the Capital Region under the 2015 Regional Economic Development Council awards.

“The Uncle Sam Transit Center, positioned on the corner of the Fourth Street and Fulton Street, has the chance to be a transformative project helping revitalize a central section of Downtown Troy, while enhancing the region’s expanding public transit network,” said CDTA Chairman of the Board, David M. Stackrow.

The new transit hub will be in a corner of the Uncle Sam Parking Garage serving nearly 4,000 customers daily with a projection of 1.2 million annual boardings featuring new customer conveniences. The project would reconfigure surrounding streets, creating bus-only lanes on Fourth, Fulton and River streets that travel in the opposite direction of car traffic. The proposed routing will improve traffic flow and make the area safer, while making the corner a center of commerce.

“The Uncle Sam Transit Center is a vital component of the revitalization of Downtown Troy,” said Mayor-Elect Patrick Madden. “I want to thank the Governor, State and local officials for their continuous efforts to revitalize Upstate New York.”

“This important project will not only have a positive impact on Rensselaer County but also on our region as a whole,” said Rensselaer County Executive Kathy Jimino. “I congratulate CDTA for pursuing this innovative project for the Capital Region and thank the Governor for funding it.”

“This project will be a major step forward for Fourth Street and the City of Troy. It fixes a lot of things and will make the CDTA experience that much better. I'm delighted to play my part in Troy's continuing resurgence,” said David Bryce, Owner of Bryce Properties. “The ESD grant helps ensure that Troy residents and the whole Capital Region are better served by public transportation, and that businesses on this downtown corridor are able to succeed.”

<https://www.cdta.org/news/uncle-sam-transit-center/11435>

May 30, 2016

James Barba, Co-Chair
Robert Jones, Co-Chair
Capital Region Economic Development Council
Hedley Park Place
433 River Street, Suite 1003
Troy, NY 12180

RE: Downtown Revitalization Initiative – City of Troy, NY

Distinguished Members of the Capital Region Economic Development Council:

On behalf of Urban Strategies, I am writing in support of the City of Troy's application for the 2016 Downtown Revitalization Initiative (DRI), a significant revitalization initiative which has the potential to spur economic growth and transform Troy's neighborhoods into vibrant communities through public and private investment.

Urban Strategies Inc. is a planning and urban design firm that offers a wide range of services to public and private clients in Canada, the U.S., Europe and Asia. In 2014, the City of Troy engaged Urban Strategies to lead a multidisciplinary team of consultants on the development of a new Comprehensive Plan, Realize Troy. This highly consultative process aims to best position the City for success and prosperity in the 21st century. The Comprehensive Plan – the first in 50 years - will chart a clear roadmap for the future of the city and will guide municipal decision-making, investment, development, and land use planning.

The targeted area identified in the City of Troy's DRI application is ideally suited for the economic revitalization funding outlined by Governor Cuomo and the Regional Economic Development Councils (CREDC). If selected, Urban Strategies would work collaboratively with the DRI Planning Committee, the City of Troy, state and local representatives, and community stakeholders and residents to provide support in creation and implementation of the strategic investment plan.

Urban Strategies strongly supports the City of Troy's 2016 Downtown Revitalization Initiative application and looks forward to implementing this important revitalization initiative in the Collar City.

Sincerely,



Mark Reid
Partner, B. L. Arch, OALA, CSLA, APA

The Record (<http://www.troyrecord.com>)

Steve Strichman would serve as the local lead for the program that will work with outside experts to convene a local DRI Planning Committee to oversee the plan.

Regional land bank director chosen as Troy's chief development official

Regional land bank director chosen as city's chief development official, city council must approve

By Mark Robarge, mrobarge@troyrecord.com, [@MarkRobargeOTR](#) on Twitter

Sunday, May 22, 2016



TROY >> Mayor Patrick Madden wants the man who currently heads the Capital Region Land Bank to be the city's new commissioner of planning and community development.

If confirmed by the City Council, Steven Strichman would replace Bill Dunne, who left the job in February, as head of the city's Department of Planning and Community Development. According to a news release issued Sunday by the mayor's office, Strichman is expected to start in his new role June 13,

and while city officials could not immediately provide his starting salary, the 2016 city budget calls for a salary of \$76,485.

"Steven understands the many challenges facing our upstate communities," Madden said in the release. "The unique set of skills and knowledge he brings to the planning commissioner position will be critically important in strengthening the diverse neighborhoods across Troy, expanding economic opportunity and helping shape the long-term development of our city."

City Council President Carmella Mantello said she worked with Strichman when she served as director of the state Canal Corp. and expects little problem with his confirmation.

"I know Steve, I know his abilities, I know the work he's done in Schenectady," she said Sunday. "He's a really good find."

Strichman is a graduate of Rensselaer Polytechnic Institute who has served as executive director of the Capital Region Land Bank since the group was formed in 2012 and is also secretary of the state Land Bank Association. The Capital Region Land Bank serves Schenectady County and the city of Amsterdam through an intermunicipal agreement, acquiring distressed or abandoned properties and working to redevelop them.

Strichman has also worked since 1999 as the city of Schenectady's zoning officer and director of development and previously served as executive director of the state Council on Waterways, according to a resume posted on Strichman's LinkedIn page.

"I am excited to return to Troy to support and drive the transformation that is now underway," Strichman said in Madden's news release. "I look forward to working with Mayor Madden and the people of Troy, using my successful experience in planning and neighborhood revitalization to further the redevelopment efforts in the Collar City."

Mantello said she especially hopes his experience running the land bank can help Troy's fledgling program, pointing out he played a significant role in the development of the state Land Bank Act, which was passed into law in 2011 and paved the way for such cooperative efforts to address blight.

"Schenectady is a model for the land bank program, so I'm certainly hopeful he can give us some advice and guidance," she said.

Strichman, who is also a founding member of the Schenectady Metroplex Development Authority's construction coordination group, says in his LinkedIn resume that he is an "[e]xperienced and key role player in all facets of housing, community and economic development including: State economic development incentives, Industrial Development Agencies (IDAs), Local Development Corporations, Community Development Block Grants and federal funding incentives."

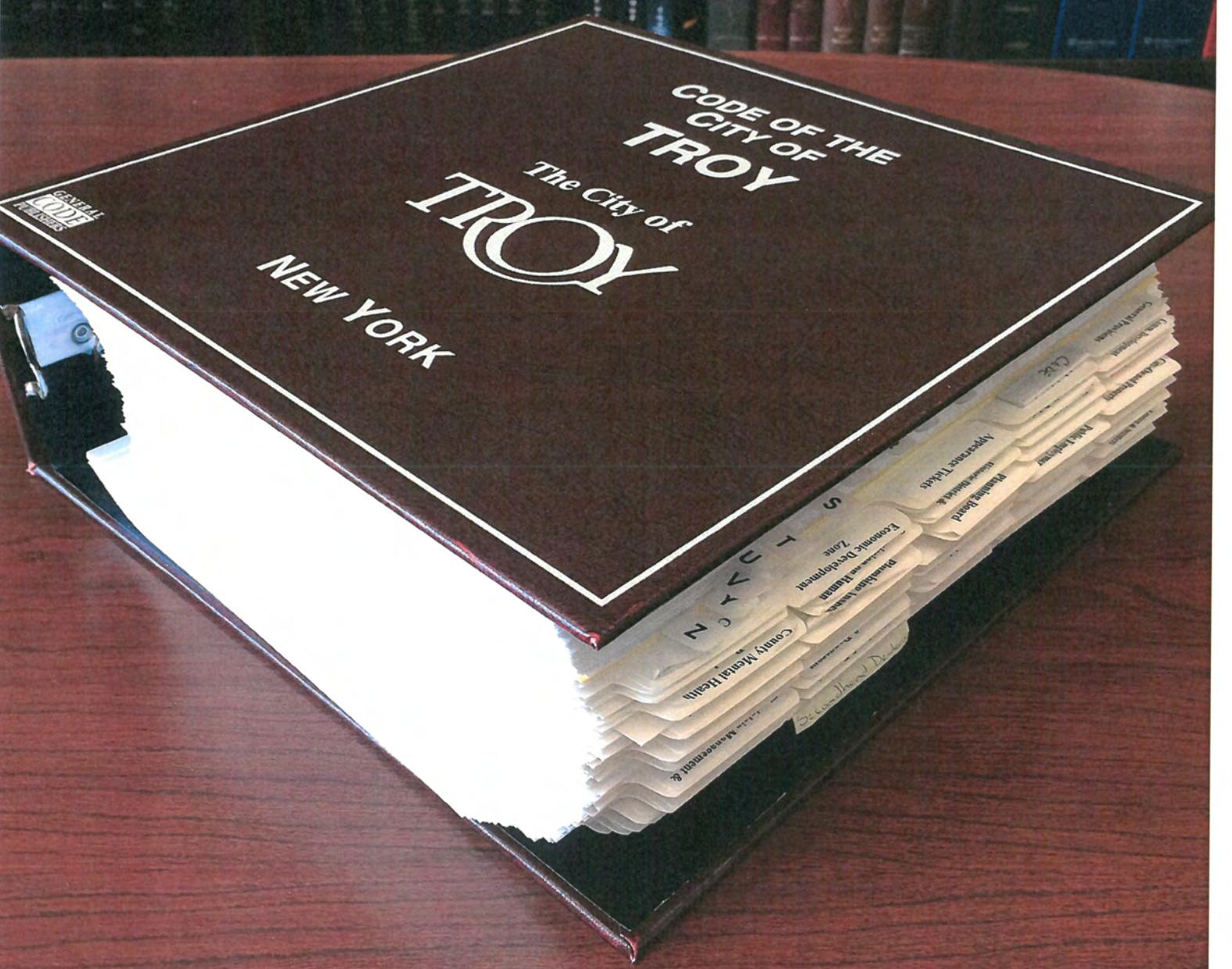
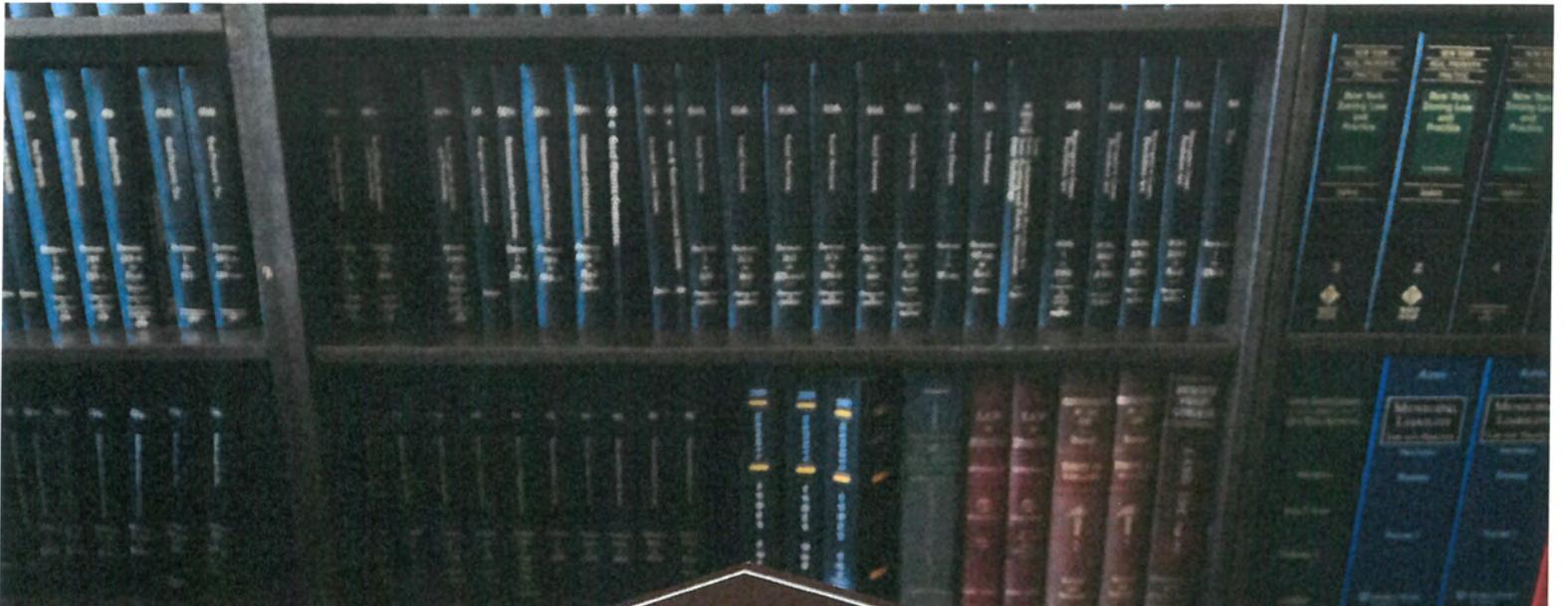
In his new job, he would be responsible for overseeing the day-to-day operations of the city's IDA and its offshoot, the Troy Capital Resource Corporation, and "will work closely with the mayor's office and other departments to develop and administer projects, plans and programs to improve commercial, housing and economic conditions in the City of Troy," according to Madden's news release.

Strichman would also be responsible for the final development and implementation of the city's new comprehensive plan, the city's first since 1962. Eighteen months of information gathering for Realize Troy: A New Comprehensive Plan was completed earlier this year by Urban Strategies, a Toronto-based planning firm hired by the city, and a first draft of the plan, which would guide growth and development in the city over the next 20 years, is expected to be delivered soon to city officials.

Mark Robarge can be contacted at 290-8362.

URL: <http://www.troyrecord.com/general-news/20160522/regional-land-bank-director-chosen-as-troys-chief-development-official>

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CODE OF THE
CITY OF
TROY
The City of
TROY
NEW YORK

GENERAL
CODE
REVISOR

- County Administration
- County Engineering
- County Information Systems
- County Planning
- City
- County Mental Health
- County Management & Planning
- Economic Development
- Zoning
- Planning Board
- Appeals, Hearings & Appeals
- Public Works
- Public Health
- Fire Department
- Police Department

realize
TROY
a new comprehensive plan

Emerging Comprehensive Plan Directions

March 14, 2016

**URBAN
STRATEGIES
INC .**

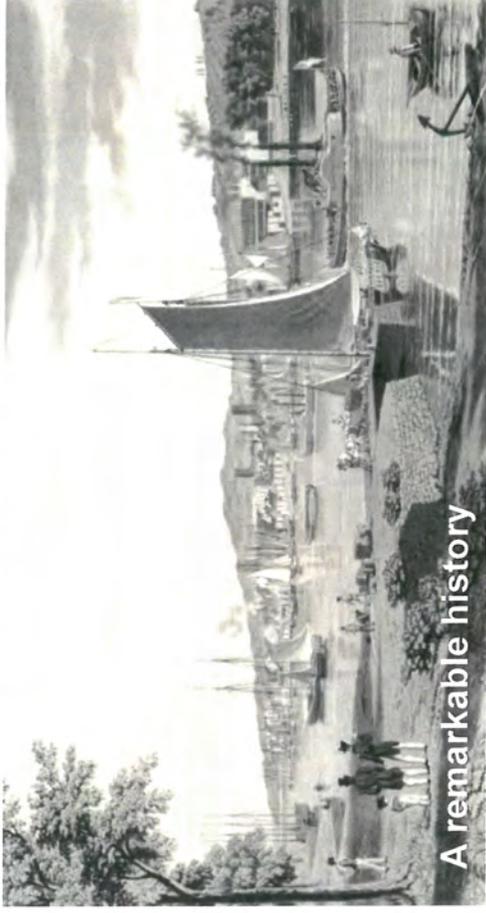
FISHER ASSOCIATES
W Architecture and Landscape Architecture, LLC

bae urban economics
C4SE
THE CENTRE FOR SPATIAL ECONOMICS

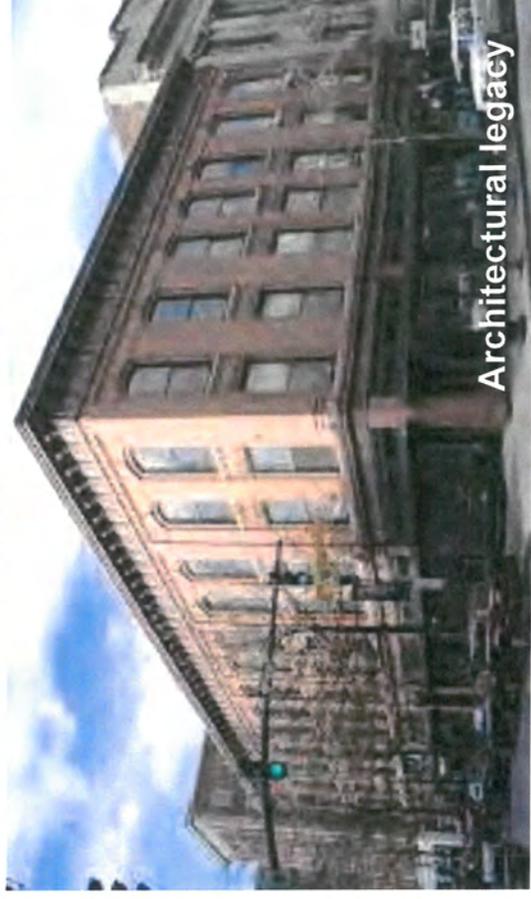


The Emerging Vision for Troy will...

Recognize and celebrate Troy's past accomplishments and historic legacy.



A remarkable history



Architectural legacy



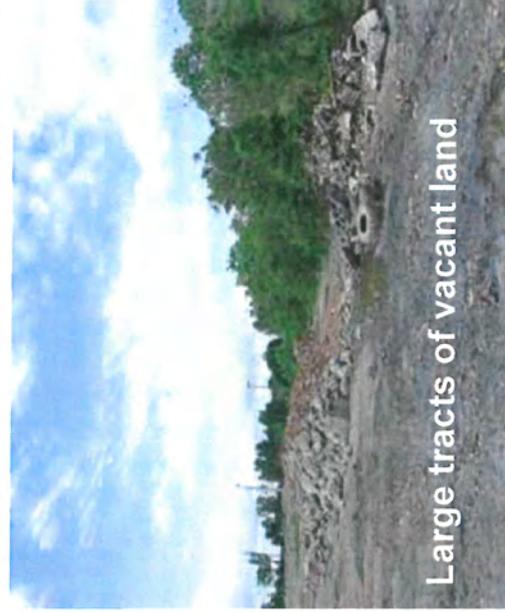
Ingenuity and innovation



Authentic Urban Character/Walkability

The Emerging Vision for Troy will...

Respond to the needs of the present by articulating issues and developing strategies to overcome and improve the quality of life and opportunity in the city.

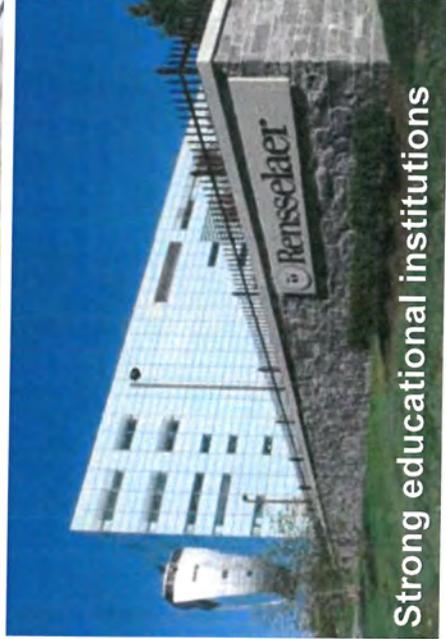
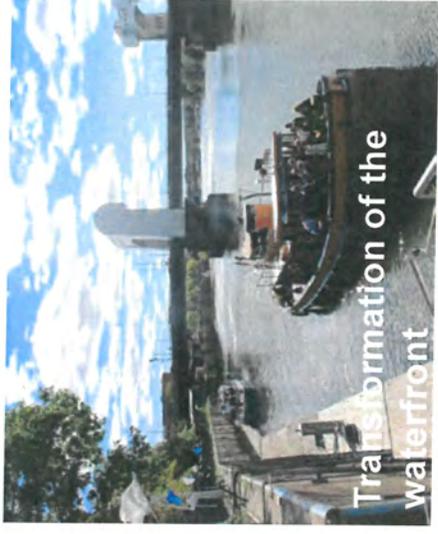
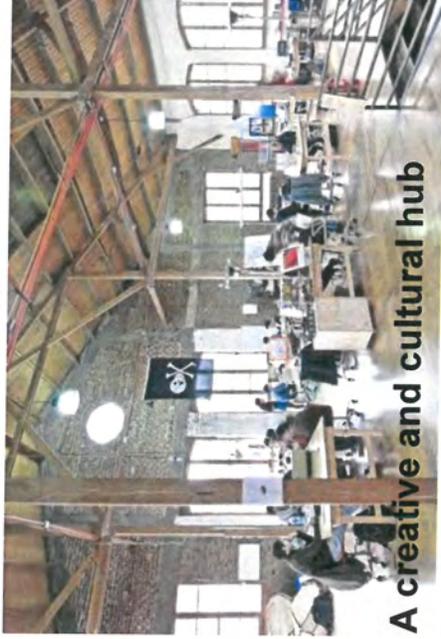
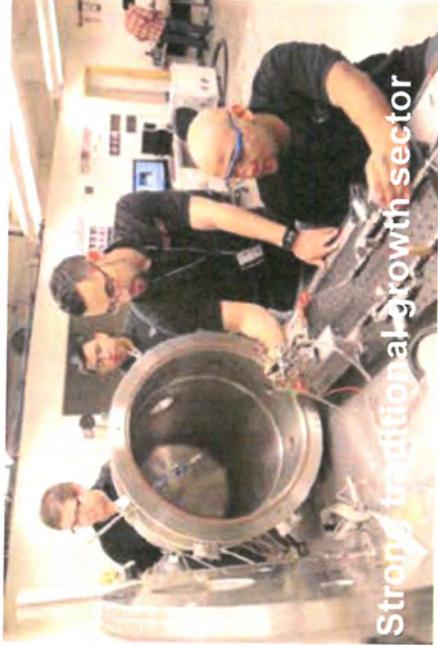


Troy occupies 11 square miles on the bank of the Hudson River and is home to 50,000 people - a decline from its peak population in 1910 of 78,000. It's fully built to its boundaries and positive change is going to come from repositioning what is here today.

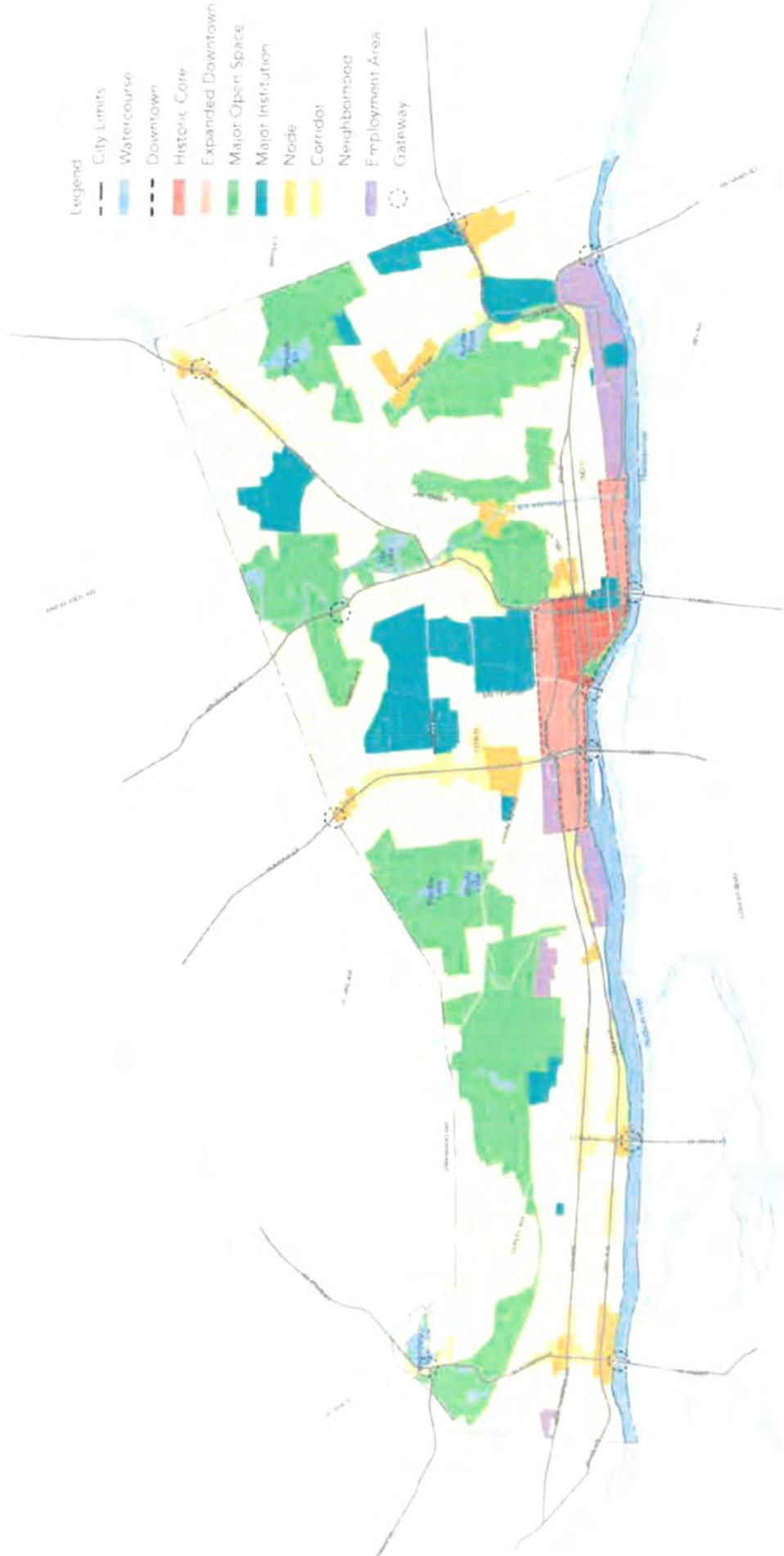


The Emerging Vision for Troy will...

