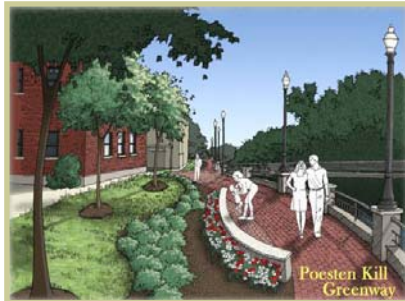


City of Troy Waterfront Plan



RIVER STREET PLANNING & DEVELOPMENT



River Street Services:

Project management, visioning, land use planning, GIS, economic research, and final document preparation.

Redevelopment Districts

Northern District

Greenspace/recreation; restaurants, grocery, pharmacies, bakeries and other retail; health related facilities; schools and libraries; higher educational facilities; professional offices; passenger transport terminals; off street parking and garages; entertainment; telecommunications; printing/publishing. Special permit uses include hotel; residences; taverns.

Central District

All uses in Northern district plus child-care centers; assembly; light manufacturing; public utilities; and wholesale sales. Special permit uses include branch banks, warehousing and truck terminals; off street parking as a principal use; hotel; residences; taverns.

Southern District

Greenways and open space; light manufacturing; heavy manufacturing; storing, warehousing cleaning, testing, repairing or servicing; wholesale sales and distribution; off street parking. Special permit uses include off street parking as a principal use; restaurants, grocery stores and other retail and public utilities.



South Troy Working Waterfront Revitalization Plan

River Street Planning & Development assisted the City of Troy in preparing a redevelopment strategy for this critical portion of Troy's Hudson River waterfront. The initiative facilitated remediation of contaminated properties, created new opportunities for public access to the waterfront, resolved local land use conflicts, and stimulated new investment activity to create jobs and tax revenues. River Street acted as a master contractor for the City of Troy in this initiative, overseeing the work of several subcontractors.

The plan outlines a twenty-year strategy to remediate brownfields and redevelop over one hundred acres of waterfront land as a mixed use area of entertainment, historic housing, employment, and educational facilities. The project included a complete Phase I Environmental Site Assessment of nearly 200 acres of waterfront land. The result of the assessment was resolution of long-held perceptions of contamination levels. The site is now the preferred location for a fifty acre mixed use waterfront development including a hotel and conference facility, heritage center, new harbor and marina, and destination retail and restaurant complex. Total value of the proposed private sector improvements exceeds \$500 million. Part of the site was recently identified by the State of New York as the site for a northern branch of the Rivers and Estuaries Research Center.

The project included the development of a community profile, a detailed inventory and analysis of conditions along the South Troy waterfront, an economic/market analysis, preliminary environmental assessments, and a land use and transportation plan. Schematic designs and financing and action plans were prepared to facilitate implementation. The project was complemented by the development of a citywide economic strategy and other activities to address brownfield and economic development issues in Troy. The planning process included extensive participation from the Troy community to identify a preferred