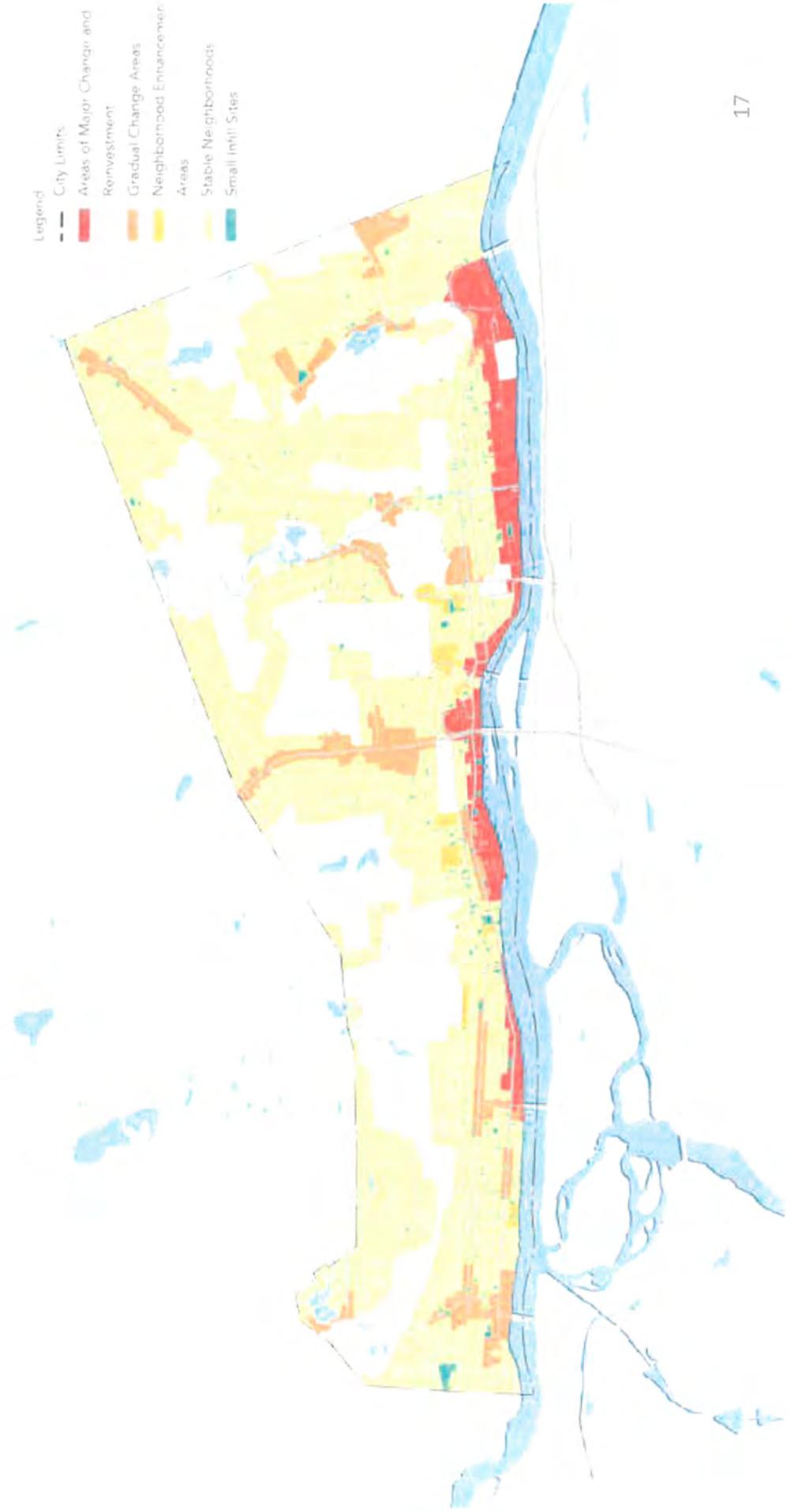
Respond to the needs of the present by articulating opportunities and developing strategies to harness and leverage these to improve the quality of life and opportunity in the city.



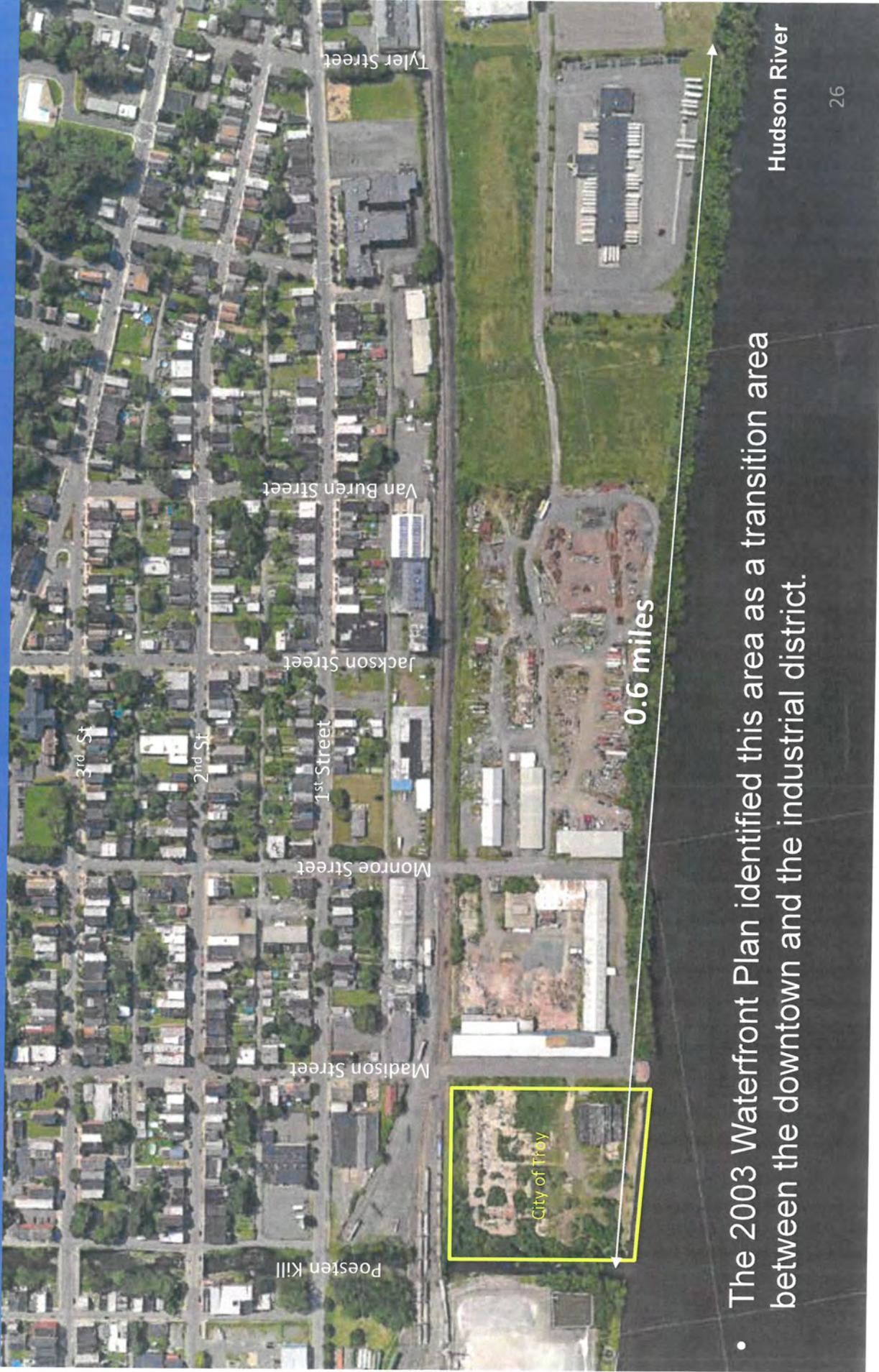
The Comprehensive Plan will craft policy directions that respond to the city structure and can guide future change.



Reinvestment areas represent opportunities for transformation over time, aimed at stabilizing neighborhoods, improving nodes & corridors, and capturing the potential of the waterfront & downtown.



The Monroe District has the potential to accommodate a new technology, innovation, flex office and advanced manufacturing precinct on the waterfront.



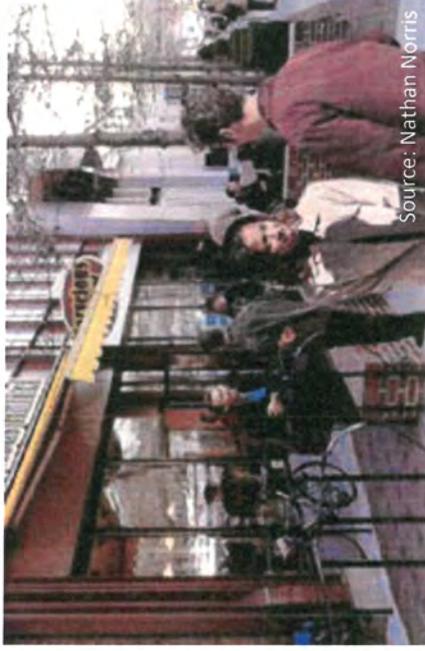
- The 2003 Waterfront Plan identified this area as a transition area between the downtown and the industrial district.

3 Position the downtown as the cultural and creative hub of the region

A vibrant downtown is critical to the overall health of a city. There will always be more vitality, vibrancy, economic and tourism potential, cultural activities and special events, creativity and innovation in a downtown than anywhere else.



Source: Wikimedia



Source: Nathan Norris



Source: Examiner



Source: Wikimedia

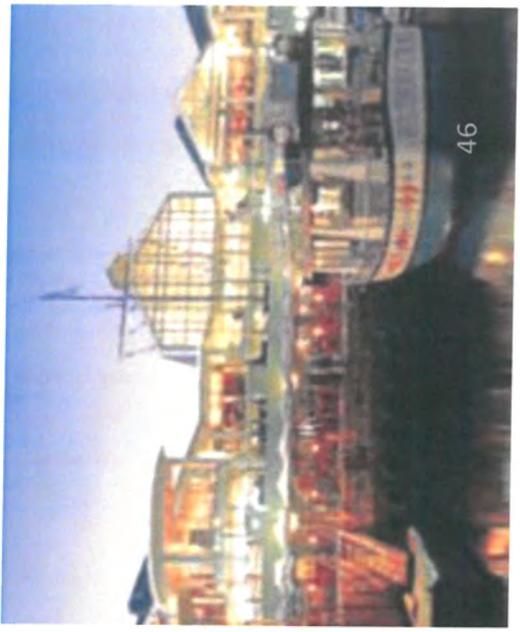
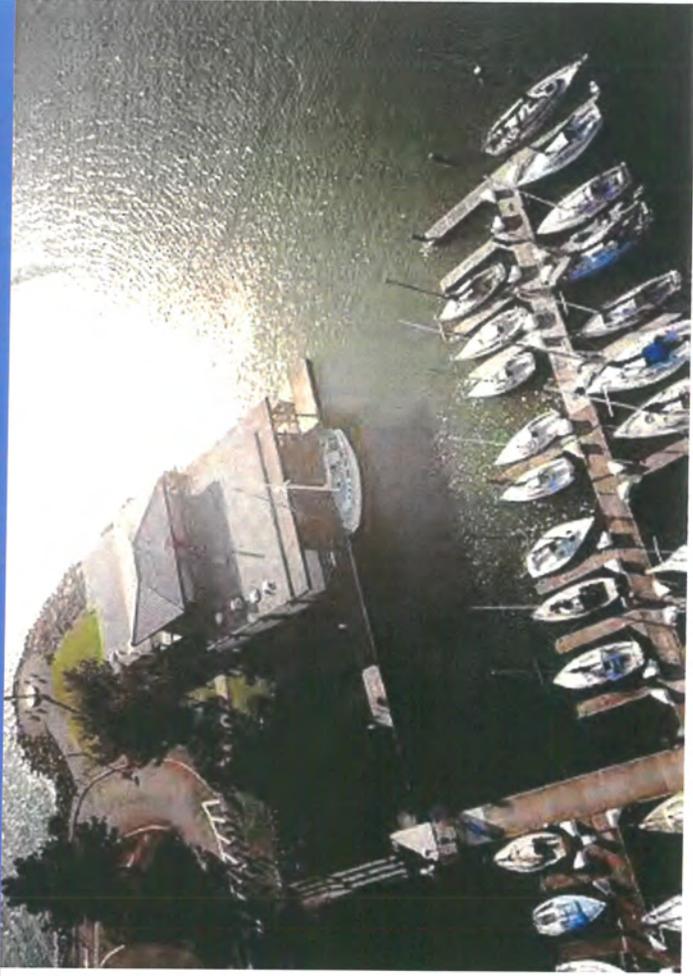


Source: Wikimedia

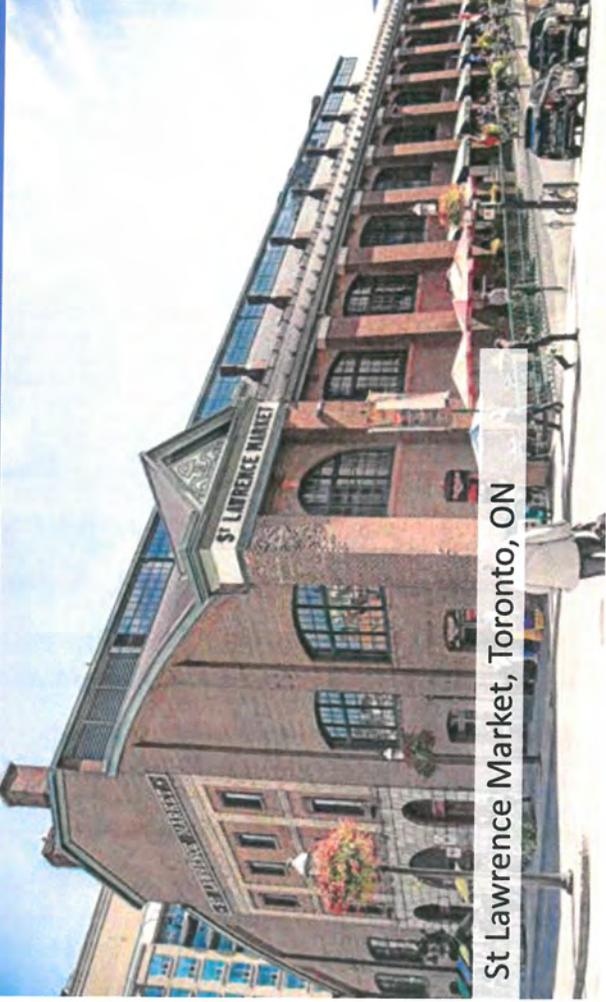


Source: Skyscraperpage.com

Restore the public Marina and position Troy as the gateway to the Erie Canal.



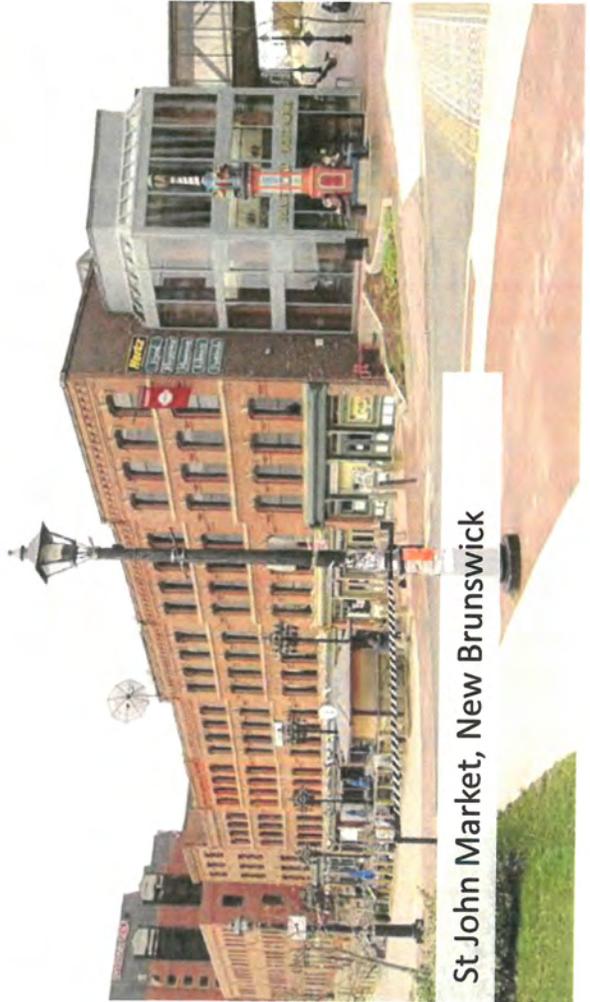
Create a permanent home for the Market with other arts and cultural uses that can use the expanded park space for special events and celebrations.



St Lawrence Market, Toronto, ON

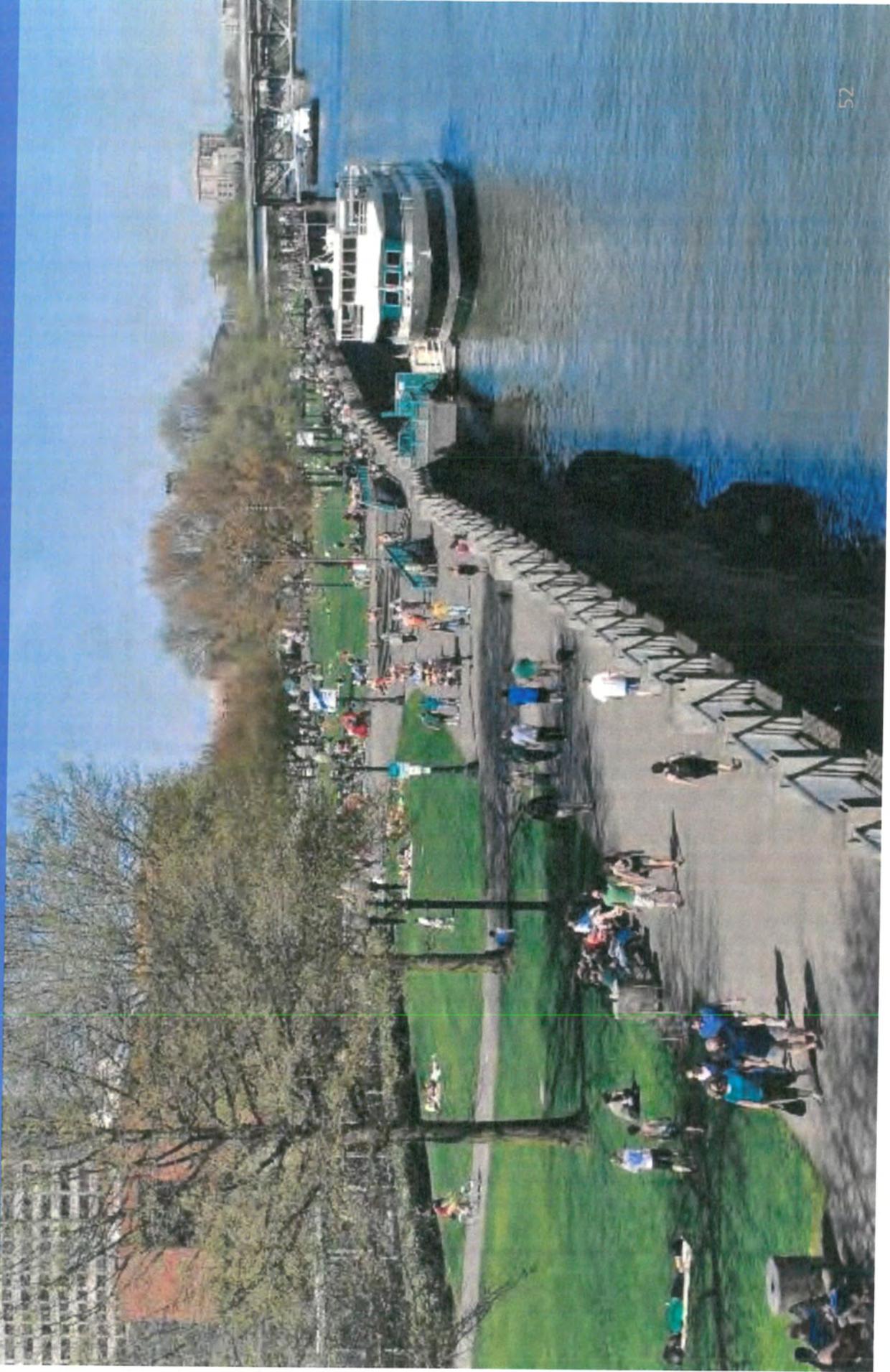


ByWard Market, Ottawa, ON

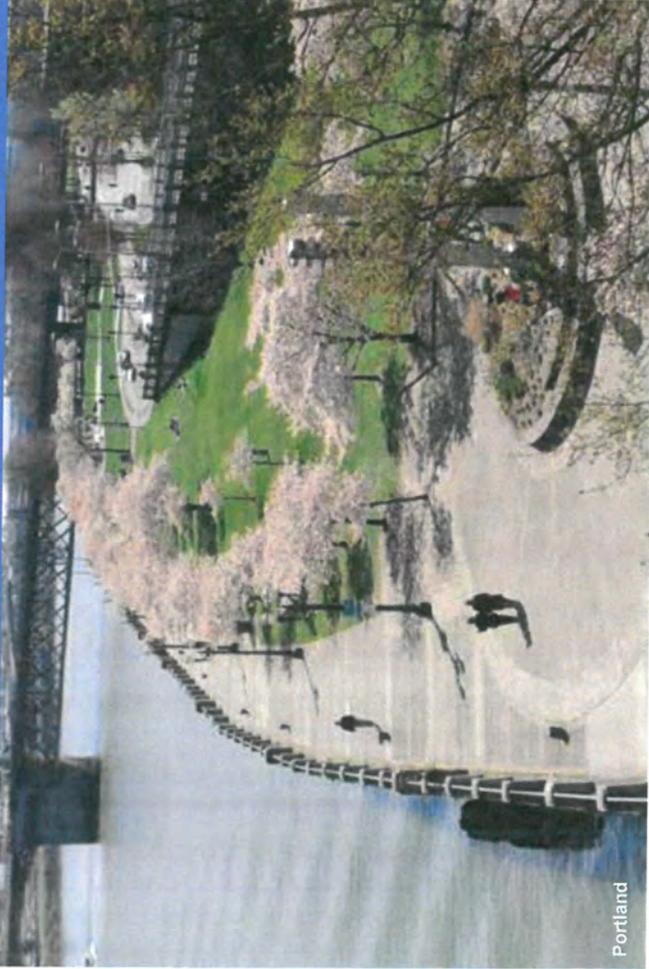


St John Market, New Brunswick

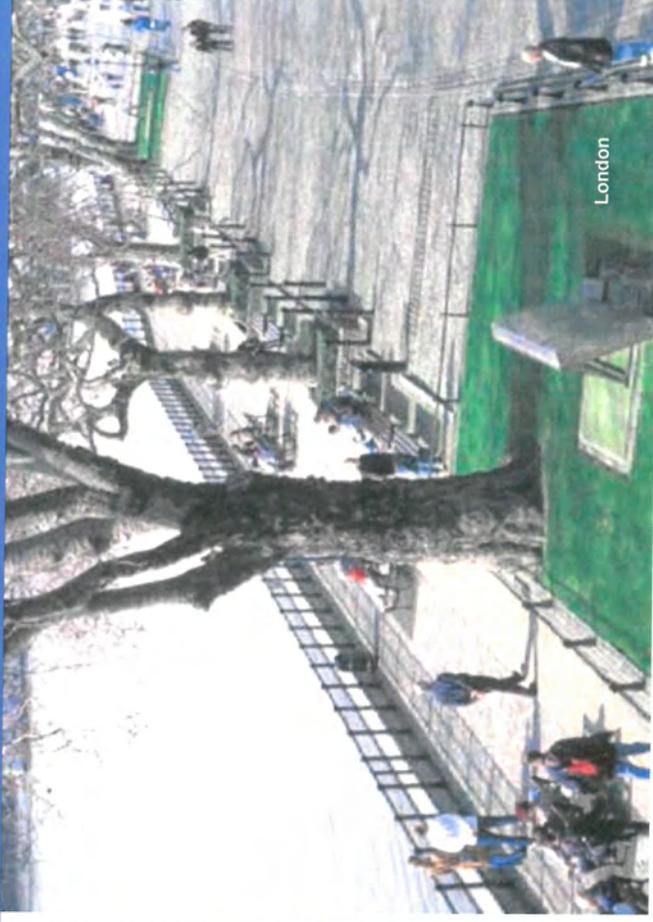
Create a simple and beautiful waterfront park and promenade.



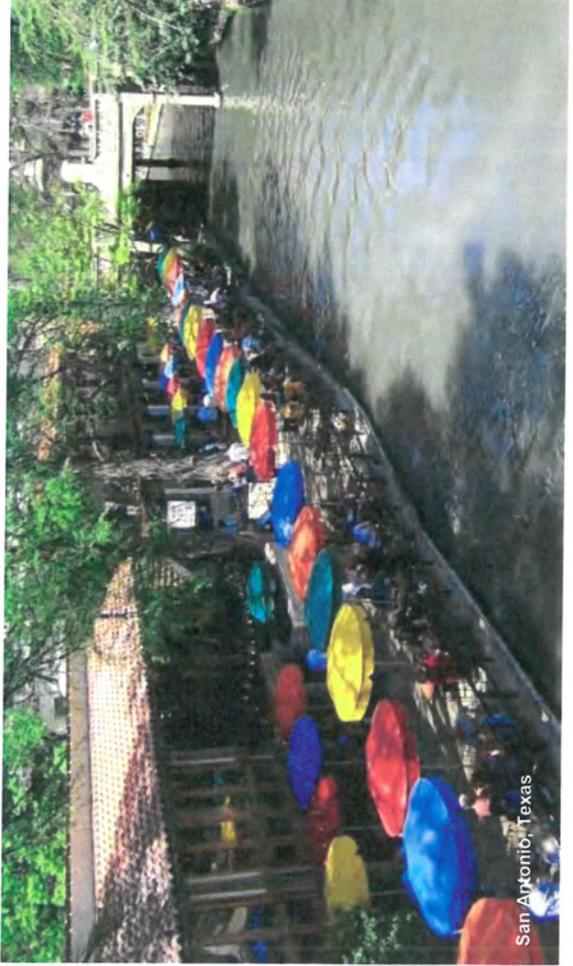
Ensure the promenade can be used in different ways including special events and gatherings.



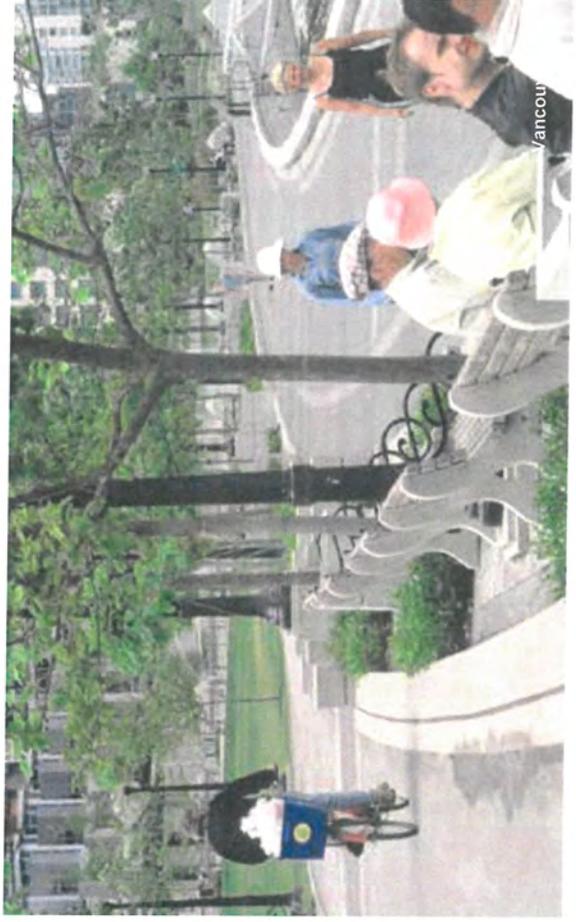
Portland



London



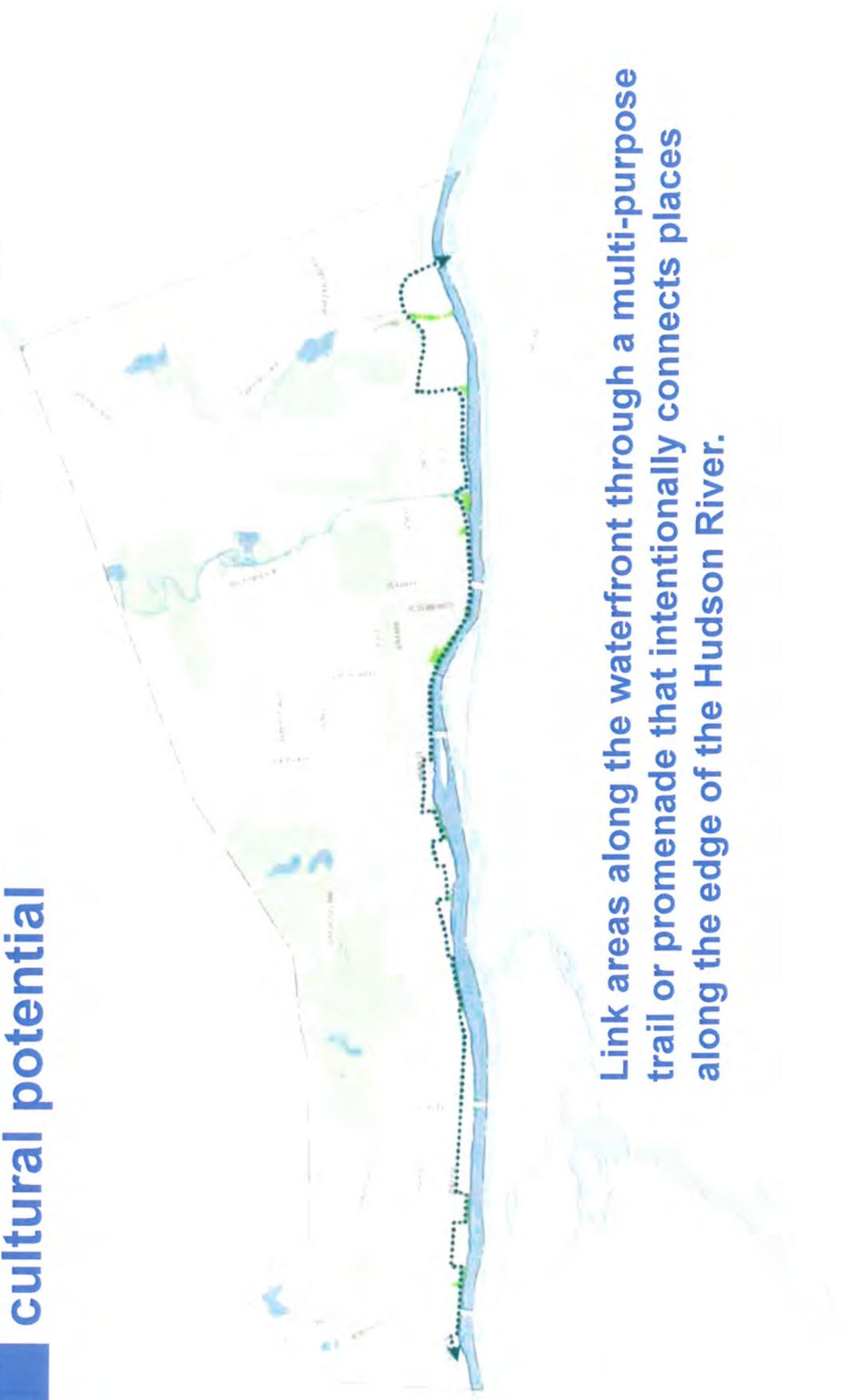
San Antonio, Texas



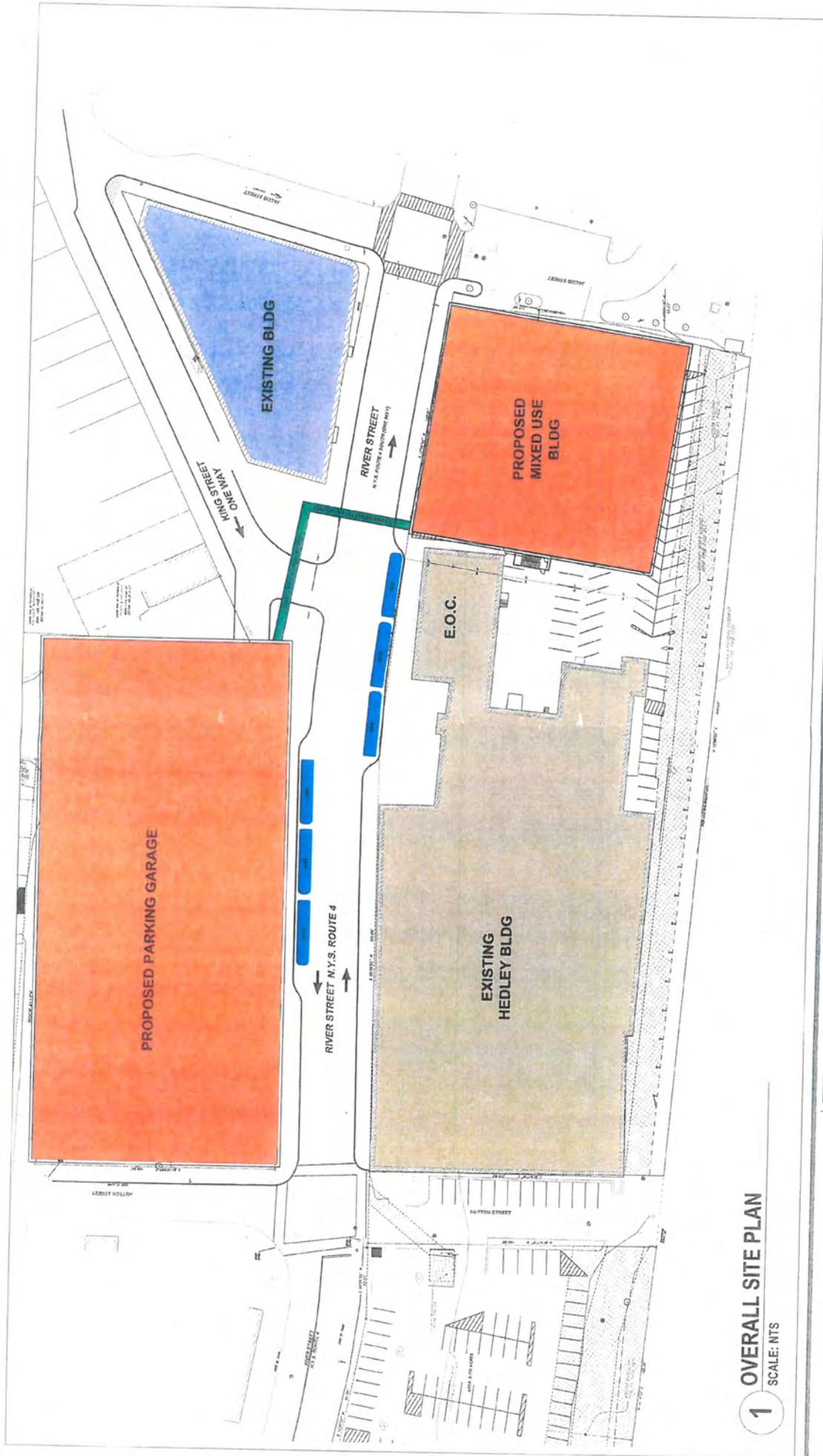
Vancouver

7

Reconnect the city to the waterfront and improve its recreational, development and cultural potential



Link areas along the waterfront through a multi-purpose trail or promenade that intentionally connects places along the edge of the Hudson River.



1 OVERALL SITE PLAN
SCALE: NTS



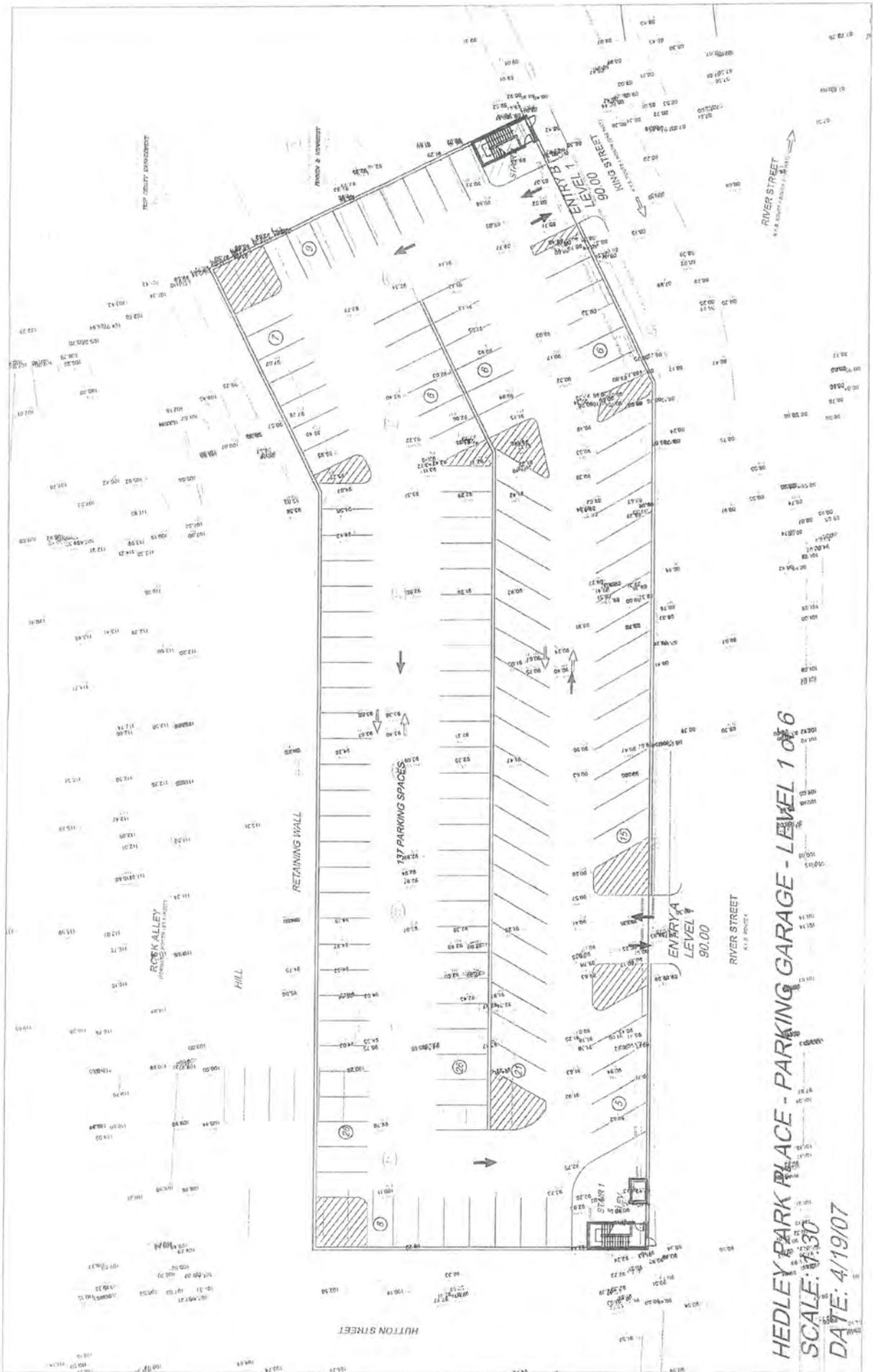
FIRST COLUMBIA LLC
22 Century Hill Drive
Suite 301
Latham, NY 12110
Phone: 516.213.1000 www.firstcolumbia.com



SITE PLAN
RIVER STREET
TROY, NY 12180
CITY OF TROY

PLAN REVISION:	12/13	DESCRIPTION:	12/14	12/14
PROJECT TYPE:	MIXED-USE	DATE:	A	12/14
PROJECT PHASE:	CONCEPTUAL	DATE:		
PARCEL ZONE:	COMMERCIAL	DATE:		

SP-1.01



HEDLEY PARK PLACE - PARKING GARAGE - LEVEL 1 OF 6

SCALE: 1:30

DATE: 4/19/07



- 7) **Local Support.** Set forth the local and community support that exists for the revitalization of this downtown and the commitment among local leaders and stakeholders to building and implementing a strategic investment plan. Identify an initial local lead for the program that will work with outside experts to convene a local DRI Planning Committee to oversee the plan.

A list of support letters follows containing our supporter's commitment to building and implementing a strategic investment plan follows. The list is followed by the letters themselves. Troy's Marina District Downtown Revitalization Initiative has broad support from elected officials, nonprofits and private corporations. Many of the goals we are hoping to accomplish in the Marina District directly relate to goals that have arisen out of Troy's comprehensive planning process and, as such, indicate a broad show of support among every sector for revitalizing the Marina District and an additional mile of Troy's waterfront.



- 7) **Local Support.** Set forth the local and community support that exists for the revitalization of this downtown and the commitment among local leaders and stakeholders to building and implementing a strategic investment plan. Identify an initial local lead for the program that will work with outside experts to convene a local DRI Planning Committee to oversee the plan.

A list of support letters follows containing our supporter's commitment to building and implementing a strategic investment plan follows. The list is followed by the letters themselves. Troy's Marina District Downtown Revitalization Initiative has broad support from elected officials, nonprofits and private corporations. Many of the goals we are hoping to accomplish in the Marina District directly relate to goals that have arisen out of Troy's comprehensive planning process and, as such, indicate a broad show of support among every sector for revitalizing the Marina District and an additional mile of Troy's waterfront.

DRI Question 7. Local Support - List of Letters of Support

New York State Senator Neil Breslin
New York State Senator Kathleen Marchione
New York State Asseblymember John McDonald, III
New York State Assemblymember Steven McLaughlin
Rensselaer County Executive Kathleen Jimino
Troy City Council (Resolution)
701 River Street Associates, LLC
Capital District Transportation Authority
Capital Roots
Commission on Economic Opportunity (CEO)
Enlarged City School District of Troy
First Columbia
Guha Bala, formerly of Vicarious Visions
Redburn Development Companies, LLC
Rensselaer County Historical Society
Rensselaer County Regional Chamber of Commerce
Rensselaer Polytechnic Institute (RPI)
St Peters Health Partners
The Sage Colleges
The Vecino Group
The Community Builders
Transport Troy
Troy Architecture Program, Inc. (TAP)
Troy Boys & Girls Club
Troy Community Land Bank
Troy Housing Authority
Troy Industrial Development Authority (IDA)
Troy Innovation Garage
Troy Prep
Troy Rehabilitation & Improvement Program, Inc. (TRIP)
Troy Youth Association, Inc.
Unity House
Urban Strategies, Inc.

NEWYORK
STATE
SENATE

ALBANY, NEW YORK 12247



NEIL D. BRESLIN
SENATOR, 44th DISTRICT

LEGISLATIVE ETHICS COMMISSION

RANKING MINORITY MEMBER
INSURANCE COMMITTEE

COMMITTEES

BANKS

EDUCATION

FINANCE

HIGHER EDUCATION

JUDICIARY

RULES

ROOM 414

STATE CAPITOL

ALBANY, NEW YORK 12247

TEL. 518-455-2225

FAX 518-426-6807

May 19, 2016

James Barba, Co-Chair
Robert Jones, Co-Chair
Capital Region Economic Development Council
Hedley Park Place
433 River Street, Suite 1003
Troy, NY 12180

RE: Downtown Revitalization Initiative – City of Troy, NY

Dear Mr. Barba and Dr. Jones:

I am writing to express my support for the City of Troy's application for the 2016 Downtown Revitalization Initiative (DRI), a significant revitalization initiative which has the potential to spur economic growth and transform our neighborhoods into vibrant communities through public and private investment. The City of Troy, of which a substantial portion is in my district is seeking a grant in the amount of \$10 million for this development.

The targeted area identified in the City of Troy's DRI application is ideally suited for the economic revitalization funding outlined by Governor Cuomo and the Regional Economic Development Councils (CREDC). If selected, I will work collaboratively with the DRI Planning committee, the City of Troy and our community stakeholders and residents to provide support in creation and implementation of the strategic investment plan.

Again, I strongly support the City of Troy's 2016 Downtown Revitalization Initiative application. Thank you for your consideration.

Sincerely,

Neil D. Breslin
Member of Senate

NDB:bsr



THE SENATE
STATE OF NEW YORK



KATHLEEN A. MARCHIONE
SENATOR, 43RD DISTRICT

May 19, 2016

Committee Chair

Local Government

Committee Member

Ageing

Banks

Consumer Protection

Cultural Affairs, Tourism,
Parks & Recreation

Elections

Labor

Racing, Gaming
& Wagering

Joint Senate Task Force on
Heroin and Opioid Addiction

Senate Task Force on
Lyme & Tick-Borne Diseases

James Barba, Co-Chair
Robert Jones, Co-Chair
Capital Region Economic Development Council
Hedley Park Place
433 River Street, Suite 1003
Troy, NY 12180

RE: Downtown Revitalization Initiative – City of Troy, NY

Dear Co-Chair Barba and Co-Chair Jones:

Please let this letter serve as my support of the City of Troy's application for the 2016 Downtown Revitalization Initiative (DRI), a significant revitalization initiative which has the potential to spur economic growth and transform our neighborhoods into vibrant communities through public and private investment.

Troy's rich history and beautiful 19th century architecture has helped to make the City of Troy one of the Capital Region's fastest growing areas for business and commerce. The city has brought together the talents and expertise of business leaders, local and state government, academia and the not-profit sector to chart a course for Troy and to infuse financial and human resource investment into the revitalization of the City.

The targeted area identified in the City of Troy's DRI application is ideally suited for the economic revitalization funding outlined by Governor Cuomo and the Regional Economic Development Councils (CREDC). This grant will assist Troy in continuing their efforts of revitalization of this vibrant city.

I hope that you will look favorably upon the City of Troy's application. If you would like to speak to me in regard to this, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Kathleen A. Marchione".

Kathleen A. Marchione
NYS Senator, 43rd District

Albany Office: LOB 918, Albany, NY 12247 (518) 455-2381, Fax (518) 426-6985

Halfmoon Office: 2 Halfmoon Town Plaza, Halfmoon, NY 12065 (518) 371-2751 • Fax (518) 371-2753

Hudson Office: 560 Warren Street, 2nd Floor, Hudson, NY 12534 • (518) 828-5947 • Fax (518) 828-5973

E-mail: marchione@nysenate.gov • Website: marchione.nysenate.gov





JOHN T. McDONALD III
Assemblymember 108th District

THE ASSEMBLY
STATE OF NEW YORK
ALBANY

COMMITTEES
Aging
Alcoholism and Drug Abuse
Cities
Insurance
Mental Health and
Developmental Disabilities
Real Property Taxation

May 20, 2016

James Barba, Co-Chair
Robert Jones, Co-Chair
Capital Region Economic Development Council
Hedley Park Place
433 River Street, Suite 1003
Troy, NY 12180

RE: Downtown Revitalization Initiative – City of Troy, NY

Distinguished Members of the Capital Region Economic Development Council:

As the Assemblymember for the 108th District, I am writing in support of the City of Troy's application for the 2016 Downtown Revitalization Initiative (DRI), a significant revitalization initiative which has the potential to spur economic growth and transform our neighborhoods into vibrant communities through public and private investment.

The North Central neighborhood in the City of Troy's DRI application is ideally suited for the economic revitalization funding outlined by Governor Cuomo and the Regional Economic Development Councils (CREDC). This is a natural expansion for investment and this program would address many concerns from the community. If selected, it would be my pleasure to work collaboratively with the DRI Planning Committee, the City of Troy, and our fellow community stakeholders and residents to provide support in creation and implementation of the strategic investment plan.

I strongly support the City of Troy's 2016 Downtown Revitalization Initiative application and look forward to helping to implement this important revitalization initiative in the Collar City.

Sincerely,

John T. McDonald III
Member of Assembly



STEVEN F. McLAUGHLIN
Assemblyman 107th District

THE ASSEMBLY
STATE OF NEW YORK
ALBANY

RANKING MINORITY MEMBER
Children & Families Committee

COMMITTEES
Economic Development,
Job Creation, Commerce
and Industry
Education
Energy
Social Services

May 31, 2016

James Barba, Co-Chair
Robert Jones, Co-Chair
Capital Region Economic Development Council
Hedley Park Place
433 River Street, Suite 1003
Troy, NY 12180

RE: Downtown Revitalization Initiative – City of Troy, NY

Distinguished Members of the Capital Region Economic Development Council:

I am writing in support of the City of Troy's application for the 2016 Downtown Revitalization Initiative (DRI), a significant revitalization initiative which has great potential to spur economic growth and transform our neighborhoods into vibrant communities through public and private investment.

The City of Troy, part of which I represent in the NYS Assembly, has undergone a renaissance in the last decade. As more people from across the world become attracted to our city, the need to develop our downtown increases. The State can play a vital role in investing in our downtown revitalization.

The targeted area identified in the City of Troy's DRI application is ideally suited for the economic revitalization funding outlined by the Regional Economic Development Council (CREDC). If selected, my office would work collaboratively with the DRI Planning Committee, the City of Troy, state and local representatives, and our fellow community stakeholders and residents to provide support in creation and implementation of the strategic investment plan.

I am pleased to support the City of Troy's 2016 Downtown Revitalization Initiative application and look forward to implementing this important revitalization initiative in the Collar City.

Sincerely,

Steven F. McLaughlin
MEMBER OF ASSEMBLY



**RENSSELAER COUNTY
OFFICE OF THE EXECUTIVE
NED PATTISON GOVERNMENT CENTER
TROY, NEW YORK 12180**

**Kathleen M. Jimino
County Executive**

**Phone: (518) 270-2900
Fax: (518) 270-2961**

May 25, 2016

James Barba, Co-Chair
Robert Jones, Co-Chair
Capital Region Economic Development Council
Hedley Park Place
433 River Street, Suite 1003
Troy, NY 12180

RE: Downtown Revitalization Initiative – City of Troy, NY

Distinguished Members of the Capital Region Economic Development Council:

On behalf of Rensselaer County, I am writing in support of the City of Troy's application for the 2016 Downtown Revitalization Initiative (DRI), a significant revitalization initiative which has the potential to spur economic growth and transform our neighborhoods into vibrant communities through public and private investment.

For Rensselaer County there are countless benefits from the proposal being submitted by the City of Troy. Increased development means increased tax base resulting in less burden for individual taxpayers to bear; increased jobs meaning more opportunities for people to become self-sufficient and thus less reliant on services provided by the County; increased productive activity resulting in less undesirable activity and less pressure on the criminal justice system. And Troy is positioned well to achieve success based on the momentum that is already occurring in this area.

The targeted area identified in the City of Troy's DRI application is ideally suited for the economic revitalization funding outlined by Governor Cuomo and the Capital Region Economic Development Council (CREDC). If selected, Rensselaer County would work collaboratively with the DRI Planning Committee, the City of Troy, state and local representatives, and our fellow community stakeholders and residents to provide support in creation and implementation of the strategic investment plan.

Rensselaer County strongly supports the City of Troy's 2016 Downtown Revitalization Initiative application and looks forward to implementing this important revitalization initiative in the Collar City.

Sincerely,

Kathleen M. Jimino
Rensselaer County Executive

This resolution was approved by the City Council's Finance Committee on 5/19/16 and is expected to receive final approval at the Full City Council Meeting on 6/2/16.

Res. # 51

RESOLUTION SUPPORTING THE APPLICATION BY THE CITY OF TROY FOR A DOWNTOWN REVITALIZATION INITIATIVE GRANT

WHEREAS, the State of New York has initiated a grant program entitled the Downtown Revitalization Initiative ("DRI"); and

WHEREAS, pursuant to DRI program, the State will award \$10 million to each of ten communities across the State that are considered to be ripe for development into communities where people will want to live, work and raise families; and

WHEREAS, each Regional Economic Development Council will nominate one downtown area in its region deemed to be best positioned to take advantage of the DRI grant based on certain criteria; and

WHEREAS, based upon a review of the program criteria, the City appears to well positioned to meet the applicable criteria and to compete for the DRI grant within our region; and

WHEREAS, one of the criteria to be considered is the presence of sufficient local community and public official support to develop and implement a strategic investment plan.

NOW, THEREFORE, IT IS RESOLVED that the City Council of Troy strongly supports an application by the City seeking a \$10 million DRI grant to develop and implement a strategic investment plan, for the Downtown Area.

Approved as to form, May 12, 2016

Kevin P. Glasheen, Corporation Counsel

701 River St Associates LLC
32 Pine Tree Dr
Poughkeepsie, NY 12603
845-462-4000

May 30, 2016

James Barba, Co-Chair
Robert Jones, Co-Chair
Capital Region Economic Development Council
Hedley Park Place
433 River Street, Suite 1003
Troy, NY 12180

RE: Downtown Revitalization Initiative – City of Troy, NY

Distinguished Members of the Capital Region Economic Development Council:

On behalf of 701 River St Associates, LLC, an affiliate of PAZ Management, Inc, I am writing in strong support of the City of Troy's application for the 2016 Downtown Revitalization Initiative (DRI), a significant revitalization initiative which has the potential to spur economic growth and transform our neighborhoods into vibrant communities through public and private investment.

The North Central Corridor of Downtown Troy needs a catalyst to reach its potential. The DRI has the potential to be the catalyst that we need.

701 River St Associates, LLC was created to acquire, redevelop and bring back to life the historic former Marshall Ray Factory building located at 701 River St in Troy. The ~100,000 square foot riverfront property is listed on the National Historic Registry. Unfortunately, the property has sat as a vacant, boarded up eye-sore for the past 13 years. Worse still, it is not the only building that meets this description in the area.

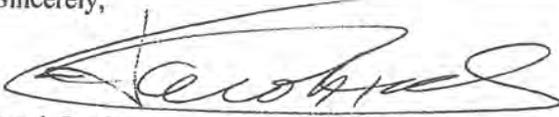
We acquired 701 River St on Dec 31, 2015 after intensive and frequent conversations with leadership from the City of Troy and the City of Troy Industrial Development Agency. We recognized that this acquisition required a "leap of faith" about the area's potential. The North Central Corridor of Troy's downtown has great bones. However, as mentioned above, it needs a catalyst to get it going. We believe Governor Cuomo's DRI will strongly increase the area's ability to come back to life. The DRI can be the area's catalyst.

We intend to redevelop the Marshall Ray building into a mixed use development including Office, Restaurant space, and apartments. We anticipate that our development cost for the ~100,000 square foot historic building will be \$16 Million. We believe that we can be a part of the area's redevelopment plan; however, we cannot do it alone. The DRI will help significantly.

The targeted area identified in the City of Troy's DRI application is ideally suited for the economic revitalization funding outlined by Governor Cuomo and the Regional Economic Development Councils (CREDC). If selected, 701 River St Associates, LLC, would work collaboratively with the DRI Planning Committee, the City of Troy, state and local representatives, and our fellow community stakeholders and residents to provide support in creation and implementation of the strategic investment plan.

701 River St Associates, LLC strongly supports the City of Troy's 2016 Downtown Revitalization Initiative application and looks forward to implementing this important revitalization initiative in the Collar City.

Sincerely,

A handwritten signature in black ink, appearing to read "Jacob Reckess", written over a horizontal line.

Jacob Reckess
Managing Member



May 31, 2016

Carm Basile
Chief Executive Officer
518-437-6840
carm@cdta.org

James Barba, Co-Chair
Robert Jones, Co-Chair
Capital Region Economic Development Council
Hedley Park Place
433 River Street - Suite 1003
Troy, NY 12180

RE: Downtown Revitalization Initiative – City of Troy, New York

Distinguished Members of the Capital Region Economic Development Council:

On behalf of the Capital District Transportation Authority, I am writing to support the City of Troy’s application for the 2016 Downtown Revitalization Initiative (DRI), a significant revitalization initiative which has the potential to spur economic growth and transform our neighborhoods into vibrant communities through public and private investment.

During the past several years, CDTA has worked with partners throughout the Capital Region to connect people to economic opportunities. These efforts are designed to provide people, organizations and community with a menu of transportation choices that are effective and reliable. We are constantly looking to expand the menu and provide our partners with tools to energize their communities and further the economic development opportunities that are available to them. The City of Troy has been one of our strongest partners and allies.

The area identified in the City of Troy’s DRI application is ideally suited for the economic revitalization funding outlined by Governor Cuomo and the Regional Economic Development Councils (CREDC). If selected, CDTA will work with the DRI Planning Committee, the City of Troy, state and local leaders, and community stakeholders and residents to provide support in creation and implementation of the strategic investment plan.

CDTA strongly supports the City of Troy’s 2016 Downtown Revitalization Initiative application and looks forward to implementing this important revitalization initiative in the Collar City.

Cordially,

Carm Basile
Chief Executive Officer

Copy: Chris Desany, Vice President of Planning and Infrastructure
Ross Farrell, Director of Planning

David M. Stackrow
Chairman
Rensselaer County

Georgeanna N. Lussier
Vice Chairwoman
Saratoga County

Joseph M. Spairana, Jr.
Secretary
Rensselaer County

Arthur F. Young, Jr.
Treasurer
Albany County

Corey L. Bixby
Labor Representative

Denise A. Figueroa
Albany County

Norman L. Miller
Schenectady County

Thomas M. Owens
Albany County

Carm Basile
Chief Executive Officer



May 30, 2016

James Barba, Co-Chair
Robert Jones, Co-Chair
Capital Region Economic Development Council
Hedley Park Place
433 River Street, Suite 1003
Troy, NY 12180

RE: Downtown Revitalization Initiative – City of Troy, NY

Distinguished Members of the Capital Region Economic Development Council:

On behalf of Capital Roots, I am writing in support of the City of Troy's application for the 2016 Downtown Revitalization Initiative (DRI), a vital initiative which has the potential to spur consistent economic growth in our region and transform our neighborhoods into vibrant communities through public and private investment.

Capital Roots, is celebrating our 40th year of nourishing healthy communities by providing access to fresh food and green spaces for all people in the Capital Region. While we provide services for our neighbors in Rensselaer, Schenectady, Albany and Saratoga counties, our home base is in Troy, a place we have both witnessed and taken part in its positive transformation to bring more business and economic opportunities to its constituents.

At the end of 2014, Capital Roots made its move into the North Central neighborhood of Troy. A project ten years in the making, we renovated a 100-year-old historic 12,000 square foot factory into our new headquarters and food hub, the Urban Grow Center. This project brought a \$2.8 million investment and in just one short year-and-a-half created seven jobs in North Central and helped spur the economic growth happening in our neighborhood. This move was made possible in part by the support we received from our constituents, supporters and political leaders in the City of Troy. Throughout the next three years, Capital Roots will begin the planning and construction of Phase II of the Urban Grow Center project where we will expand our programming, including job training and business development, and develop three of the surrounding properties, providing an additional investment of \$4 million.

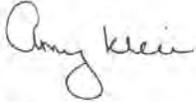
This city has time and time again shown its commitment to revitalizing its neighborhoods. In one year after our move, two other industrial buildings, one of which stood vacant for a number of years, have since found their way into the hands of community partners who wish to see our North Central neighborhood revitalized, just as our city officials have. The residential population on our street alone has been growing exponentially since one of these buildings opened, and we can only imagine how much further it will grow as this work continues.

The targeted area identified in the City of Troy's DRI application is ideally suited for the economic revitalization funding outlined by Governor Cuomo and the Regional Economic Development Councils (CREDC). If selected, Capital Roots would work collaboratively with the DRI Planning Committee, the

City of Troy, state and local representatives, and our fellow community stakeholders and residents to provide support in creation and implementation of the strategic investment plan.

Capital Roots strongly supports the City of Troy's 2016 Downtown Revitalization Initiative application and looks forward to implementing this important revitalization initiative in the Collar City.

Sincerely,

A handwritten signature in cursive script that reads "Amy Klein".

Amy Klein
Executive Director
Capital Roots



May 31, 2016

James Barba, Co-Chair
Robert Jones, Co-Chair
Capital Region Economic Development Council
Hedley Park Place
433 River Street, Suite 1003
Troy, NY 12180

RE: Downtown Revitalization Initiative – City of Troy, NY

Distinguished Members of the Capital Region Economic Development Council:

On behalf of CEO, I am writing in support of the City of Troy's application for the 2016 Downtown Revitalization Initiative (DRI), a significant revitalization initiative which has the potential to spur economic growth and transform our neighborhoods into vibrant communities through public and private investment.

As the area's Community Action Agency, CEO is committed to its mission to *create partnerships and develop opportunities for social and economic growth and empowerment in individuals, families and communities*. In an effort to carry forward our mission, CEO provides a realm of services, which include the Head Start and Early Head Start programs, YouthBuild, Community Health Project, Family Support Services, Financial Resource Center, Foster Grandparent Program, WIC, Weatherization Assistance Program, Food Pantry and more.

The targeted area identified in the City of Troy's DRI application is ideally suited for the economic revitalization funding outlined by Governor Cuomo and the Regional Economic Development Councils (CREDC). If selected, CEO would work collaboratively with the DRI Planning Committee, the City of Troy, state and local representatives, and our fellow community stakeholders and residents to provide support in creation and implementation of the strategic investment plan.

CEO strongly supports the City of Troy's 2016 Downtown Revitalization Initiative application and looks forward to implementing this important revitalization initiative in the Collar City.

Sincerely,

Katherine Maciol
President/CEO



ENLARGED CITY SCHOOL DISTRICT OF
TROY

TODAY'S STUDENTS. TOMORROW'S LEADERS.

John Carmello
Superintendent of Schools

475 First Street
Troy, New York 12180

(518) 328-5052

May 24, 2016

James Barba, Co-Chair
Robert Jones, Co-Chair
Capital Region Economic Development Council
Hedley Park Place
433 River Street, Suite 1003
Troy, NY 12180

RE: Downtown Revitalization Initiative – City of Troy, NY

Distinguished Members of the Capital Region Economic Development Council:

On behalf of The Enlarged City School District of Troy, I am writing in support of the City of Troy's application for the 2016 Downtown Revitalization Initiative (DRI), a significant revitalization initiative which has the potential to spur economic growth and transform our neighborhoods into vibrant communities through public and private investment.

The targeted area identified in the City of Troy's DRI application is ideally suited for the economic revitalization funding outlined by Governor Cuomo and the Regional Economic Development Councils (CREDC). If selected, The Enlarged City School District of Troy would work collaboratively with the DRI Planning Committee, the City of Troy, state and local representatives, and our fellow community stakeholders and residents to provide support in the creation and implementation of the strategic investment plan.

The Initiative will assist the City of Troy in their continued efforts to make this community into a place where "tomorrow's workforce will want to live, work and raise families". The Enlarged City School District of Troy believes that our students are tomorrow's leaders, and enthusiastically supports programs that both attract new families and provide significant opportunities for our graduates to remain in the community.

The Enlarged City School District of Troy strongly supports the City of Troy's 2016 Downtown Revitalization Initiative application and looks forward to implementing this important revitalization initiative in the Collar City.

Sincerely,

John Carmello
Superintendent of Schools



FIRST COLUMBIA

May 31, 2016

James Barba, Co-Chair
Robert Jones, Co-Chair
Capital Region Economic Development Council
Hedley Park Place
433 River Street, Suite 1003
Troy, NY 12180

RE: Downtown Revitalization Initiative – City of Troy, NY

Distinguished Members of the Capital Region Economic Development Council:

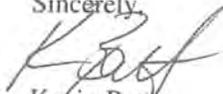
On behalf of First Columbia, I am writing in support of the City of Troy's application for the 2016 Downtown Revitalization Initiative (DRI), a significant revitalization initiative which has the potential to spur economic growth and transform our neighborhoods into vibrant communities through public and private investment.

First Columbia is a diversified real estate and investment organization committed to planning, developing, constructing, marketing, and operating high quality facilities with a two decade presence in the City of Troy and the Capital Region. Our long-term investment plan in the proposed "Marina District" includes the continued operation of several large-scale commercial properties and a planned \$16 million, 120-room Marriot Courtyard Hotel located along the Hudson River. This development will bring new jobs, increased sales and property tax, and additional investment to Troy's waterfront.

The targeted area identified in the City of Troy's DRI application is ideally suited for the economic revitalization funding outlined by Governor Cuomo and the Regional Economic Development Councils (CREDC). If selected, First Columbia would work collaboratively with the DRI Planning Committee, the City of Troy, state and local representatives, and our fellow community stakeholders and residents to provide support in creation and implementation of the strategic investment plan.

First Columbia strongly supports the City of Troy's 2016 Downtown Revitalization Initiative application and looks forward to implementing this important revitalization effort in the Collar City.

Sincerely,



Kevin Bette

Guha Bala & Karthik Bala
Velan Ventures, Inc.
43 Shaker Bay Road
Latham NY 12110

May 29, 2016

Re: Letter of Support on behalf of Troy, NY for the DRI

Dear Sir or Madam:

I am delighted to write in support of the Downtown Revitalization Initiative proposal to be offered by the Office of the Mayor, Troy NY. The proposal, which focuses on the city's unique waterfront assets, can help transform its attractiveness to high tech employers and employees.

By way of background, I am an entrepreneur and co-founder of Vicarious Visions, New York's largest video game development studio. At Vicarious Visions' we started our first office in Troy, at Rensselaer Polytechnic Institute in the mid 1990s. Since then, we created over 125 video games across many platforms, with industry transforming products such as Guitar Hero and Skylanders.

In 2005, we sold the business to Activision Blizzard, the world's largest independent creator and publisher of video games. We kept and grew the business in the Capital Region, and in May 2016, Vicarious celebrated its 25th Anniversary, and over \$4 billion in product sales. Over the past ten years, Vicarious has invested over \$200 million into the Capital Region with 200 jobs averaging \$85,000 in salary.

Recently, my co-founder, Karthik Bala and I left Vicarious Visions in order to return to our entrepreneurial roots. We will be building similar new businesses, and are contemplating location as a key factor in recruiting and retaining world class talent. As our experience at Vicarious showed, recruiting talent to Upstate New York from a global marketplace continues to be a key growth limiter to new high tech businesses.

A critical element of attractiveness is the "Live, Work, Play" lifestyle offered by modern and thriving urban areas. In this regard the Capital Region is behind. Our key working demographic of 25 year-old to 35 year-old tech workers look for Brooklyn life style, with all the benefits of a smaller metro. Troy already shows many of the key elements: compact walkable streets, a deep cultural heritage, modern amenities and dining, and a waterfront.

Though several elements are in place for a resurgence in Troy, it is short of reaching critical mass. With a focused level of investment, and active development of jobs over the next decade, Troy can be a center for high tech jobs, offer a high quality of life for all income classes,

and reclaim its place as an economic driver for New York. The DRI can make a big difference in this effort, and can be a catalyst in transforming the city for a sustainable future.

The modern geography of jobs is changing. The future will be defined by businesses that are able to attract the best and brightest in Live, Work, and Play urban communities with broad cultural offerings. Troy can be home to these jobs, and the DRI can help. Karthik Bala and I are eager to lend our support.

Sincerely,



Guha Bala

President, Velan Ventures, Inc.



May 30, 2016

James Barba, Co-Chair
Robert Jones, Co-Chair
Capital Region Economic Development Council
Hedley Park Place
433 River Street, Suite 1003
Troy, NY 12180

RE: Downtown Revitalization Initiative – City of Troy, NY

Distinguished Members of the Capital Region Economic Development Council:

On behalf of Redburn Development Companies, LLC, I am writing in support of the City of Troy's application for the 2016 Downtown Revitalization Initiative (DRI).

Redburn's mission of socially responsible development, historic preservation, and environmental sustainability are a key piece of Troy's focus for the redevelopment of the North Central neighborhood in Troy. Redburn plays an integral part of that with our soon to start redevelopment of School 1 into 28 market rate apartments. Additionally, Redburn Development's sister company, MassiveMesh, has worked with the city to develop a proposal for free neighborhood wide wireless internet throughout North Central.

The targeted area identified in the City of Troy's DRI application is ideally suited for the economic revitalization funding outlined by Governor Cuomo and the Regional Economic Development Councils (CREDC).

Redburn Development strongly supports the City of Troy's 2016 Downtown Revitalization Initiative application and looks forward to implementing this important revitalization initiative in the Collar City.

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas Rossi".

Thomas Rossi
Principal
Redburn Development Companies, LLC
MassiveMesh Networks



James Barba, Co-Chair
Robert Jones, Co-Chair
Capital Region Economic Development Council
Hedley Park Place
433 River Street, Suite 1003
Troy, NY 12180

RE: Downtown Revitalization Initiative – City of Troy, NY

Distinguished Members of the Capital Region Economic Development Council:

On behalf of the Rensselaer County Historical Society (RCHS), I am writing in support of the City of Troy’s application for the 2016 Downtown Revitalization Initiative (DRI), a significant revitalization initiative which has the potential to spur economic growth and transform our neighborhoods into vibrant communities through public and private investment.

RCHS serves not only residents Rensselaer County but also of the greater region with an increasing number of cultural heritage tourists. We seek out and serve a diverse clientele. Founded in 1927, RCHS strives to enrich the present and advocate for the future by bringing the region’s past to life, recognizing every face and every story. In pursuit of this mission, we collect, preserve, study, interpret and make accessible a broad variety of objects and documents, and conduct educational programs to inspire public enthusiasm for the past.

We are a regional history museum offering an array of free access exhibits, research workshops, educational programs for all ages, and tours throughout Rensselaer County. RCHS is open to the public, a city/county historical society and library, and one of the most acclaimed urban house museums in the United States – the Hart-Cluett House. We invest the time and talents of staff plus 120 volunteers to make local history a meaningful part of people’s lives as we help all understand that knowing from where & how our community grew & changed makes for a better outcome as actions are taken to move our region forward.

The targeted area identified in the City of Troy’s DRI application is ideally suited for the economic revitalization funding outlined by Governor Cuomo and the Regional Economic Development Councils (CREDC). If selected, RCHS and its Board will work collaboratively with the DRI Planning Committee, the City of Troy, state and local representatives, and our fellow community stakeholders and residents to provide support in creation and implementation of the strategic investment plan. Additionally, as an Executive Committee member of the Troy Cultural Alliance, I will seek to engage our umbrella organization in active partnership with governmental and community participants.

In this, Troy’s Bicentennial Year, the Rensselaer County Historical Society strongly and enthusiastically supports the City of Troy’s 2016 Downtown Revitalization Initiative application and looks forward to implementing this important revitalization initiative in the Collar City.

Sincerely,

Karin Krasevac-Lenz
Executive Director

57 SECOND STREET
TROY, NEW YORK 12180

518.272-7232

www.rchsonline.org

RCHS Trustees

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- Phyllis Conroy
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- Mara Drogan
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WWW.RENSCOCHAMBER.COM

255 RIVER STREET TROY, NEW YORK 12180
p 518.274.7020 / 518.272.7729

May 25, 2016

James Barba, Co-Chair
Robert Jones, Co-Chair
Capital Region Economic Development Council
Hedley Park Place
433 River Street, Suite 1003
Troy, NY 12180

RE: Downtown Revitalization Initiative - City of Troy, NY

Distinguished Members of the Capital Region Economic Development Council:

On behalf of the Rensselaer County Regional Chamber of Commerce, I am writing in support of the City of Troy's application for the 2016 Downtown Revitalization Initiative (DRI). By being awarded this monetary investment, we believe the City of Troy will continue its impressive economic growth and transformation of neighborhoods into vibrant communities through public and private investment.

Our Chamber is the principal business, civic and economic development agency for Rensselaer County and the Rensselaer Gateway communities, serving more than 900 diverse businesses and community organizations with programs and services designed to inform, educate and assist them in reaching their full business potential. We have seen the county and its municipalities continuously grow with economic development opportunities. By having our office located in the former Proctors building in the heart of downtown Troy, we have witnessed first-hand the resurgence of the city as a hub for businesses, residents and visitors alike.

The targeted area identified in the City of Troy's DRI application is ideally suited for the economic revitalization funding outlined by Governor Cuomo and the Regional Economic Development Councils (CREDC). If selected, our Chamber would work collaboratively with the DRI Planning Committee, the City of Troy, state and local representatives and our fellow community stakeholders and residents to provide support in creation and implementation of the strategic investment plan.

On behalf of our Chamber Board of Directors, staff and members, we strongly encourage you to award the DRI investment to the City of Troy's 2016 application, and we look forward to implementing this important revitalization initiative in the Collar City.

Sincerely,

Mike O'Sullivan
President



May 31, 2016

James Barba, Co-Chair
Robert Jones, Co-Chair
Capital Region Economic Development Council
Hedley Park Place
433 River Street, Suite 1003
Troy, NY 12180

RE: Downtown Revitalization Initiative – City of Troy, NY

Distinguished Members of the Capital Region Economic Development Council:

I am writing in support of the City of Troy's application for the 2016 Downtown Revitalization Initiative. This application will enable the City's continued economic development complimenting the significant investments to date that have already contributed to the revitalization of Troy's Downtown. These successful projects include many examples of public / private partnerships that have driven the Renaissance of Troy. In this regard, under the Rensselaer Plan 2024, and as an active stakeholder the Institute has powered over \$90M in privatized development in Troy to provide facilities to house Rensselaer students, research and administrative activities.

In addition to the above, Rensselaer along with three other not-for-profits have provided the majority of funding for the City's first Comprehensive plan since the 1960's. This plan will provide a 30-year outlook for the city, and valuable information and insights for the Downtown Revitalization Initiative. We believe that this active comprehensive master planning process is an excellent complement to the Troy 2016 Downtown Revitalization Proposal.

A vibrant downtown benefits the city and the university. Our transformation into a world-class technological research university with global reach and global impact amplifies our positive impact on the community.

Rensselaer Polytechnic Institute strongly supports the City of Troy's 2016 Downtown Revitalization Initiative application, and we look forward to working with the city as they implement this important revitalization initiative in the Collar City.

Sincerely,

A handwritten signature in cursive script that reads "Claude D. Rounds".

Claude D. Rounds
Vice President for Administration



May 31, 2016

James Barba, Co-Chair
Robert Jones, Co-Chair
Capital Region Economic Development Council
Hedley Park Place
433 River Street, Suite 1003
Troy, NY 12180

RE: Downtown Revitalization Initiative – City of Troy, NY

Distinguished Members of the Capital Region Economic Development Council:

On behalf of Samaritan Hospital and St. Mary's Hospital, I am writing in support of the City of Troy's application for the 2016 Downtown Revitalization Initiative (DRI), a significant revitalization initiative which has the potential to spur economic growth and transform our neighborhoods into vibrant communities through public and private investment.

Samaritan Hospital and St. Mary's Hospital are members of St. Peter's Health Partners, the Capital Region's largest private-sector employer, with more than 12,500 employees and 170 locations across seven counties. The system has an annual budget of nearly \$1.3 billion. St. Peter's Health Partners was created in 2011 by the merger of St. Peter's Health Care Services, Northeast Health, and Seton Health. The merger created the region's largest and most comprehensive not-for-profit network of high-quality, advanced medical care, primary care, rehabilitation, and senior services. These services and programs are provided through Samaritan Hospital and St. Mary's Hospital in Troy; Albany Memorial Hospital and St. Peter's Hospital in Albany; Sunnyview Rehabilitation Hospital in Schenectady; as well as The Eddy system of continuing care and The Community Hospice. St. Peter's Health Partners also includes the physician-governed St. Peter's Health Partners Medical Associates, one of the region's largest multispecialty physician group practices.

The targeted area identified in the City of Troy's DRI application is ideally suited for the economic revitalization funding outlined by Governor Cuomo and the Regional Economic Development Councils (CREDC). If selected, Samaritan Hospital and St. Mary's Hospital would work collaboratively with the DRI Planning Committee, the City of Troy, state and local representatives, and our fellow community stakeholders and residents to provide support in creation and implementation of the strategic investment plan.

Samaritan Hospital and St. Mary's Hospital strongly support the City of Troy's 2016 Downtown Revitalization Initiative application and look forward to implementing this important revitalization initiative in the Collar City.

Sincerely,

A handwritten signature in black ink, appearing to read "Norman Dascher, Jr.".

Norman Dascher, Jr.
CEO, Samaritan Hospital and St. Mary's Hospital
Vice President, Acute Care Troy

The Sage Colleges

Office of the President
65 1st Street
Troy, New York 12180
518.244.2214
sage.edu

May 24, 2016

James Barba, Co-Chair
Robert Jones, Co-Chair
Capital Region Economic Development Council
Hedley Park Place
433 River Street, Suite 1003
Troy, NY 12180

RE: Downtown Revitalization Initiative – City of Troy, NY

Distinguished Members of the Capital Region Economic Development Council:

On behalf of The Sage Colleges, specifically Russell Sage College in downtown Troy, I am writing in support of the City of Troy's application for the 2016 Downtown Revitalization Initiative, a significant revitalization initiative which has the potential to spur economic growth and transform our neighborhoods into vibrant communities through public and private investment.

The City of Troy is affordable, walkable, diverse and lively. These attributes attract a creative and civic-minded population – college students and young professionals as well as families and empty-nesters – who want to live, study, join the workforce and/or build businesses in Troy. For example, when custom software and application developer Greane Tree Technology “graduated” from Russell Sage's INVEST business incubator, its founder Annmarie Lanese committed to keeping the business in Troy. And recent downtown businesses established by Sage graduates include Collar City Hard Pressed juice and smoothie stand and MarEle Boutique.

Since I moved here from Boston in 2008, I have seen many improvements as a result of collaboration among individuals, business, government, non-profits and higher education. I am personally involved as a member of the Troy100 Forum, and The Sage Colleges has continually shown support for its initiatives and good works, including hosting the group on campus on numerous occasions. The wider campus community is also involved; two examples include Russell Sage students who worked with a community partnership to make crosswalks more visible, and students who facilitated forums for Troy residents, one addressing hunger and another focusing on ways to build a safer and more inclusive community. I speak for the entire Russell Sage College community when I express support for the City of Troy's application for the 2016 DRI, and our commitment to working with all stakeholders to keep Troy's “renaissance in progress” moving forward.

The targeted area identified in the City of Troy's DRI application is ideally suited for the economic revitalization funding outlined by Governor Cuomo and the Regional Economic Development Councils. If selected, The Sage Colleges and more specifically, Russell Sage College in downtown Troy, would work collaboratively with the DRI Planning Committee, the City of Troy, state and local representatives,

RUSSELL SAGE COLLEGE

SAGE COLLEGE OF ALBANY

ESTEVEZ SCHOOL OF
EDUCATION

SCHOOL OF HEALTH SCIENCES

SCHOOL OF MANAGEMENT

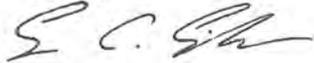
SCHOOL OF PROFESSIONAL
& CONTINUING EDUCATION

RUSSELL SAGE ONLINE

and our fellow community stakeholders and residents to provide support in creation and implementation of the strategic investment plan.

Sage strongly supports the City of Troy's 2016 Downtown Revitalization Initiative application and looks forward to implementing this important revitalization initiative in the Collar City.

Sincerely,

A handwritten signature in black ink, appearing to read "S. C. Scrimshaw".

Susan C. Scrimshaw
President
The Sage Colleges



THE VECINO GROUP

Housing for the greater good.

May 27, 2016

James Barba, Co-Chair
Robert Jones, Co-Chair
Capital Region Economic Development Council
Hedley Park Place
433 River Street, Suite 1003
Troy, NY 12180

RE: Downtown Revitalization Initiative – City of Troy, NY

Distinguished Members of the Capital Region Economic Development Council:

On behalf of Vecino Group, I am writing in support of the City of Troy's application for the 2016 Downtown Revitalization Initiative (DRI), a significant revitalization initiative which has the potential to spur economic growth and transform our neighborhoods into vibrant communities through public and private investment.

On our first trip to Troy four years ago, we were captivated by the architecture, people and overall potential of the city. In December 2015, we opened our first project here, Hudson Arthaus. This was a nearly \$20 million investment in the north central section of Troy, which resulted in 80 apartments in an amenity rich development catering to the artistic community. We hope to begin renovations later this year on 444 River Street, a 74 unit, mixed income, mixed use development. This will have a similar investment to Hudson Arthaus, resulting in 50 construction jobs over the 12 month redevelopment, and several full time employees upon opening. We have seen Hudson Arthaus spur redevelopment in the area, and are certain the same will happen with 444 River Street. These two projects are stepping stones, which help connect the downtown to north central, further expanding the walkability and livability of Troy. We feel fortunate to have been involved in the early stages of redevelopment here, and look forward to seeing Troy realize its true potential

The targeted area identified in the City of Troy's DRI application is ideally suited for the economic revitalization funding outlined by Governor Cuomo and the Regional Economic Development Councils (CREDC). If selected, Vecino Group would work collaboratively with the DRI Planning Committee, the City of Troy, state and local representatives, and our fellow community stakeholders and residents to provide support in creation and implementation of the strategic investment plan.

Vecino Group strongly supports the City of Troy's 2016 Downtown Revitalization Initiative application and looks forward to implementing this important revitalization initiative in the Collar City.

Sincerely,

Rick Manzardo
President, Vecino Group



May 27, 2016

James Barba, Co-Chair
Robert Jones, Co-Chair
Capital Region Economic Development Council
Hedley Park Place
433 River Street, Suite 1003
Troy, NY 12180

RE: Downtown Revitalization Initiative – City of Troy, NY

Distinguished Members of the Capital Region Economic Development Council:

On behalf of The Community Builders, Inc. (TCB), I am writing in support of the City of Troy's application for the 2016 Downtown Revitalization Initiative (DRI), a significant revitalization initiative which has the potential to spur economic growth and transform our neighborhoods into vibrant communities through public and private investment.

For over 50 years TCB has worked in primarily urban areas to build and sustain strong communities where people of all incomes can achieve their full potential. This work is not something that we undertake alone, but do in concert with strong municipal leaders and stakeholders such as those found in the City of Troy. Currently we are in the process of converting the former Mooradian warehouse on River Street in Troy into 67 units of mixed-income family rental apartments. This is a development where the CREDC also has an investment. We applaud the CREDC's foresight in strategically investing in areas such as North Central Troy to continue bringing our urban areas to life. We encourage the Council to consider Troy's DRI application to continue this effort.

The targeted area identified in the City of Troy's DRI application is ideally suited for the economic revitalization funding outlined by Governor Cuomo and the Regional Economic Development Councils (CREDC). If selected, TCB would work collaboratively with the DRI Planning Committee, the City of Troy, state and local representatives, and our fellow community stakeholders and residents to provide support in creation and implementation of the strategic investment plan.

TCB strongly supports the City of Troy's 2016 Downtown Revitalization Initiative application and looks forward to implementing this important revitalization initiative in the Collar City.

Sincerely,



Susan McCann
Director of Development NY & NJ

Transport Troy

May 27, 2016

James Barba, Co-Chair
Robert Jones, Co-Chair
Capital Region Economic Development Council
Hedley Park Place
433 River Street, Suite 1003
Troy, NY 12180

RE: Downtown Revitalization Initiative – City of Troy, NY

Distinguished Members of the Capital Region Economic Development Council:

On behalf of Transport Troy, I write in support of the City of Troy's application for the 2016 Downtown Revitalization Initiative (DRI), a significant revitalization initiative which has the potential to spur economic growth and transform our neighborhoods into vibrant communities through public and private investment.

Transport Troy is a group of active citizens that care about making Troy accessible to all residents regardless of their preferred method of transit. We believe that in order for Troy to be competitive, to attract new residents of all ages, and to retain current residents and families, Troy will need to make a meaningful commitment to walkability. We have successfully shepherded a Complete Streets Ordinance into law for Troy and are now fully engaged in promoting the establishment of urban trails and accessible transportation alternatives.

Transport Troy activities in the targeted area identified in the City of Troy's DRI application include developing on-street bicycle facilities to link the Riverfront Trail to the Uncle Sam Trail, a link which passes directly through North Central. We are also facilitating the installation of bike racks and "creative crosswalks" improving pedestrian safety. Our efforts have resulted in cycling education classes and community events to promote safe cycling. The majority of residents of the North Central DRI target area do not own vehicles so they depend on busses, bikes and sidewalks to access jobs, commerce and essential services. Transport Troy will collaborate with the DRI Planning Committee, the City of Troy, state and local representatives, and our fellow community stakeholders and residents to provide support in creation and implementation of the strategic investment plan.

Transport Troy strongly supports the City of Troy's 2016 Downtown Revitalization Initiative application and looks forward to implementing this important revitalization initiative in the Collar City.

Sincerely,



Jim Lewis, Co-Chair



TAP, Inc.

210 River Street
Troy, NY 12180

tel (518) 274-3050
fax (518) 274-3165

May 27, 2016

James Barba, Co-Chair
Robert Jones, Co-Chair
Capital Region Economic Development Council
Hedley Park Place
433 River Street, Suite 1003
Troy, NY 12180

RE: Downtown Revitalization Initiative – City of Troy, NY

Distinguished Members of the Capital Region Economic Development Council:

TAP, Inc., enthusiastically supports the City of Troy's application for the 2016 Downtown Revitalization Initiative (DRI). We are fully aligned with Troy's commitment to the North Central target area as the administration seeks to expand Troy's economic renaissance to the north and south of our central downtown. A focused planning effort in these neighborhoods will help assure appropriate growth and development without widespread displacement.

As the Community Design Center for the Capital Region, TAP's work promotes livable, inclusive cities and sustainable community development. TAP offers affordable architectural, planning, and historic preservation services to individuals, communities and organizations who seek to improve the places and policies that shape our cities. Founded in 1971 as not-for-profit corporation, we have 40+ years of expertise as advocates for participatory planning and public engagement.

TAP was formed by young activist architects in response to the devastation that a DOT highway project proposed for this economically fragile neighborhood. These blocks of historically significant, walkable, urban mixed income and mixed use buildings are largely intact today due to my predecessor's vision and diligence. TAP's work in North Central ranges from residential repairs to adaptive reuse of industrial buildings; as well as planning studies and special events. All of our work is focused on urban revitalization, architectural preservation, sustainability, fair housing and removal of architectural barriers.

As Director of TAP, and as recent chair of the Troy Planning Commission, I know that our city administration is committed and equipped to follow through on implementation of the DRI initiatives. I lend TAP's full support to the effort.

Sincerely,

A handwritten signature in black ink, appearing to read "Barbara Nelson", followed by a horizontal line extending to the right.

Barbara Nelson, Executive Director



Boys & Girls Club
1700 7th Avenue
Troy, NY 12180
(518) 274-3781
www.tbgc.org

May 18, 2016

James Barba, Co-Chair
Robert Jones, Co-Chair
Capital Region Economic Development Council
Hedley Park Place
433 River Street, Suite 1003
Troy, NY 12180

RE: Downtown Revitalization Initiative – City of Troy, NY

Distinguished Members of the Capital Region Economic Development Council:

On behalf of Troy Boys & Girls Club I am writing in support of the City of Troy's application for the 2016 Downtown Revitalization Initiative (DRI), a significant revitalization initiative which has the potential to spur economic growth and transform our neighborhoods into vibrant communities through public and private investment.

Troy Boys & Girls Club has been a cornerstone of youth development in our great city since 1903. Our mission "To serve the young people of our community by providing safe places and positive programs that enhance their moral, intellectual, social, and physical development." We offer daily access to a broad range of programs in five core program areas (Character and Leadership Development; Education and Career Development; Health and Life Skills; The Arts; and Sports, Fitness and Recreation) and several specialized initiatives. All programs are designed to drive positive outcomes for youth and reinforce necessary life skills.

The targeted area identified in the City of Troy's DRI application is ideally suited for the economic revitalization funding outlined by Governor Cuomo and the Regional Economic Development Councils (CREDC). If selected, [organization] would work collaboratively with the DRI Planning Committee, the City of Troy, state and local representatives, and our fellow community stakeholders and residents to provide support in creation and implementation of the strategic investment plan.

Troy Boys & Girls Club strongly supports the City of Troy's 2016 Downtown Revitalization Initiative application and looks forward to implementing this important revitalization initiative in the Collar City.

Sincerely,

Patrick Doyle

Patrick Doyle
CEO

Troy Community Land Bank Corporation

415 River Street, Troy, New York 12180

phone: 272-8289 ext. 222, 518.279-7155

May 27, 2016

James Barba, Co-Chair
Robert Jones, Co-Chair
Capital Region Economic Development Council
Hedley Park Place
433 River Street, Suite 1003
Troy, NY 12180

RE: Downtown Revitalization Initiative – City of Troy, NY

Distinguished Members of the Capital Region Economic Development Council:

On behalf of The Troy Community Land Bank, Inc. (TCLB), I am writing in support of the City of Troy's application for the 2016 Downtown Revitalization Initiative (DRI), a significant revitalization initiative which has the potential to spur economic growth and transform our neighborhoods into vibrant communities through public and private investment.

The Troy Community Land Bank's mission is to redevelop vacant, abandoned and under-utilized properties through community partnerships and strategic planning. Our goal is to encourage economic growth, long-term sustainability and new opportunities for all of Troy's residents and businesses. The Land Bank's targeted area overlaps with the investment area identified in the DRI application. Within this targeted area, the Land Bank is leveraging over \$1.25 million in grant awards to reclaim, rehabilitate and resell vacant and distressed properties. Our primary focus is on returning these buildings to productive use, with a strong mission preference for lower to middle income (80% to 120% of AMI) owner occupancy. Those buildings which are too far gone to be restored are removed from the urban landscape. This twin approach of rehabilitation and right-sizing helps the City combat blight and vacancy within the neighborhoods.

The targeted area identified in the City of Troy's DRI application is ideally suited for the economic revitalization funding outlined by Governor Cuomo and the Regional Economic Development Councils (CREDC). If selected, the Troy Community Land Bank would work collaboratively with the DRI Planning Committee, the City of Troy, state and local representatives, and our fellow community stakeholders and residents to provide support in creation and implementation of the strategic investment plan.

TCLB strongly supports the City of Troy's 2016 Downtown Revitalization Initiative application and looks forward to implementing this important revitalization initiative in the Collar City.

Sincerely,

Joe Fama, R.A.

Executive Director
Troy Community Land Bank



Administrative Offices

One Eddy's Lane
Troy, NY 12180

Phone: (518) 273-3600
Fax: (518) 274-6633

May 20, 2016

James Barba, Co-Chair
Robert Jones, Co-Chair
Capital Region Economic Development Council
Hedley Park Place
433 River Street, Suite 1003
Troy, NY 12180

RE: Downtown Revitalization Initiative – City of Troy, NY

Distinguished Members of the Capital Region Economic Development Council:

On behalf of the Troy Housing Authority, I am writing in support of the City of Troy's application for the 2016 Downtown Revitalization Initiative (DRI), a significant revitalization initiative which has the potential to spur economic growth and transform our neighborhoods into vibrant communities through public and private investment.

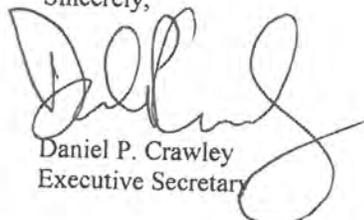
The Troy Housing Authority's mission is to provide decent, safe and affordable housing to individuals and families of low and fixed incomes as they strive for self-sufficiency. Troy Housing Authority provides housing subsidy to more than 2,000 households throughout the City of Troy, including 1,200 Public Housing apartments at 10 sites. Representatives from the Troy Housing Authority serve on numerous community committees, regularly attend neighborhood group meetings and have participated in Realize Troy, the development of the city's new Comprehensive Plan.

We understand that the City of Troy's DRI application identifies the North Central neighborhood as the target area. In this neighborhood, we have over 150 apartments at Martin Luther King and Fallon Apartments. Not long ago we improved the Fallon Apartments site by building a Community Center situated to be an asset to both our residents and the broader community. Neighborhood groups and community organizations have utilized this space to hold various training sessions, services and activities. Presently, plans are well underway to make significant improvements to both of these sites that will greatly enhance how the residents connect with the broader community.

The efforts of the Troy Housing Authority and the City of Troy are ideally suited to benefit greatly from the economic revitalization funding outlined by Governor Cuomo and the Regional Economic Development Councils (CREDC). If selected for funding, the Troy Housing Authority looks forward to working collaboratively with the DRI Planning Committee, the City of Troy, state and local representatives, and our fellow community stakeholders and residents to provide support in creation and implementation of the strategic investment plan.

The Troy Housing Authority strongly supports the City of Troy's 2016 Downtown Revitalization Initiative application and looks forward to implementing this important revitalization initiative in the Collar City.

Sincerely,



Daniel P. Crawley
Executive Secretary

*APARTMENTS UNDER MANAGEMENT: Conway Court ♦ Corliss Park ♦ Arnold E. Fallon
Grand Street ♦ Grisvold Heights ♦ Edward A. Kane ♦ John F. Kennedy ♦ Martin Luther King
Margaret W. Phelan ♦ Catherine M. Sweeney ♦ John P. Taylor ♦ Section 8 Rental Assistance*

Troy

Industrial Development Authority

May 31, 2016

James Barba, Co-Chair
Robert Jones, Co-Chair
Capital Region Economic Development Council
Hedley Park Place
433 River Street, Suite 1003
Troy, NY 12180

RE: Downtown Revitalization Initiative – City of Troy, NY

Distinguished Members of the Capital Region Economic Development Council:

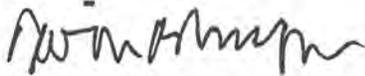
On behalf of The Troy IDA, I am writing in support of the City of Troy's application for the 2016 Downtown Revitalization Initiative (DRI), a significant revitalization opportunity which has the potential to spur economic growth and transform our neighborhoods into vibrant communities through public and private investment.

The Troy IDA has been actively involved in past and current projects throughout Troy, making significant reinvestments back into the community and looks forward to working with the city on future development opportunities through the Downtown Revitalization Initiative.

The targeted area identified in the City of Troy's DRI application is ideally suited for the economic revitalization funding outlined by Governor Cuomo and the Regional Economic Development Councils (CREDC). If selected, [organization] would work collaboratively with the DRI Planning Committee, the City of Troy, state and local representatives, and our fellow community stakeholders and residents to provide support in creation and implementation of the strategic investment plan.

[Organization] strongly supports the City of Troy's 2016 Downtown Revitalization Initiative application and looks forward to implementing this important revitalization effort in the Collar City.

Sincerely,



Kevin O'Bryan
Chairman, Troy IDA



James Barba, Co-Chair
Robert Jones, Co-Chair
Capital Region Economic Development Council
Hedley Park Place
433 River Street, Suite 1003
Troy, NY 12180

RE: Downtown Revitalization Initiative – City of Troy, NY

Distinguished Members of the Capital Region Economic Development Council:

I write in support of the City of Troy's application for the 2016 Downtown Revitalization Initiative (DRI), a significant program that has the potential to spur economic growth and transform our neighborhoods into vibrant communities through public and private investment.

As the CEO of Gramercy Communications located in Troy and Founder of the Troy Innovation Garage I have personally invested millions of dollars in the Collar City economy and truly believe in the revitalization of this historic urban city.

Over the past five years, Troy has made great strides, but we have a ways to go. Now is the perfect time for a strategic investment of this magnitude!

For my part as an entrepreneur committed to community development, Troy Innovation Garage is a totally unique entrepreneurial ecosystem that includes co-working space, studio space, and private offices for the creative economy. The project we have undertaken is a massive redevelopment of a building in Downtown Troy, NY that sat dormant for decades. 22-24 4th Street was built in 1871 and its most famed use was home to The Troy Automobile Exchange from 1903-1920, a dealership for Buffalo-built Pierce Arrows. The development of 'The Garage' brand pays homage to the history of the property as well as a nod to innovation that entrepreneurs create in garage-built businesses. In addition to the Garage itself we have developed a new non-profit program, called "Spark Exchange," that will run a business incubator aimed at seed-level creative economy companies.

The targeted area identified in the City of Troy's DRI application is ideally suited for the economic revitalization funding outlined by Governor Cuomo and the Regional Economic Development Councils (CREDC). If Troy is selected, the Troy Innovation Garage commits to work collaboratively with the DRI Planning Committee, the City of Troy, state and local representatives, and our fellow community stakeholders and residents to provide support in creation and implementation of the strategic investment plan.

On behalf of the creative community of entrepreneurs in Troy, we urge you to give due consideration to the City of Troy's 2016 Downtown Revitalization Initiative application. If you should require further

information please feel free to reach out to me directly. I look forward to implementing this important revitalization initiative in the Collar City.

Sincerely,

A handwritten signature in black ink that reads "Tom Nardacci". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Tom Nardacci

5/31/2016

James Barba, Co-Chair
Robert Jones, Co-Chair
Capital Region Economic Development Council
Hedley Park Place
433 River Street, Suite 1003
Troy, NY 12180

RE: Downtown Revitalization Initiative – City of Troy, NY

Distinguished Members of the Capital Region Economic Development Council:

On behalf Troy Preparatory Charter School, we are writing in support of the City of Troy's application for the 2016 Downtown Revitalization Initiative (DRI), a significant revitalization initiative which has the potential to spur economic growth and transform our neighborhoods into vibrant communities through public and private investment.

Troy Preparatory Charter School is a rigorous, college prep public school whose mission is to prepare all students to enter and succeed in college through effort, achievement, and the content of their character. Troy Prep is free and open to all families. Our Elementary School opened with the first class of Kindergarteners in August 2011, and has grown to serve 306 students in Kindergarten through 4th grades. Our Middle School opened with the first class of 5th graders in 2009-2010, and has grown to serve 210 students in 5th through 8th grades.

The targeted area identified in the City of Troy's DRI application is ideally suited for the economic revitalization funding outlined by Governor Cuomo and the Regional Economic Development Councils (CREDC). If selected, Troy Preparatory Charter School would work collaboratively with the DRI Planning Committee, the City of Troy, state and local representatives, and our fellow community stakeholders and residents to provide support in creation and implementation of the strategic investment plan.

Troy Preparatory Charter School strongly supports the City of Troy's 2016 Downtown Revitalization Initiative application and looks forward to implementing this important revitalization initiative in the Collar City.

Sincerely,



Katie Yezzi
Senior Principal
Troy Preparatory Charter School



Mark Muscatiello
Senior Director of Operations
Troy Preparatory Charter School



**TROY
REHABILITATION
& IMPROVEMENT
PROGRAM, INC.**

TRIP MAIN OFFICE
415 RIVER STREET, 3rd Fl.
TROY, NY 12180
TEL: 518.272.8289
FAX: 518.272.1950

**TRIP NEIGHBORWORKS®
HOMEOWNERSHIP
CENTER**
415 RIVER STREET, 2nd Fl.
TROY, NY 12180
TEL: 518.690.0020
FAX: 518.690.0025

E-MAIL
info@triponline.org

WEBSITE
www.triponline.org



NeighborWorks®
CHARTERED MEMBER

May 20, 2016

James Barba, Co-Chair
Robert Jones, Co-Chair
Capital Region Economic Development Council
Hedley Park Place
433 River Street, Suite 1003
Troy, NY 12180

RE: Downtown Revitalization Initiative – City of Troy, NY

Distinguished Members of the Capital Region Economic Development Council:

On behalf of Troy Rehabilitation and Improvement Program (TRIP), I am writing in support of the City of Troy's application for the 2016 Downtown Revitalization Initiative (DRI), a significant revitalization initiative which has the potential to spur economic growth and transform our neighborhoods into vibrant communities through public and private investment.

TRIP, Inc. is a not-for-profit, grassroots organization created in 1968 to assist low- and moderate-income families in Troy achieve the dream of home ownership. Since then, TRIP has developed an array of rental and community-based programs to stabilize Troy's communities while providing affordable housing opportunities to residents. Through an affiliation with Rensselaer County Housing Resources (RCHR), TRIP's homeownership programs have been expanded throughout the county and the Capital District.

TRIP's mission is to **connect individuals and families with resources and knowledge to live in desirable homes and create vibrant sustainable communities.**

The targeted area identified in the City of Troy's DRI application is ideally suited for the economic revitalization funding outlined by Governor Cuomo and the Regional Economic Development Councils (CREDC). If selected, TRIP would work collaboratively with the DRI Planning Committee, the City of Troy, state and local representatives, and our fellow community stakeholders and residents to provide support in creation and implementation of the strategic investment plan.

TRIP strongly supports the City of Troy's 2016 Downtown Revitalization Initiative application and looks forward to implementing this important work in the Collar City.

Sincerely,

Christine Nealon
Executive Director



Troy Youth Association, Inc.

TROY CYO CENTER

RAYMOND R. PISCITELLI
Executive Director

May 19, 2016

James Barba, Co-Chair
Robert Jones, Co-Chair
Capital Region Economic Development Council
Hedley Park Place
433 River Street, Suite 1003
Troy, NY 12180

PO Box 867
237 Fourth Street, Troy, New York 12181
Telephone (518) 274-2630
Fax (518) 274-2734
E-Mail: rpisci2624@aol.com
www.troyyouthcyo.org

RE: Downtown Revitalization Initiative – City of Troy, NY

Distinguished Members of the Capital Region Economic Development Council:

On behalf of the Troy Youth Association Inc (CYO), I am writing in support of the City of Troy's application for the 2016 Downtown Revitalization Initiative (DRI), a significant revitalization initiative which has the potential to spur economic growth and transform our neighborhoods into vibrant communities through public and private investment.

Our Agency sponsors a variety of youth activities for the neighborhood which has a recent history of violent crime which is estimated at four times the national level. Our agency located in the South Central section of Troy has continued to uphold its Mission to sponsor a wide range and variety of quality programs (Day Camp, After School Child Care, Teen programs and community events) which is intended to provide all with the opportunities through these leisure time activities and social interaction to grow and mature into responsible adults.

The targeted area identified in the City of Troy's DRI application is ideally suited for the economic revitalization funding outlined by Governor Cuomo and the Regional Economic Development Councils (CREDC). If selected, the Troy Youth Association Inc (CYO) would work collaboratively with the DRI Planning Committee, the City of Troy, state and local representatives, and our fellow community stakeholders and residents to provide support in creation and implementation of the strategic investment plan.

The Troy Youth Association Inc (CYO) strongly supports the City of Troy's 2016 Downtown Revitalization Initiative application and looks forward to implementing this important revitalization initiative in the Collar City.

Sincerely,

Raymond R. Piscitelli
Executive Director

A United Way Agency

Sponsorship of: After-School Child Care Program • Summer Day Camp
Grammar School and High School Activities • Adult Programs

May 31, 2016

James Barba, Co-Chair
Robert Jones, Co-Chair
Capital Region Economic Development Council
Hedley Park Place
433 River Street, Suite 1003
Troy, NY 12180



RE: Downtown Revitalization Initiative – City of Troy, NY

Distinguished Members of the Capital Region Economic Development Council:

On behalf of Unity House of Troy, Inc., I am writing in support of the City of Troy's application for the 2016 Downtown Revitalization Initiative (DRI), a significant revitalization initiative which has the potential to spur economic growth and transform our neighborhoods into vibrant communities through public and private investment.

Unity House is dedicated to enhancing the quality of life for people living in poverty, adults with mental illness, victims of domestic violence, people living with HIV/AIDS, children with developmental delays and their families and others whose needs can effectively be met by Unity House services and philosophy.

The targeted area identified in the City of Troy's DRI application is ideally suited for the economic revitalization funding outlined by Governor Cuomo and the Regional Economic Development Councils (CREDC). If selected, Unity House would work collaboratively with the DRI Planning Committee, the City of Troy, state and local representatives, and our fellow community stakeholders and residents to provide support in creation and implementation of the strategic investment plan.

Unity House strongly supports the City of Troy's 2016 Downtown Revitalization Initiative application and looks forward to implementing this important revitalization initiative in the Collar City.

Sincerely,

Christopher Burke
Chief Executive Officer

2431 Sixth Avenue
Troy, NY 12180-2227
518.274.2607
fax 518.271.8502
www.UnityHouseNY.org

MAKING LIFE BETTER FOR

People Living in Poverty | Adults with Mental Illness | People Living with HIV/AIDS | Victims of Domestic Violence | Children with Developmental Delays

May 30, 2016

James Barba, Co-Chair
Robert Jones, Co-Chair
Capital Region Economic Development Council
Hedley Park Place
433 River Street, Suite 1003
Troy, NY 12180

RE: Downtown Revitalization Initiative – City of Troy, NY

Distinguished Members of the Capital Region Economic Development Council:

On behalf of Urban Strategies, I am writing in support of the City of Troy's application for the 2016 Downtown Revitalization Initiative (DRI), a significant revitalization initiative which has the potential to spur economic growth and transform Troy's neighborhoods into vibrant communities through public and private investment.

Urban Strategies Inc. is a planning and urban design firm that offers a wide range of services to public and private clients in Canada, the U.S., Europe and Asia. In 2014, the City of Troy engaged Urban Strategies to lead a multidisciplinary team of consultants on the development of a new Comprehensive Plan, Realize Troy. This highly consultative process aims to best position the City for success and prosperity in the 21st century. The Comprehensive Plan – the first in 50 years - will chart a clear roadmap for the future of the city and will guide municipal decision-making, investment, development, and land use planning.

The targeted area identified in the City of Troy's DRI application is ideally suited for the economic revitalization funding outlined by Governor Cuomo and the Regional Economic Development Councils (CREDC). If selected, Urban Strategies would work collaboratively with the DRI Planning Committee, the City of Troy, state and local representatives, and community stakeholders and residents to provide support in creation and implementation of the strategic investment plan.

Urban Strategies strongly supports the City of Troy's 2016 Downtown Revitalization Initiative application and looks forward to implementing this important revitalization initiative in the Collar City.

Sincerely,



Mark Reid
Partner, B. L. Arch, OALA, CSLA, APA

8) **Challenges.** Identify current challenges or other impediments facing downtown development initiatives.

The Marina District's built form and proximity to the river present the largest challenges to building the connection between Troy's CBD and its North Central Neighborhood. However, the challenges can be viewed as opportunities if addressed correctly.

Urban renewal brought much change to the infrastructure that existed in Troy. The expansion of Hoosick Street resulted in large overpass structure over two of the city's main thoroughfares. The built environment at the Green Island Bridge is very suburban in design and doesn't honor the urban built form it replaced. It created a mental wall to expansion north and also created an unfriendly and dangerous intersection for all modes of travel.

These two areas are our major entrance points to the city. Over 40,000 cars travel these routes daily and these gateways are often the first glimpse of the city drivers and passengers will have. These entry points could become much more aesthetically pleasing and functional for vehicles, bicyclists, pedestrians and others. This challenge should be addressed by reimagining these gateways and undertaking improvements in and around them. The City, in 2015 received a grant for planning and design of the crossroads at the Green Island Bridge. Funding the construction of this improved gateway would be a priority.

Under the bridges is a totally different situation. Owned by DOT, the City is challenged with design decisions by agencies not in our control. Certainly individual agreements exist for temporary uses, but an overall plan doesn't exist. The vast area is a sea of concrete and blacktop and acts as a divide between north and south. We would welcome partnerships on this project to improve these areas. The area under the Hoosick Street Bridge is three blocks long and one block wide.

Understanding that DOT will need access to this location for repair work, we would like to work with NYS to come up with a more welcoming, inclusive design that will become a destination rather than somewhere to avoid. Lighting, shade park design, basketball courts, inline and ice skating and gathering spaces all leading to the Riverfront Park that connects to the Riverwalk are what we envision. Road design and Complete Streets could heavily influence the feel of these three blocks and make it into a pedestrian and recreation friendly area at the base of one of the region's busiest streets. Imagine coming straight down Hoosick Street leaving a seven lane highway, and entering an area that has greenery, structures, playground and streetscape; it automatically slows traffic and gives the sense of entering a different environment. Design can trigger emotion and we should build to promote happiness instead of fear.

Under the Green Island Bridge is part of the Riverfront North extension that was awarded a CFA in 2012. Currently it is being coordinated with the replacement of the Seawall and new marina that the City received funding for through FEMA. This area will be the first phase of the Riverwalk that will extend the almost two miles of this District into the Central Business District. Planned for this area adjacent to the bridge is access to the river; an improved entertainment area, as this lot is often used for music venues; and a small amphitheater area for shows or movies under the bridge. Work will commence on the sea wall in late 2016 with anticipated completion of the combined projects by summer 2018.

Lighting of the district isn't necessarily a challenge but it is certainly something that must be addressed to create a safe and comfortable space. In 2007, a private developer worked with RPI



Lighting Research Center to create a master lighting plan for the district. This lighting plan not only addresses the street lighting but also lighting for buildings (see excerpts from the plan below) and bridges. The Green Island Bridge, unique in its own design, can become a large piece of artwork just through lighting. Similar to the Hedley building's lighting, lighting can be programmed to change colors, patterns and timing to become art in itself.

As many other historic riverfront cities in Upstate NY, Troy's waterfront once had a thriving industrial base. With this rich heritage comes remnants of this past. Northern sites of this District, adjacent to the Ingalls Avenue boat launch, bear the cross of our fathers. Brownfield sites become challenging to redevelop. Coupled with incentives and credits, developers can look to these sites for new construction opportunities while the City can create a public park accessible for everyone. In addition to brownfield sites, many of the existing development sites, while affordable to purchase, have significant environmental challenges that need to be addressed for the highest and best use for the future of Troy.

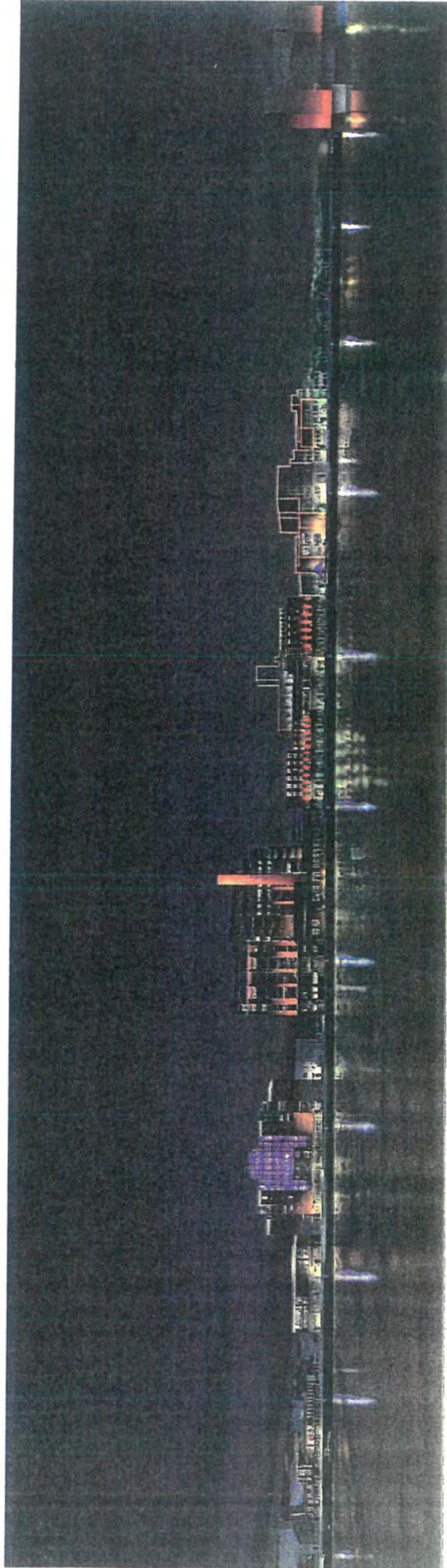
Blight and vacancy has been an opportunity in our larger buildings. Blight and vacancy in our residential neighborhoods continues to pose challenges for those who desire a homestead, but are overwhelmed by the process to get a property ready for occupancy. Working with the Land Bank and our nonprofit partners in home ownership opportunities will enable us to tackle the blight and vacancy to return the neighborhood to its original density while maintaining the original historic character that speaks to many. Redevelopment of the waterfront will drive demand for housing in the district which will stimulate private investment.

Accessibility to the river, while visibly easy, can be challenging in certain locations. Historic use of the buildings had them built with limited space between the buildings and the river. Some areas have only a roadway between them. Reimagining the use of materials can provide a pathway to continue the Riverwalk. In some circumstances, working with other agencies, we can use built forms, such as a boardwalk, in those areas where there is a natural waterfront.

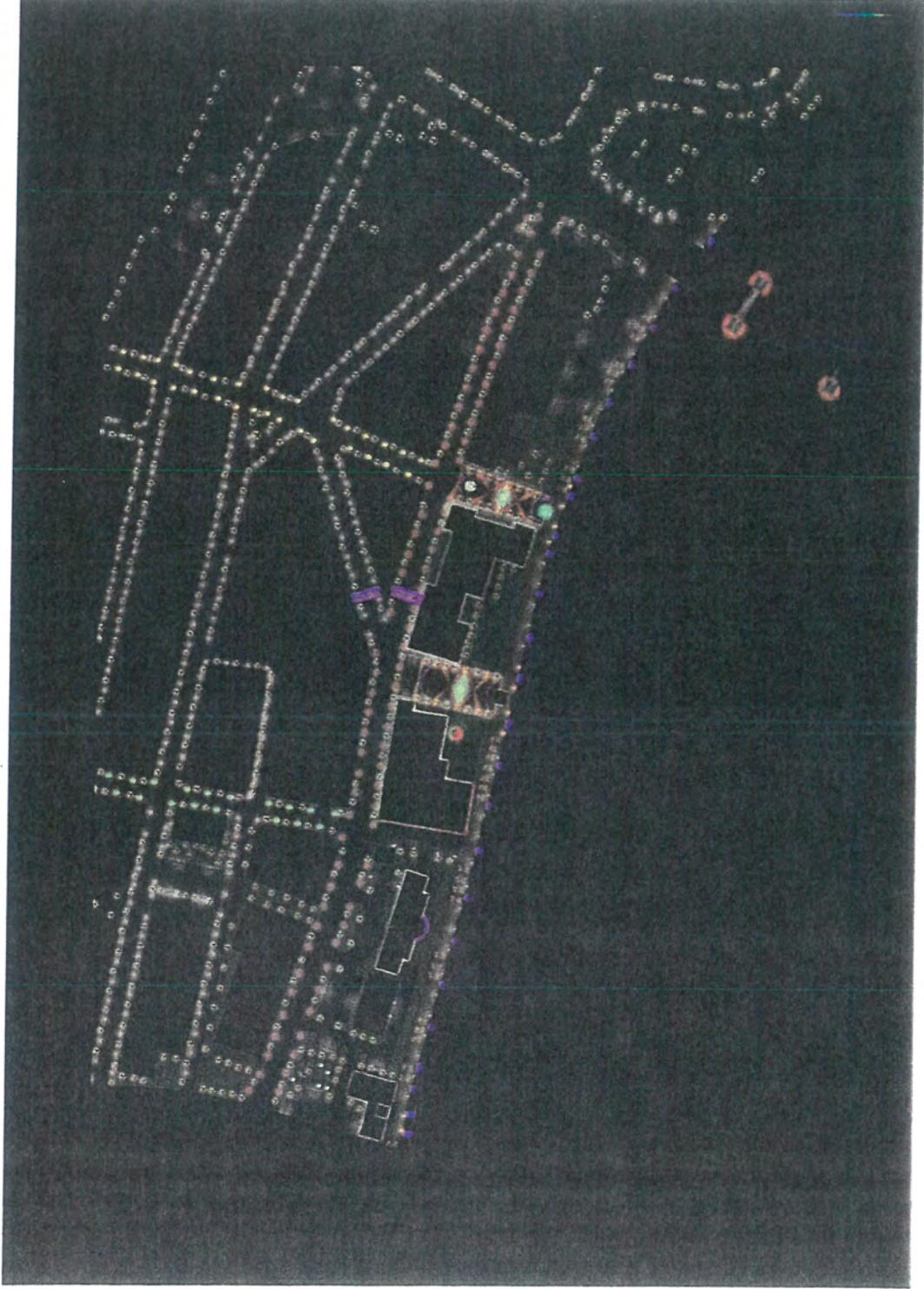
These challenges are not insurmountable. Rather, working with our NYS and Federal partners, the City can embrace creative design to not only deliver functionality but also place-making in its best form.

The Marina District's waterfront shore is underutilized and underwhelming. Many waterfront lots are sites of parking lots. With some of the waterfront planning complete, shovel-ready rehabilitation of historic buildings about to begin, and the hope of the DRI award, Troy is positioned to significantly alter the way that people experience its waterfront. The DRI funds and the strategic planning process (enabling a well-executed plan to be carried forward), would enable this long-awaited vision to be carried out, further propelling investment in the District, City and Region.

Hedley District Outdoor Lighting/Master Plan Phase

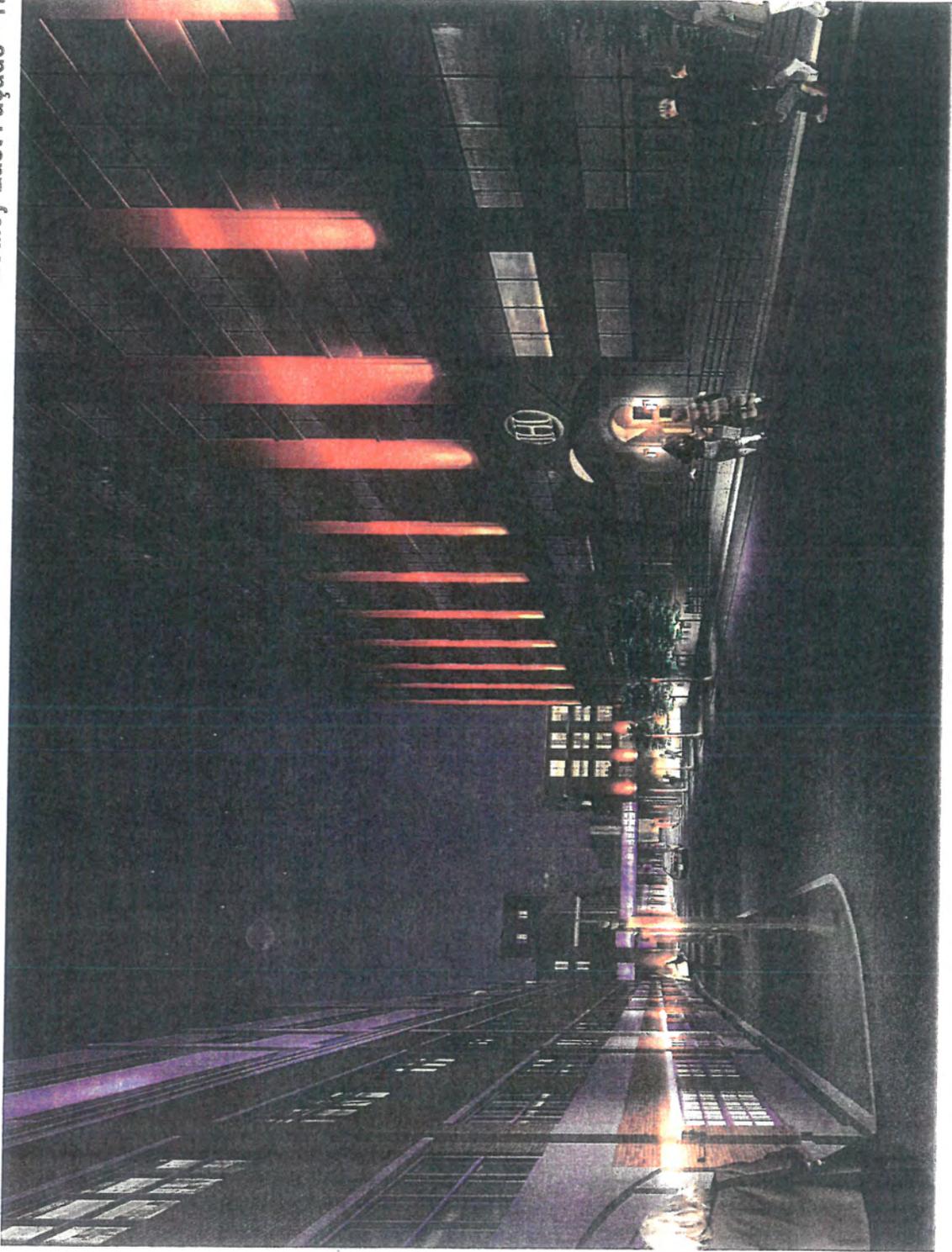


Hedley District by Night



View from the river, from Collar City Bridge to Green Island Bridge

Hedley East Façade – River Street



Flanigan Square





Vibrant "Node" – Intersection of Jacob Street and Promenade



- 9) **Other.** Provide **WEB LINKS** to any other relevant information. For example: plans, reports, news articles etc.

See attached table below.

****Please complete Appendix A-C on pages 4-6 (below)****

DRI QUESTION 9: OTHER -WEB LINKS			
What (Name of Document / brief description of what will see there)	Brief Description of How Relevant to DRI	Web Link	
LINKS REFERRED TO WITHIN THE GRANT APPLICATION:			
Troy's State of the Downtown Report by Troy's BID	DRI goals align with Troy's	http://www.gramercommunications.com/wp-content/uploads/2014/12/GC_SDTR_FINAL_LR.pdf	
Realize Troy Comprehensive Planning Process	In Process. DRI goals align with Troy's	http://www.realizetrov.com/resources/	
Capital Region Economic Development Council's Upstate Revitalization Initiative (URI): Capital 20.20	DRI goals align with URI's	https://www.ny.gov/sites/ny.gov/files/atoms/files/CRREDC_URI_FinalPlan.pdf	
Realize Troy - Economy	Good summary of economy	http://www.realizetrov.com/wp-content/uploads/sites/6/2014/09/Economy-Jobs-Education_web1.pdf	
Realize Troy - Emerging	Summary of where we are now in Comp Plan process - lmany goals aligning with DRI	http://www.realizetrov.com/wp-content/uploads/sites/6/2014/09/Realize-Troy-Overview-of-Plan-Directions_web.pdf	
5 Year Consolidated Plan(CDBG) – City of Troy	Focus on 2010-2014 Consolidated Plan for DRI)	http://www.troyny.gov/Departments/HousingCommDev/consolidatedplan.aspx	
A Plan for a Public Park on the Hudson River, March 2002 (This plan refers to the City-owned land at Ingalls Ave. in the Marina District about to become a boat launch and a yet-to-be-named public park)	Q. 5	http://www.troyny.gov/special/dri.aspx	
Potential partner for installing urban playscapes - video at bottom	Q. 5	https://playeverywhere.kaboom.org/	
City of Troy's Complete Streets Ordinance	Q. 6	http://energizeny.org/participating_municipalities	
Energize NY Communities	Q. 6	http://cdrpc.org/wp-content/uploads/2015/05/City-of-Troy-Community-Profile.pdf	
Troy's Climate Smart Communities Pledge	Q. 6	https://www.youtube.com/watch?v=WvRrMzF6KYI	
Video of CDTA's Bus Rapid Transit Line	Q. 6		
Q.6 Steven Strichman Hired by Troy	Q. 6		
Q6 Laura Welles Grant Writer Press Release.pdf	Q. 6		
Q6 Cheryl Kennedy Dir Eco-Dev ABR - May 2016.pdf	Q. 6		
North central Troy	Q. 3		
OTHER ARTICLES /PRESS RELEASES:			
		ALL ARTICLES CAN BE VIEWED FROM THE FOLLOWING WEBLINK:	
		http://www.troyny.gov/special/dri.aspx	
New Apartments Planned for Old Troy Warehouse		http://www.troyny.gov/special/dri.aspx	
CDTA Awarded \$650,000 for Transit Center		http://www.troyny.gov/special/dri.aspx	
Downtown Troy's Quackenbush Building gets another startup that's ready to grow		http://www.troyny.gov/special/dri.aspx	
Troy incubator Center of Gravity opens its doors		http://www.troyny.gov/special/dri.aspx	
		http://www.troyny.gov/special/dri.aspx	

Q1 TWC News - New Apartments Planned for Old Troy Warehouse.pdf	Q. 1	http://www.troyny.gov/special/dri.aspx
Q3 Schumer - FEMA to fund \$12.8M rebuild of Troy's seawall.pdf	Q. 3	http://www.troyny.gov/special/dri.aspx
Q3 & 4 Albany Biz Review - Calling all developers Apprenda prepares for hiring.pdf	Q. 3	http://www.troyny.gov/special/dri.aspx
Q3 Albany Biz Review - Hudson Arthaus' is name for new	Q. 3	http://www.troyny.gov/special/dri.aspx
Q3 Albany Biz Review - Downtown Troy's Quackenbush Building gets another startup that's ready to grow.pdf	Q. 3	http://www.troyny.gov/special/dri.aspx
Q3 Albany Biz Review - Troy incubator Center of Gravity opens its doors.pdf	Q. 3	http://www.troyny.gov/special/dri.aspx
Q3 Biz Review - First look at Hudson Valley's \$14 million manufacturing center.pdf	Q. 3	http://www.troyny.gov/special/dri.aspx
Q3 Times Union - A fresh idea for incubating creative economy to grow on Fourth Street in Troy.pdf	Q. 3	http://www.troyny.gov/special/dri.aspx
Q3 Times Union - Troy-based Apprenda raised \$24 Million	Q. 3	http://www.troyny.gov/special/dri.aspx
Q3 Troy Record - City of Troy receives grants to fix and plant new trees.pdf	Q. 3	http://www.troyny.gov/special/dri.aspx
Q3 Troy Record - Software developer raises \$24 million.pdf	Q. 3	http://www.troyny.gov/special/dri.aspx
Q4 Albany Biz Review - Check out this marketing startup's new downtown Troy office.pdf	Q. 4	http://www.troyny.gov/special/dri.aspx
Q4 Albany Biz Review - Why the next 12 months are crucial for this Troy tech startup.pdf	Q. 4	http://www.troyny.gov/special/dri.aspx
Q4 Albany Biz Review - Why this virtual reality startup is starting to hire in downtown Troy.pdf	Q. 4	http://www.troyny.gov/special/dri.aspx
Q5 Albany Biz Review - \$19.4 million Hudson Arthaus project opens in Troy.pdf	Q. 5	http://www.troyny.gov/special/dri.aspx
Q5 Times Union - Work under way in Troy on old Mooradian's site.pdf	Q. 5	http://www.troyny.gov/special/dri.aspx
Q6 Times Union - Troy to level rotting buildings with \$500K from land bank.pdf	Q. 6	http://www.troyny.gov/special/dri.aspx
Q6 Troy Record - Regional land bank director chosen as Troy's chief development official.pdf	Q. 6	http://www.troyny.gov/special/dri.aspx
Q3 & 6 CDTA Awarded \$650,000 for Transit Center.pdf	Q. 3	http://www.troyny.gov/special/dri.aspx
Q4 Officials praise P-Tech Program - Record 1-13-16.pdf	Q. 4	http://www.troyny.gov/special/dri.aspx
Q5 KaBOOM! Play Everywhere Chlinge - Tech Insider.pdf	Q. 5	http://www.troyny.gov/special/dri.aspx
Q5 Lew Private Funds Art Prjct - Gazette 4-6-16.pdf	Q. 5	http://www.troyny.gov/special/dri.aspx
Q5 Officials open Troy marina for season TU 5-24-16.pdf	Q. 5	http://www.troyny.gov/special/dri.aspx
Q5 Release - Downtown Troy BID-Troy Events.pdf	Q. 5	http://www.troyny.gov/special/dri.aspx
Q5 Troy Record - Bike Path Work to Begin Soon.pdf	Q. 5	http://www.troyny.gov/special/dri.aspx
Q6 CDTA Uncle Sam transit Ctr - Record 3-24-16.pdf	Q. 6	http://www.troyny.gov/special/dri.aspx
Q6 Cheryl Kennedy Dir Eco-Dev ABR - May 2016.pdf	Q. 6	http://www.troyny.gov/special/dri.aspx
Q6 Land bank for Troy wins NY approval - TU 9-26-14.pdf	Q. 6	http://www.troyny.gov/special/dri.aspx
Q6 Ready Troy comprehensive plan - Record 3-16-16.pdf	Q. 6	http://www.troyny.gov/special/dri.aspx
Q6 Troy \$524k Fed Firefighting Grants 5-21-16.pdf	Q. 6	http://www.troyny.gov/special/dri.aspx
Q6 Troy 'Complete Streets' leader - Release 2-10-15.pdf	Q. 6	http://www.troyny.gov/special/dri.aspx

OTHER LINKS RELEVANT TO TROY'S APPLICATION:	
Troy Cultural Alliance	http://www.troyculture.org/
Downtown Troy Business Improvement District	http://www.downtowntroy.org/mission/
Habitat for Humanity	http://www.habitat.org/
Transport Troy	http://www.transporttroy.com/about.html
School One Development	http://www.redburndev.com/#school-one-troy/cfvg
Tapestry on the Hudson	http://www.tcbinc.org/where-we-work/pipeline/item/537-tapestry-on-the-hudson.html
The Hudson Arthaus	http://www.hudsonarthaus.com
Wolff's Biergarten	http://www.wolffsbiergarten.com/troy-new-york
Capital Roots	http://www.capitalroots.org/
Hedley District	http://hedleydistrict.com/the-future/
First Columbia Property Services	http://firstcolumbiapropertyservices.com/real-estate-services/
Troy's Ingalls Avenue Boat Launch and Park	http://www.troyny.gov/cityprojects/ingallsavepark.aspx
Vecino Group	http://www.vecinogroup.com/gut-check-index
The Community Builders	http://www.tcbinc.org/communities.html
Connection system for watercraft	http://www.nysmarinehighway.com/
Facebook page for marina	https://www.facebook.com/TroyDowntownMarina/
Details on the marina for boaters	https://activecaptain.com/quicklists/marina.php?name=Troy_Downtown_Marina_Troy_NY&i=4127783737



Appendix A: Executive Summary (not to exceed 3 pages).

The Governor has announced in 2016 that State grant funding is to be directed toward projects that celebrate the Bicentennial of the Erie Canal between 2017 and 2025. The project proposed for this Downtown Revitalization Initiative (DRI), namely, Troy's Marina District, is perfectly poised to do just that. The City of Troy is the easternmost city within the Erie Canalway National Heritage Corridor. Troy is also the Gateway to the Erie Canal with the first lock of the current canal system being located in the City. For the centennial celebration of the Erie Canal, lauded New York State Engineer and Surveyor Roy Finch wrote that the Erie Canal's path proceeded "across the state from Troy on the Hudson River to Tonawanda [on the] Niagara River."

The specific neighborhood of the Marina District proposed here captures the spirit of Troy's connection to the waterway and vessels of the Erie Canal given that the Troy Lock (known to locals and boaters as Lock 1) is located adjacent to (and just upstream from) the Marina District, making this neighborhood the Gateway to the entire canal system, including the Champlain Canal. Just as the waterfront provides an immense sense of place for the District, so too, does the many historical buildings.

As other large cities have seen their 18th and 19th century industrial buildings scooped up for rehabilitation, the Marina District is now experiencing this with an influx of development in the past five years, making this area ripe for development. A number of the largest industrial buildings, some abandoned for years, have been purchased for the development of apartments and commercial space.

At the base of the Erie Canal, where these early iron, steel and textile companies operated, a hydraulic canal was built to divert water to the water wheels that would power these industries. A city-owned parcel sits on the very site of this historic canal and has had extensive planning work to become the site of Troy's boat launch and yet-to-be-named Public Park.

Troy was once the proverbial center of the world. The City was the industrial hub (iron, steel) for this country's westward expansion when people were dependent on the Hudson River for power and transportation. Some say, Troy was Pittsburgh before Pittsburgh. One can tie a great deal of this country's history to Troy and to the Marina District but what is holding the Marina District back?

- Neighborhoods segmented in the 1960's by inappropriately-scaled urban renewal projects that have divided the city's cohesiveness ever since.
- An underutilized waterfront that lacks attractiveness and accessibility.

If awarded this grant, Troy would reverse this by:

- Creating a world-class waterfront regional destination in a neighborhood where people would want work, live and play.
- Celebrating that Troy is the Gateway to the Erie Canal and creating a public park on city-owned land adjacent to Troy's Lock in the Marina District.
- Reconnecting the City given that the Marina District is at its geographic center and is the crossroads of the City. Developing a public path along the waterfront, would heal the urban renewal "sins of our fathers."



- Furthering the significant, holistic investment in the Marina District of the past five years. The DRI grant would be transformative for the District, City and Region.

With the influx of business in Troy, including significant startups such as Apprenda, 1st Playable, Grey Castle Security, Ecovative, and Vital Vio; Troy has recaptured its history as being a place of innovation. Utilizing place making and sustainable design standards, Troy can continue to attract more businesses eager to make their place in their world.

With its historic character intact, its affordability, and its diverse neighborhoods and population, the word on the street is that "Troy is the new Brooklyn". Troy is remarkably comfortable and approachable. Boasting an amazing diversity of its people, buildings, neighborhoods and businesses; we strive to maintain a home for everyone. There must be a careful balance to maintain this inclusive atmosphere. As with any redevelopment of a city, gentrification becomes a concern. Gentrification in its purest form doesn't have to be negative. Positive gentrification is realized when a city takes care to raise the quality of life for everyone within its borders. We are a home and a place of respite for people of all demographics. From our homeless to our affluent, we strive to bring quality of life for all.

Troy is strong in its partnerships, including with our federal and state agencies. Developers from the Capital Region and beyond have invested in our future. While some municipalities tend to work with only a few private developers; Troy maintains a healthy relationship with over 20 developers, large to small, working with us to bring the city forward. Having a larger number of developers ensures a sustainable future, financial security and a diversity of design.

Partnerships with our nonprofits have enabled Troy to focus on its quality of life for all. Nonprofits assist the city in the efforts that can't be realized at the municipal level. These entities help us deliver a city that provides a hand up more often than a hand out and a focus on the future.

Healthcare and Education institutions are invaluable to the success of our city. With a consistent cycle of students, this gives us the opportunity to attract and maintain a future workforce and take care of an aging population. One of the key abilities of our city is to have a ready vertical employment pipeline from laborers to Phd's. This is paramount in creating a live, work, and play community for current and future businesses.

Troy can deliver the region's Upstate Revitalization Initiative (URI) Capital Region 20.20 goals and help fulfill its plans. With a burgeoning urban core, our vibrancy is an attraction every day. Building upon the current CBD Renaissance will carry that momentum north and into areas that will provide a healthy and sustainable city for all. A diverse balance of employers, residential options, and public amenities will help capture the next growth of the region. As people of all ages are looking to their urban centers for inspiration, Troy has proven its success at attracting entrepreneurs and small business and will continue to offer a community that welcomes, embraces and supports their efforts. With a built-in support system of campuses, incubators, maker spaces and co-working spaces, our community is able to help businesses make the connections necessary for national and international growth.

The region's strategic plan goals aren't very different from Troy's. It is crucial in order to attract talent and employers to our region, to promote our region as a whole. Parochial thinking is no longer an option if we are to compete as a Tech Valley with major metropolitan cities. What is needed is for our



communities to establish their individual personalities. Troy has been doing this for years. Diverse, eccentric, gritty, artistic and cultural, waterfront, small business friendly and historic are some of the many traits Troy uses to define itself. But more importantly, we are defining ourselves while maintaining the goals of the region.

- Troy leverages and collaborates with many not for profit, private, federal and NYS partners to build and promote our city as an opportunity within the region.
- We are opening new doors for startups, companies and small business through the use of our partners in maker spaces, incubators, investors, financial institutions, and our city sister agencies; the IDA, LDC, CRC and Land Bank.
- Troy is preparing for tomorrow. From daycares to higher education, Troy has an eye on developing future talent. For those at-risk youth, Troy's P-Tech program enables those given the opportunity to come out of high school with an associate degree. With five high schools and partnerships through to the college level, the education system is giving opportunity where it is potentially unattainable. HVCC not only provides an affordable option for education, it provides unparalleled curriculum in nano-technology, healthcare, alternative energy and in the trade industries that are seeing a decline due to an aging work force. The universities and the high schools all partner with companies to provide necessary exposure and opportunities to today's youth.
- While what we building in Troy is opposite of a super highway, we are building a city that will provide necessary place-making and opportunities to attract companies and people to the region's doorstep. Ensuring that our infrastructure is designed for sustainability and resiliency will preserve the work done now for the next several decades.
- Troy has been brought back to life. Now it is time to extend that energy that the CBD has cultivated into our neighborhoods. Troy's geography and built form is already urban. We don't need to create, we just need to reinvest in and honor it. Smart growth principles dictate that we should embrace what we have, not try to recreate a new version somewhere else.
- Troy's beauty is in its historic character and in its waterfront. As a potential UNESCO world heritage site, our historic character is something to behold and preserve throughout the entire city. Our waterfront, stretching over seven miles, is one the most accessible waterfronts north of NYC. Turning our historic "back door" into our future "front door" will highlight our greatest asset, the waterfront, and provide much needed redevelopment and density to promote the arts, culture, history and entertainment the city already has.
- With a team in place to administer this grant award, Troy will be able to work with the CREDC and its partners to imagine, plan, and create a community that will enable the greater region to grow and succeed. Our proactive recruitment and outreach with our private and NYS partners would attract developers, businesses and residents not only the Troy, but to the region. This redevelopment of the waterfront will create a world class destination to attract the best and brightest and give opportunity for our own residents to grow and thrive.

4

Grow and expand the success of downtown to the north and south



Hedley District



East Downtown



South Downtown



Historic Core



Historic Core



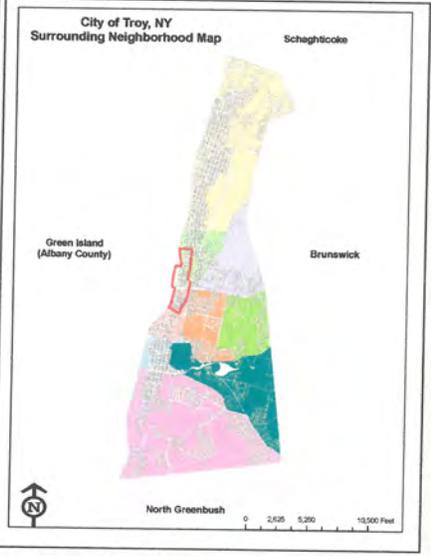
Expansions need to offer the same urban quality as the core and be guided by very specific built form and design guidelines.

City of Troy, NY



Legend

- DRI Grant Target Area
- Significant Investment (more than 5 years)
- Past, Present and Future Investments
- Street Improvements (Phase 1 & 2)
- Future site of Ingalls Avenue Boat Launch and Park
- Seawall Improvements
- Future Riverwalk Park
- Community Garden Parcels
- Downtown BID
- Apartments/ Senior Housing
- Municipal Park
- streets
- narrows
- Census Tract (404,407)



Green Island
(Albany County)



The City of Troy, NY – DRI Submission

Past, Present and Future Investments – Marina District

1. King Street Troy Properties - King Street:		
New Construction	30 Condominiums	\$ 5,000,000.00
2. Wolff's Biergarten - King Street (completed)		
Renovation	restaurant and entertainment	\$ 150,000.00
3. Green Island Parking Lot – River Street		
New Construction	future development site mixed use	TBD
4. Hedley Park Lot- River Street		
New Construction	future development site mixed use	TBD
5. 444 River Lofts, LLC – River Street		
Renovation	mixed use residential – 70 units	\$18,300,000.00
6. Marina District Parking Garage - River Street		
New Construction	650 car parking structure w/ retail store front	\$13,800,000.00
7. CDTA Central Garage – 6th Avenue (in operation)		
TBD	current use is Central garage for CDTA Potential reimaging with CDTA on highest and best use	TBD
8. Hedley Park Lot- River Street (in financing and planning stage)		
New Construction	site of the new Marriot Hotel	\$16,000,000.00
9. Capital Roots – River Street (completed)		
Renovation	new headquarters for Capital Roots fresh food store	\$ 2,800,000.00
10. Tapestry on the Hudson – River Street (in construction)		
Renovation	mixed income residential – 60 units	\$22,000,000.00
11. ArtHaus – River Street (completed)		
Renovation	mixed income residential w/ artist work space	\$19,000,000.00
12. 669 River Street – River Street		
Renovation	mixed use – retail, commercial and residential	\$ 2,000,000.00

13. 701 River Partners, LLC – River Street		
Renovation	mixed use – restaurant, commercial and residential	\$16,000,000.00
14. School 1 – River Street		
Renovation	28 market rate residential units	\$ 2,000,000.00
15. St. Patrick’s Church – River Street		
Renovation	TBD – community and cultural center?	TBD
16. St. Patrick’s School – River Street		
Renovation	Troy Prep Charter School recently purchased Expansion for middle and high school program	TBD
17. 1945 Speed & Custom Shop – River Street (completed)		
Renovation	commercial custom car shop	\$ 50,000.00
18. Ingall’s Avenue Park – Ingall’s and President Street (construction on launch Fall 2016)		
New Construction	boat and kayak launch, park, Future new development	\$ 2,000,000.00 TBD
19. Flanigan Square – River Street		
Renovation	commercial office space Work was completed in 2013	\$ 3,000,000.00
20. Hedley Park Place – River Street		
Renovation	commercial office space Future investment into existing building	\$ 8,000,000.00
21. DOT Parking Lot - Sixth Avenue		
New Construction	TBC – creative spaces	TBD
TOTAL Current and Future Investment Marina District		\$130,000,000.00+

Appendix B: Map of location indicating specific boundaries (color, clearly identify boundaries, surrounding communities, census tract boundaries, key features, etc.).

See map on following page.



Appendix C: Current photos of the downtown area. Please clearly label each photo.

See Photos on following pages.

Southern Entry

Intersection of River (northwest), King (northeast), Fourth (South), and Federal (west-east) Streets



Troy Towers Apartments (Intersection of Sixth Street and Federal Street)

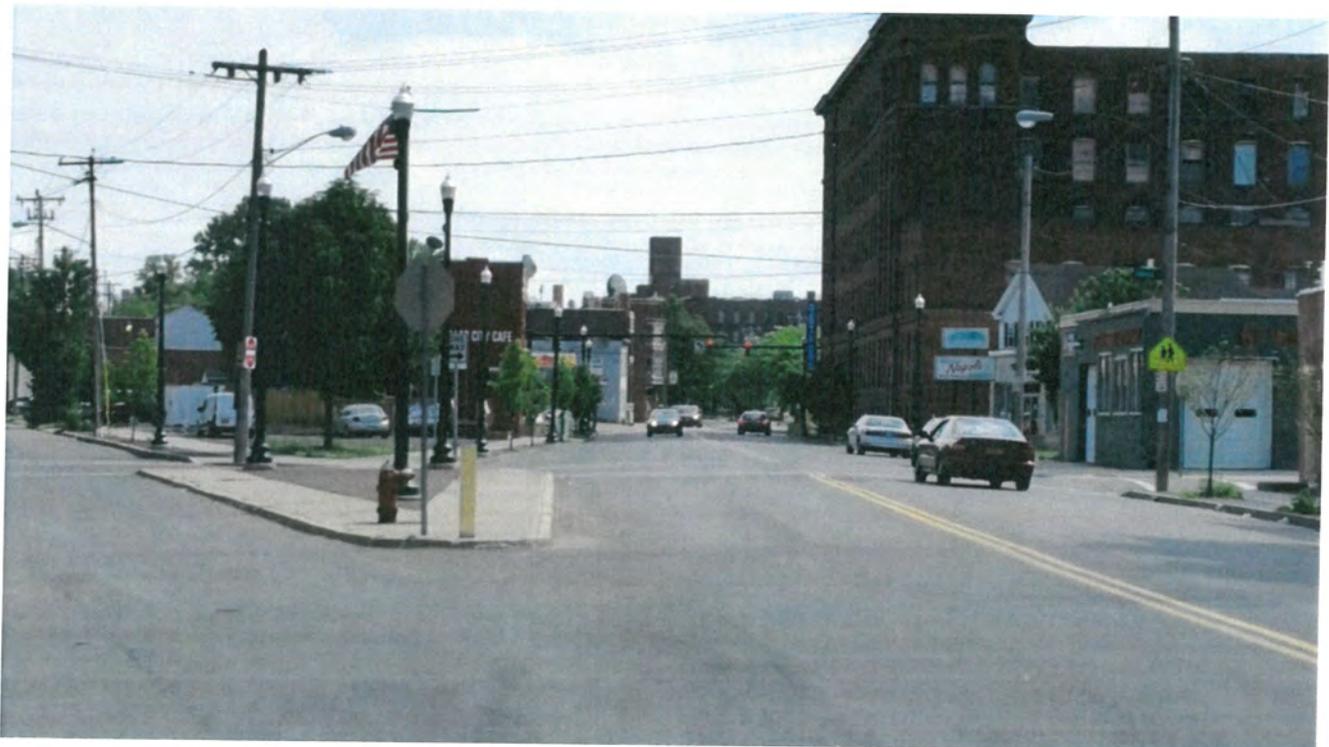


Northern Entry

Northern Boundary (Douw Street at Sixth Avenue)



Northern Boundary (Ingalls Avenue at Sixth Avenue)



Eastern Boundaries

Northeast Corner (Eighth Street and Hoosick Street)



Southeast Corner (Eighth Street and Federal – People's Ave)



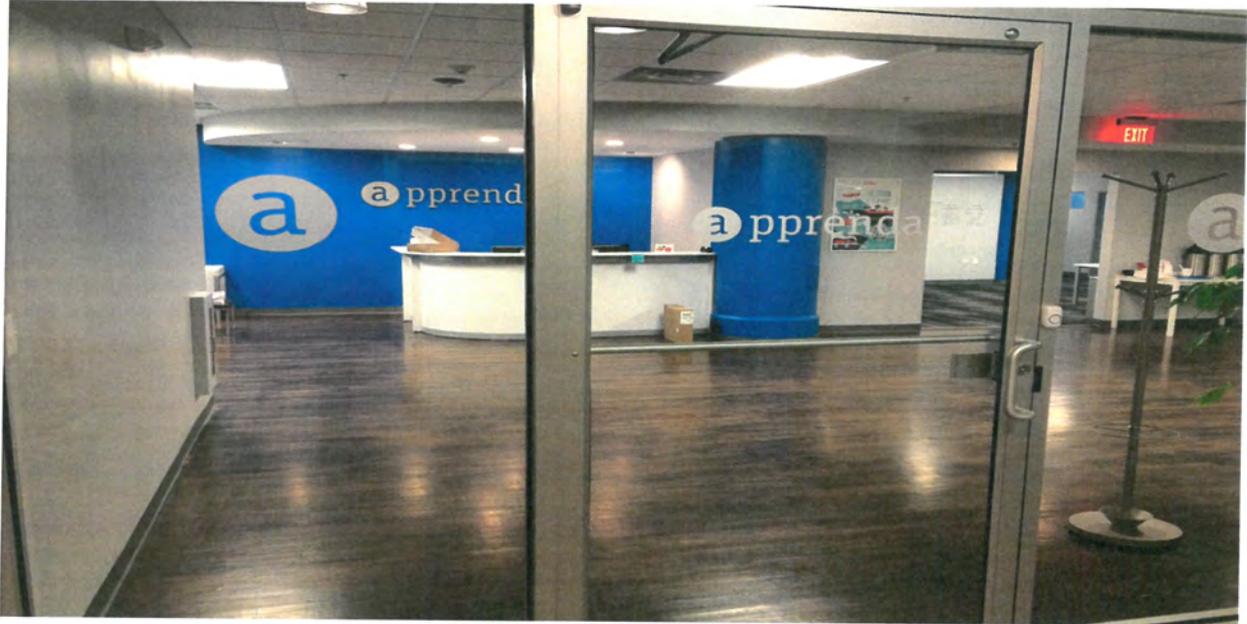
Canalway

Lock 1 Canal

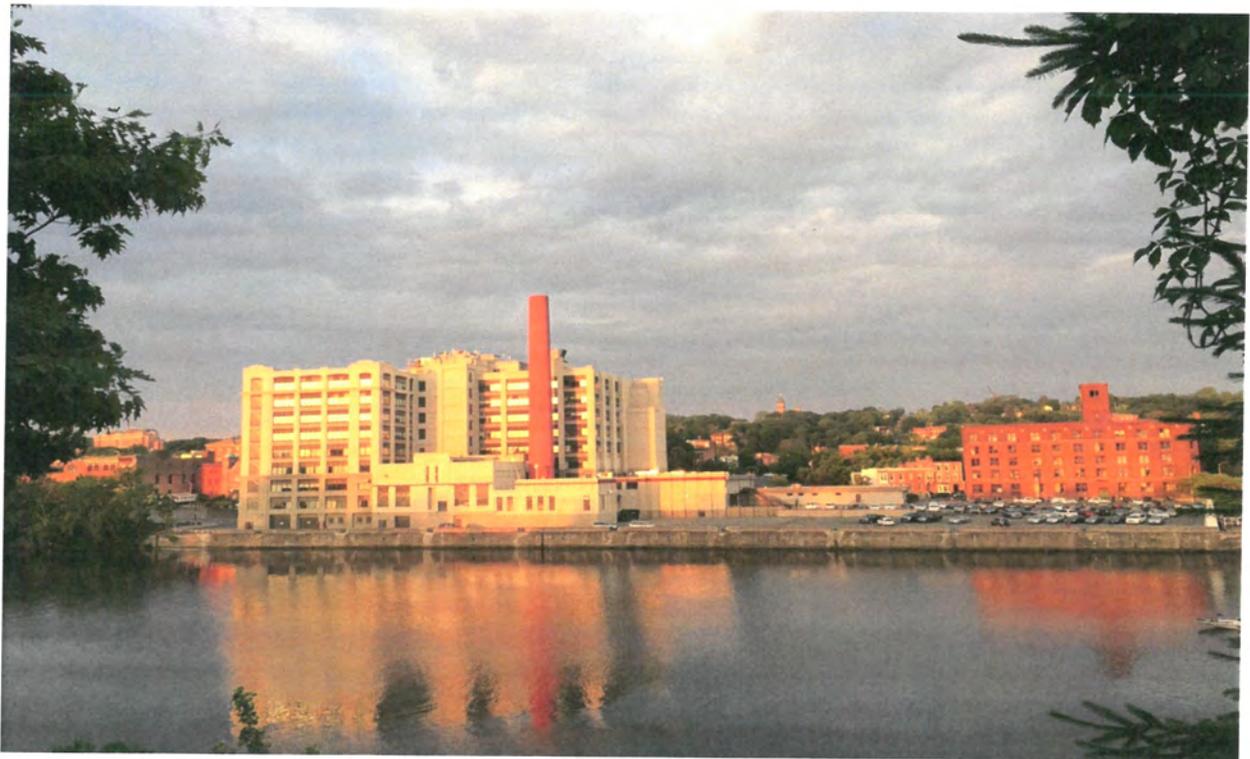


Job Growth (page 1)

Apprenda (433 River Street)



Hedley Building (433 River Street) and The River Lofts (444 River Street) (from across the Hudson River)



Job Growth (page 2)

Western River Street - Restaurant Row



Eastern River Street



Job Growth (page 3)

Flanigan Square (547 River Street)



Bella Napoli (721 River Street)



Job Growth (page 4)

742-748 River Street



Troy Boiler Works (2800 Seventh Avenue)



Job Growth (page 5)

80 Second Avenue (catchment area opportunity site)



669 River Street (mixed use waterfront)

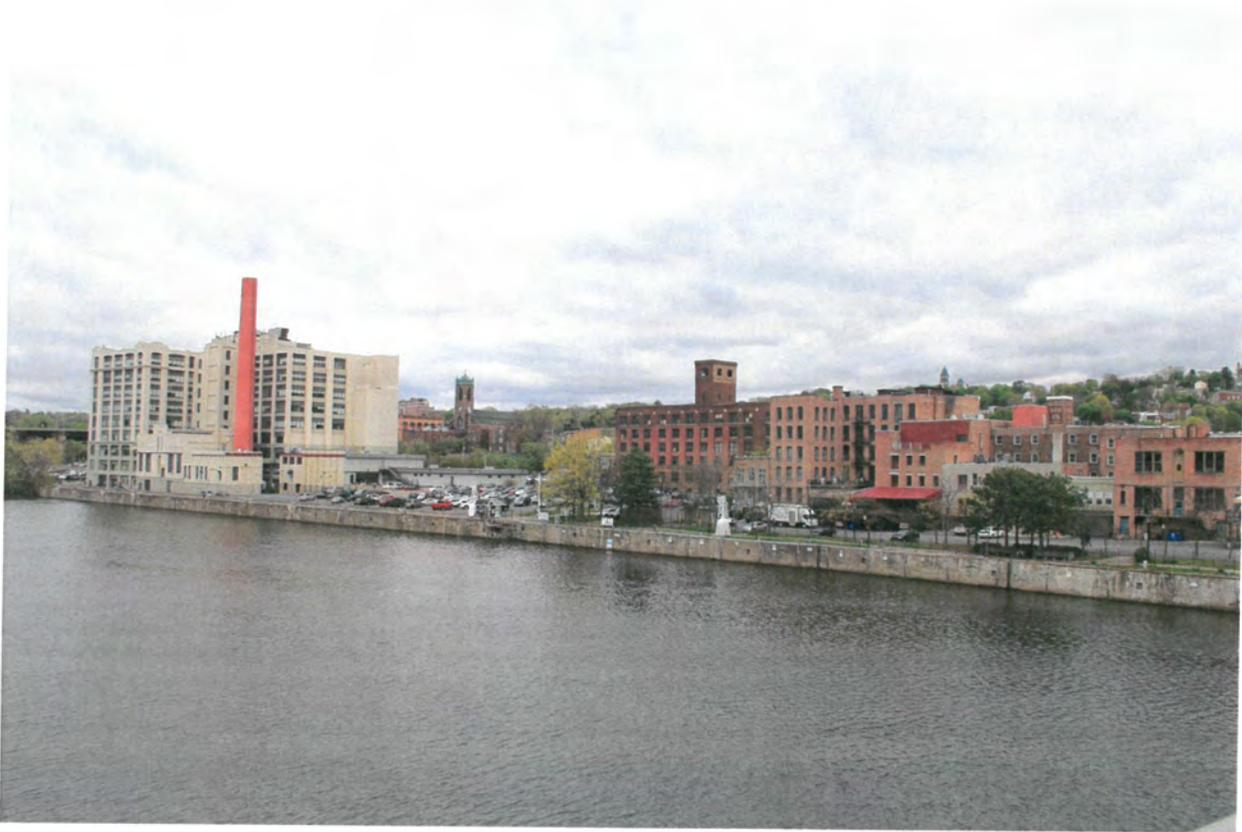


Job Growth (page 6)

Job Growth



Future Front Doors

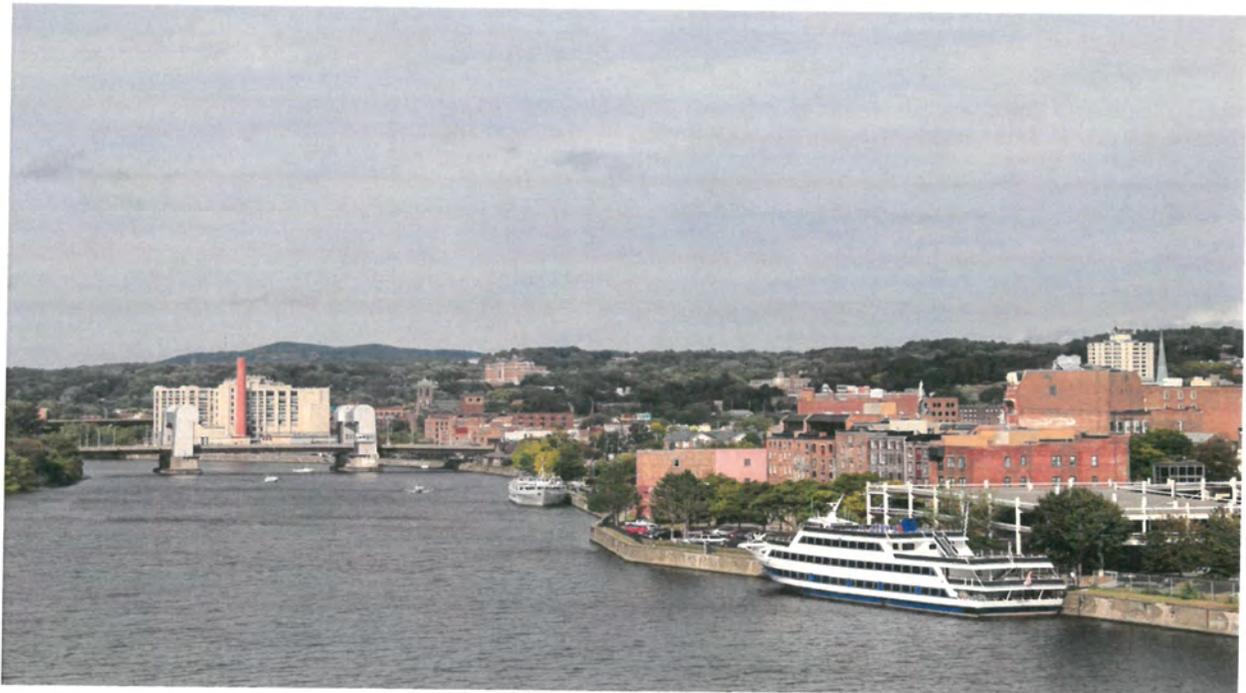


Riverwalk (page 1)

Northern Riverfront Park (catchment area)



Downtown Riverfront (foreground is south of project area; background is project area)



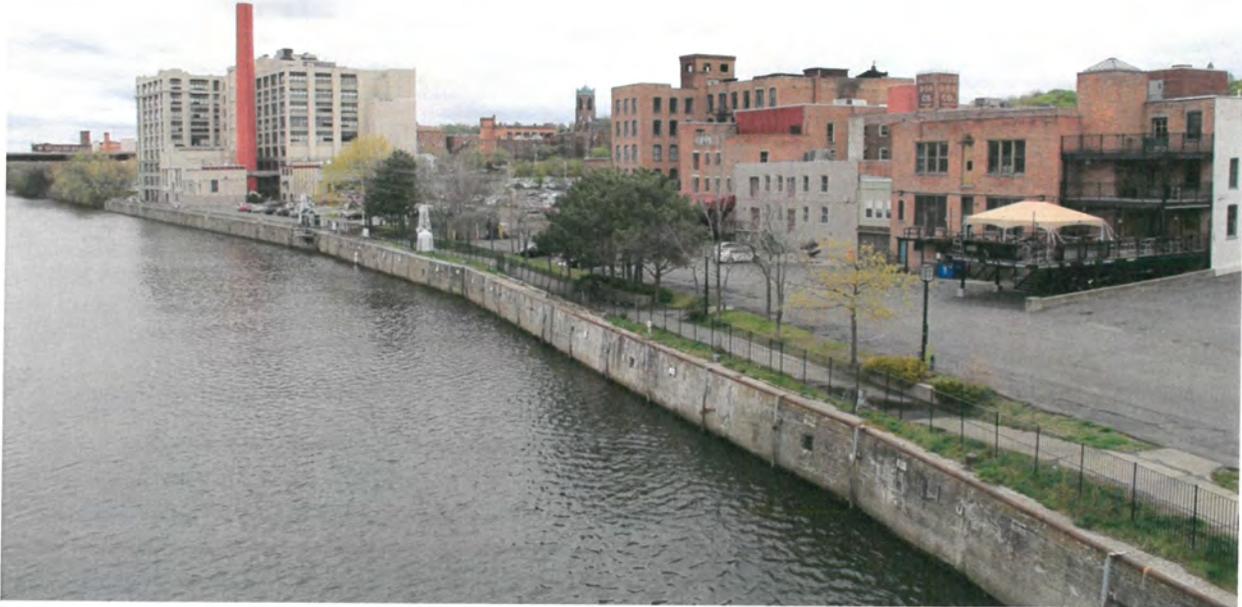
Riverwalk (page 2)

Riverwalk (back of restaurant row, with Hedley Building in background)



Riverwalk (page 3)

Riverwalk (Back of "Restaurant Row" (River Street))



Marina District, Green Island Bridge, and beyond



Riverwalk (page 4)

West end of Ingalls Avenue

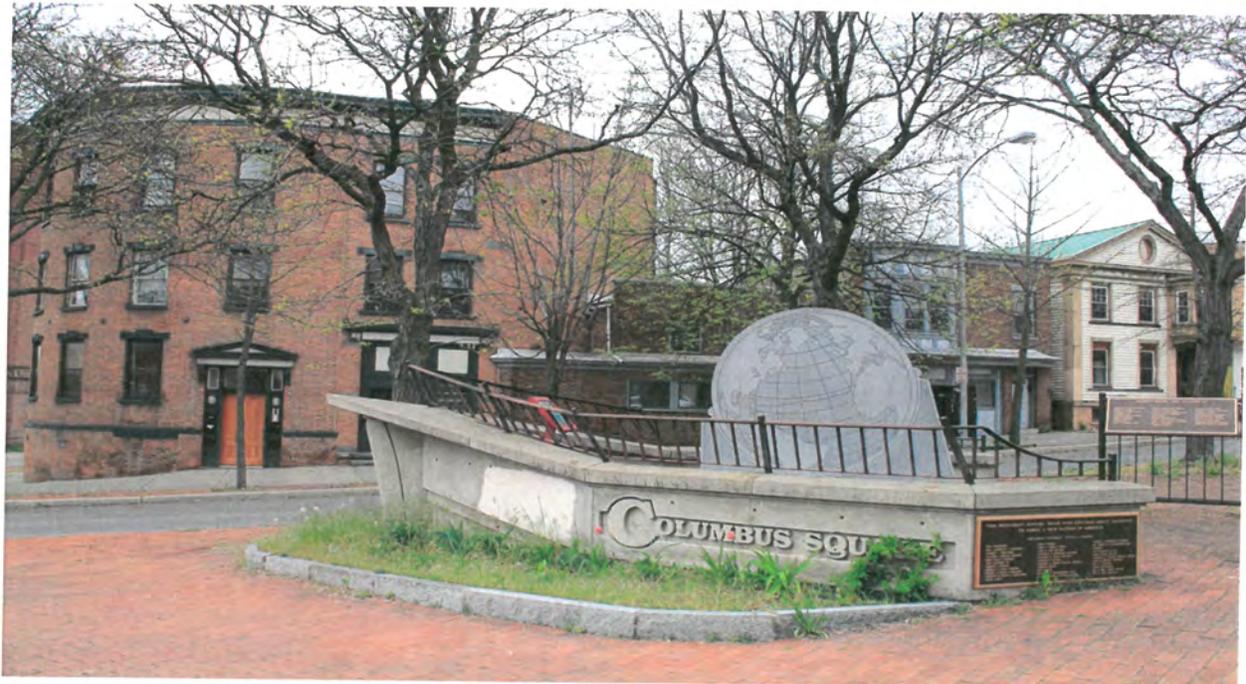


Parks and Public Access (Page 1)

West end of Ingalls Avenue – Boat Launch and Park (future)



Columbus Square (intersection of Jacob Street and Fifth Avenue)



Parks and Public Access (page 2)

Bicycle / Pedestrian Trail – Uncle Sam Bike Trail



Parks and Public Access (page 3)

Ingalls and Seventh Avenue (catchment area)



Northern Riverfront Park (catchment area - Riverwalk)



Healthy Food Initiatives

Capital Roots (594 River Street, near Jay Street)



Capital Roots Produce Market (594 River Street, near Jay Street)



Residential (Page 1)

(Large scale multi-unit planned residential projects)

The River Lofts (444 River Street at Jacob Street)



Hudson Arthaus (621 River Street) – completed December 2015



Residential (Page 2)

(Large scale multi-unit planned residential projects)

Tapestry on the Hudson (599 River Street) – under construction



School 1 (2920 Fifth Avenue) – under construction summer 2016



Residential (Page 3)

(Large scale multi-unit planned residential projects)

Boardwalk Center (710 River Street)



Shovel-Ready Projects

Future Marriot Hotel site (River Street and Hutton Street)



500 River Street (mixed use – future opportunity)



Unique Redevelopment Opportunities (Page 1)

St. Peter's Church (2306 Fifth Avenue)



Unique Redevelopment Opportunities (Page 2)

Saint Peter's Hall (2301 Fifth Avenue)

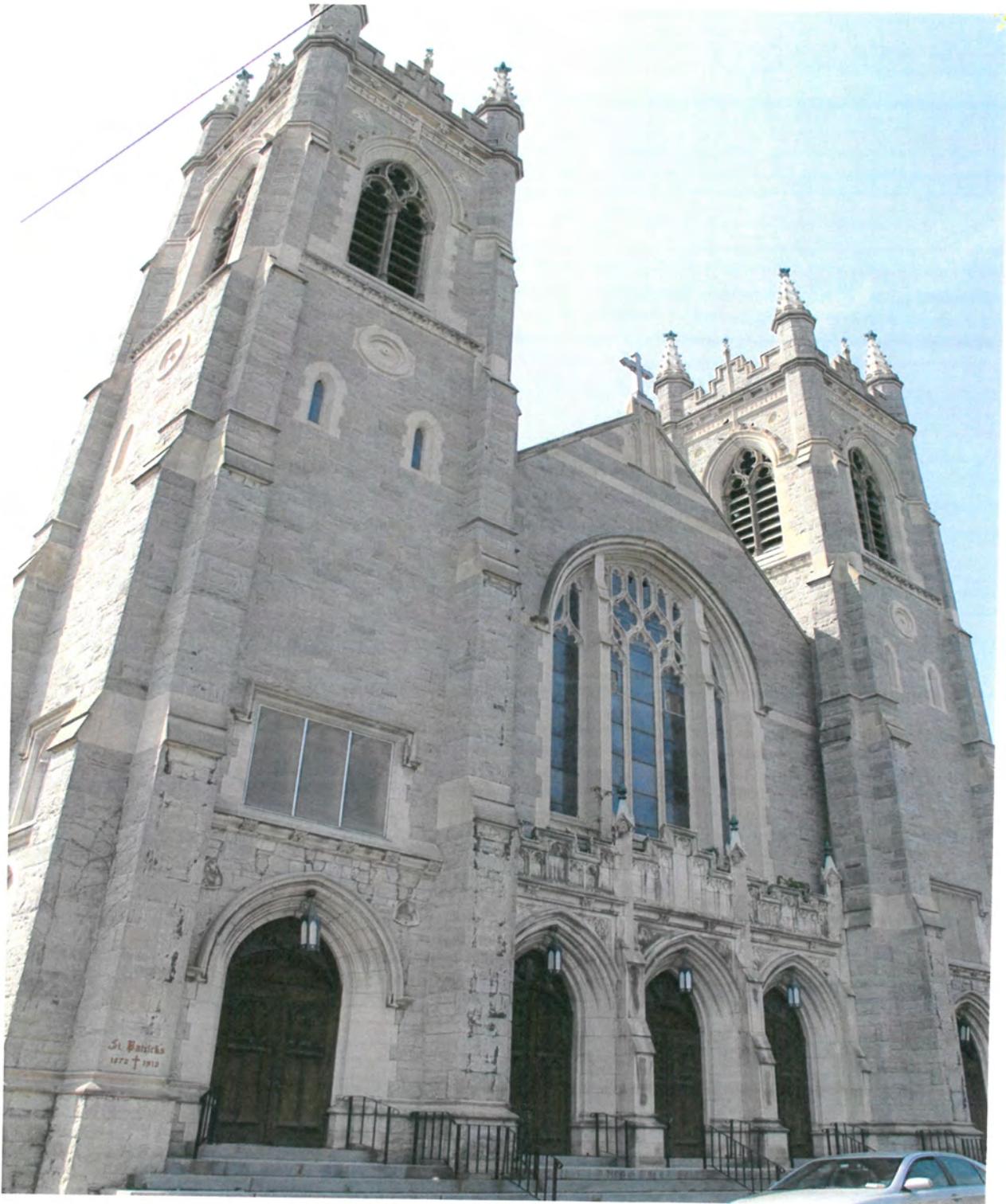


Interior of Saint Patrick's Church (3027 Sixth Avenue)



Unique Redevelopment Opportunities (Page 3)

Exterior of Saint Patrick's Church (3027 Sixth Avenue)



Unique Redevelopment Opportunities (Page 4)

Adjacent to Boat Launch (Ingalls Avenue and President Street)



Sixth Avenue (between Rensselaer Street and North Street, facing south)



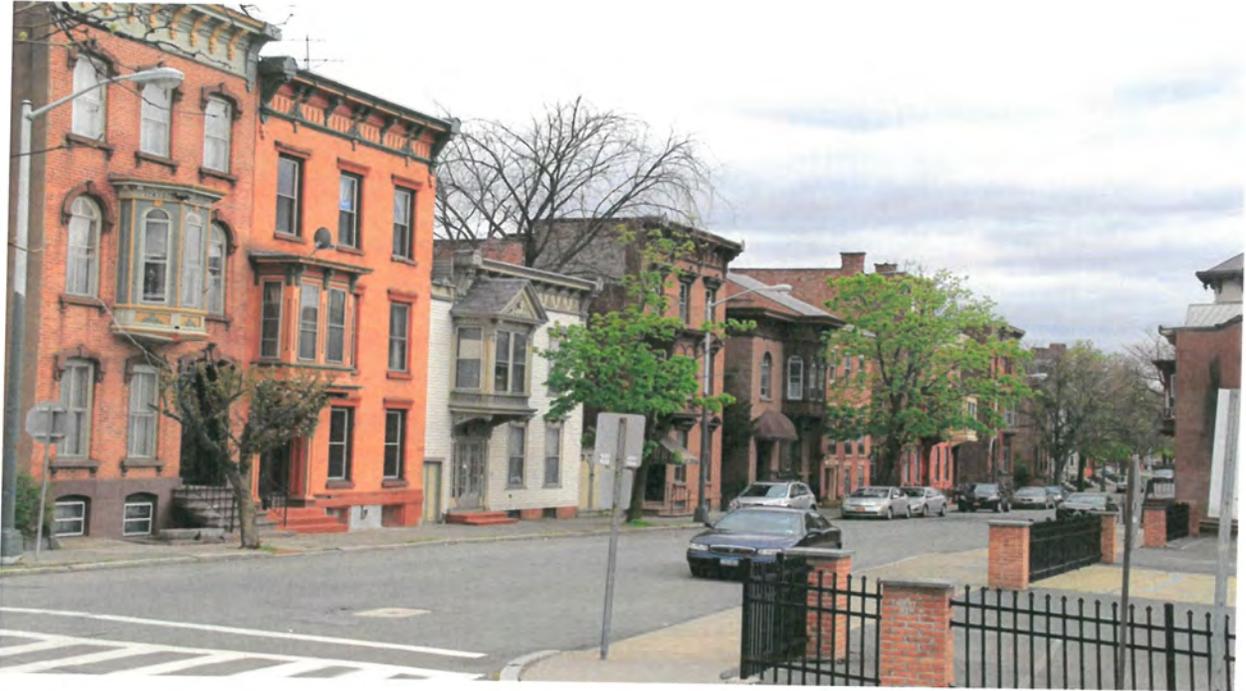
Unique Redevelopment Opportunities (Page 5)

Hedley Building South Parking Lot (River Street and Jacob Street)



Neighborhood (page 1)

Fifth Avenue



2247 – 2251 Fifth Avenue (west side)



Neighborhood (page 2)

5th Avenue



5th Avenue



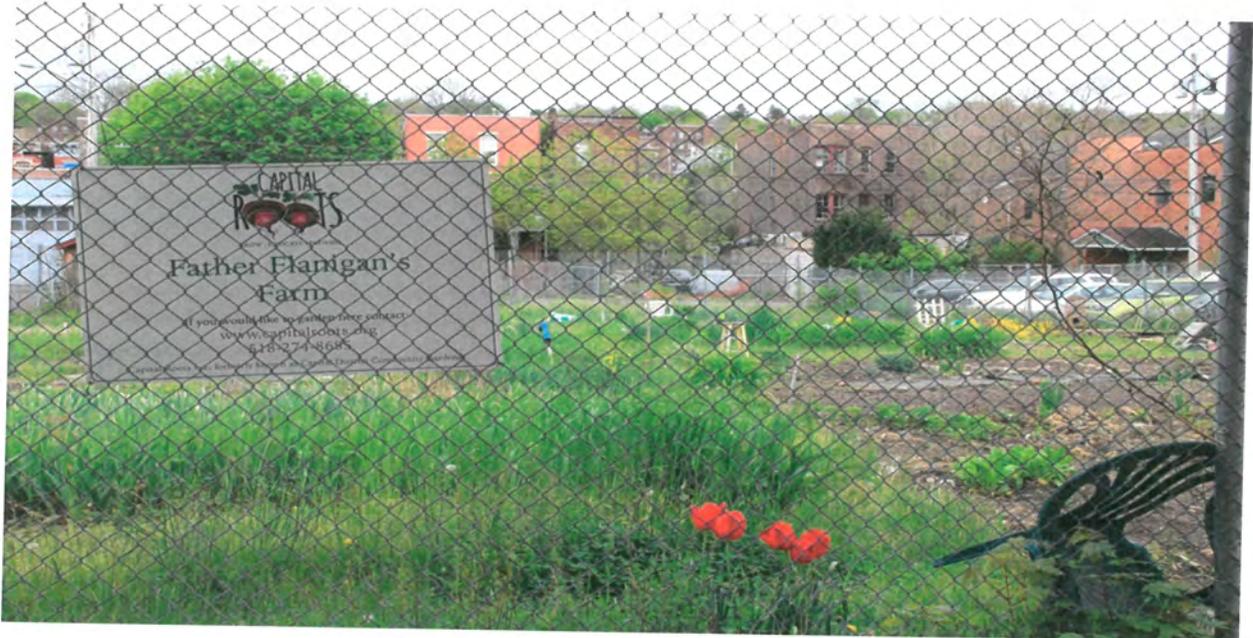
Neighborhood (page 3)

6th Avenue



Nonprofit Partners (Page 1)

Capital Roots: Father Flanigan's Farm (2260 Fifth Avenue)



Commission on Economic Opportunity (2331 Fifth Avenue and nearby buildings)



Nonprofit Partners (Page 2)

Unity House – “The Front Door” (2431 Sixth Avenue)



Capital District Educational Opportunity Center (431 River Street)



Growth Opportunities (Page 1)

South end of Restaurant Row (west side of River Street)

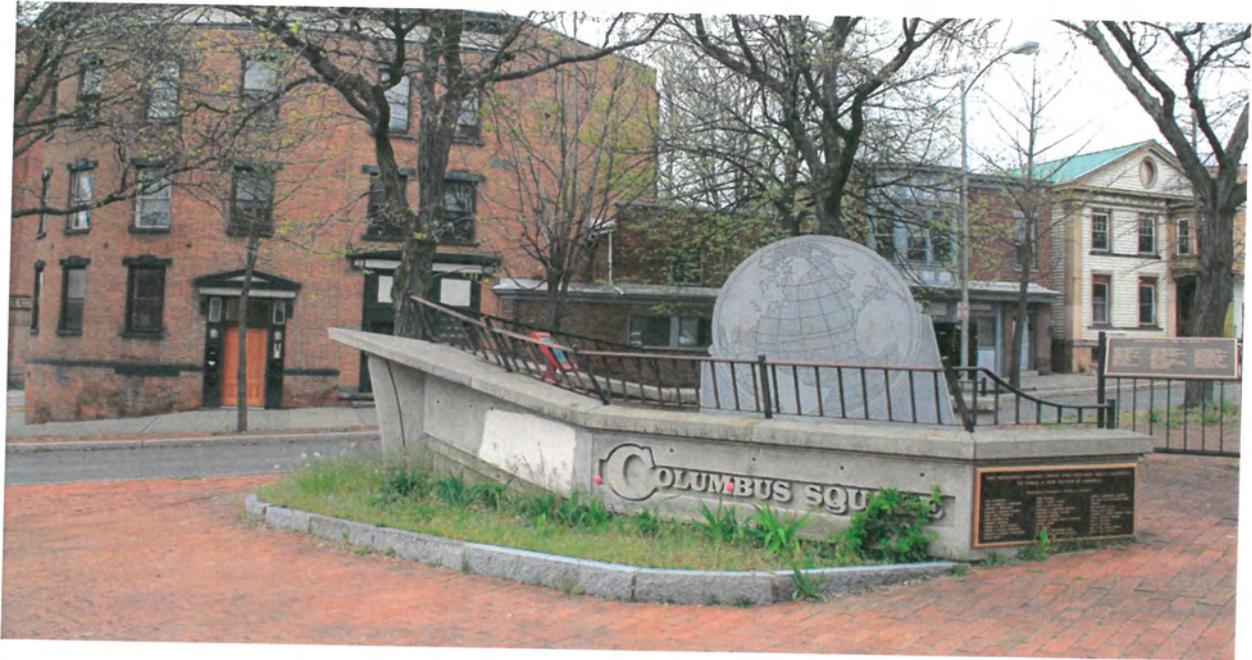


Intersection of River (northwest), King (northeast), Fourth (South),
and Federal (west-east) Streets



Growth Opportunities (Page 2)

Columbus Square (intersection of Jacob Street and Fifth Avenue)

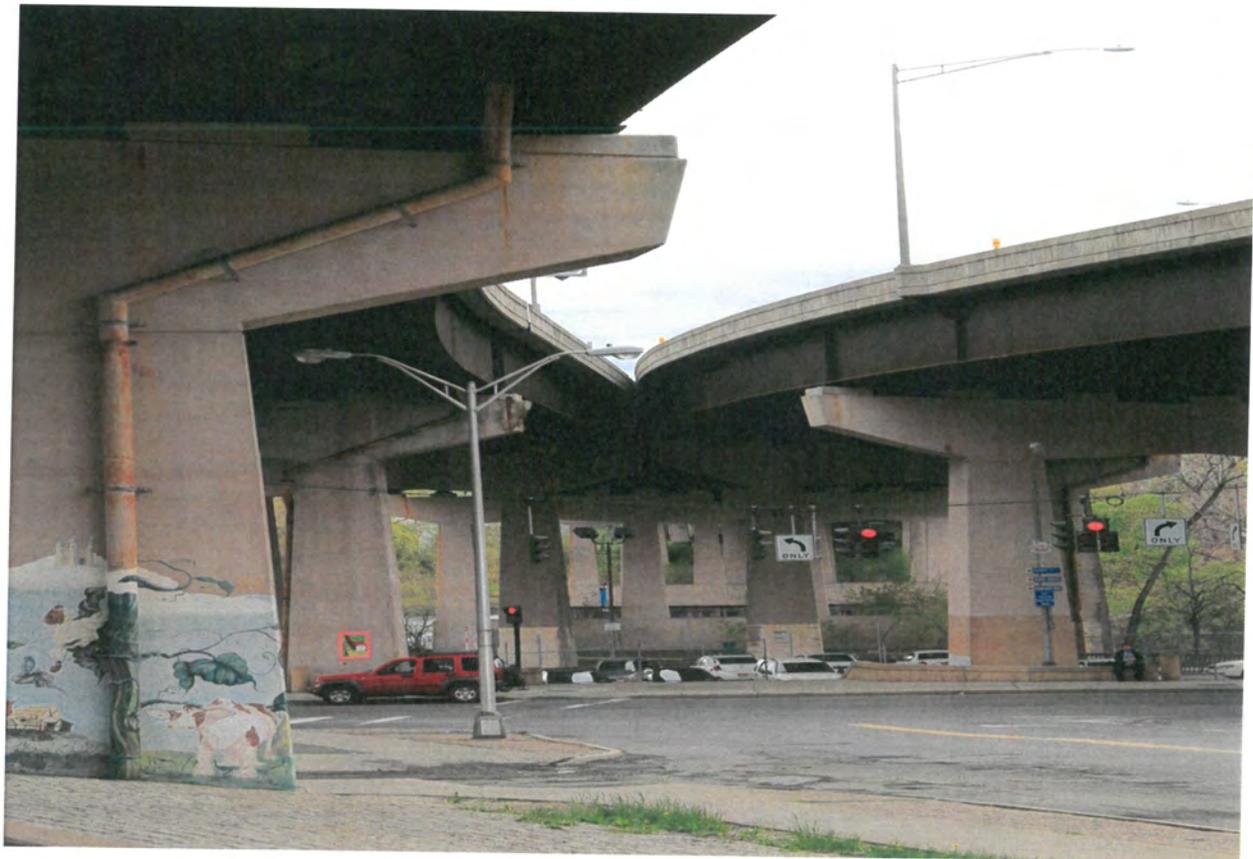


River Street (facing northward)



Growth Opportunities (Page 3)

Hoosick Street ends at River Street (under the bridge)



Growth Opportunities (Page 4)

Hoosick Street ends at River Street (under the bridge)



Jay Street (facing westward) (In background is Capital Roots (594 River Street), Tapestry on the Hudson (599 River Street), and Hudson Arthaus (621 River Street))



Growth Opportunities (Page 5)

3001 Sixth Avenue (former proposed North Central Community Center)

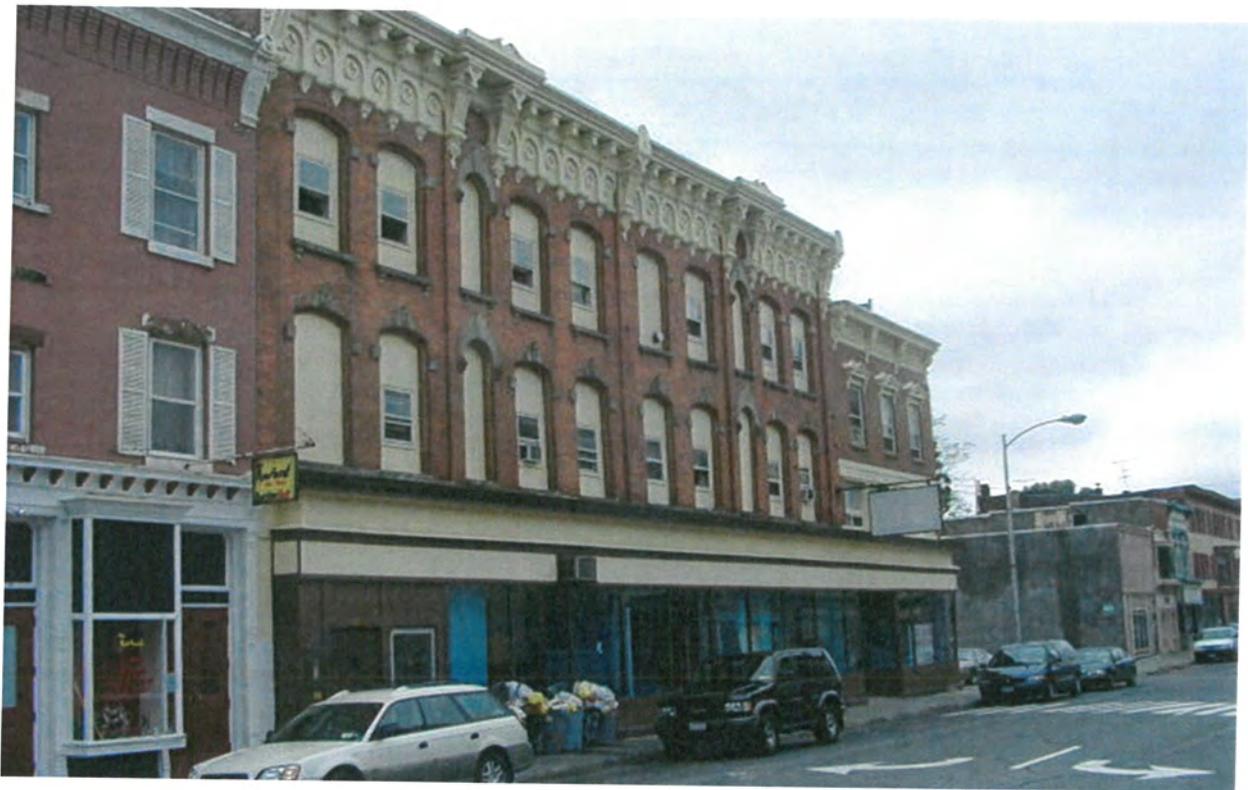


4-10 King Street



Growth Opportunities (Page 6)

32-44 King Street



1 Monument Square (catchment area)



Light Industry and Manufacturing (Page 1)



John Ray and Sons Fuel Oils (2900 Sixth Avenue)



Light Industry and Manufacturing (Page 2)

Troy Boiler Works (2800 Seventh Avenue)



Gendron's Truck and Auto Center (2702 Sixth Avenue)



Light Industry and Manufacturing (Page 3)

Bob Karl's Cars and Trucks (2791 Sixth Avenue)

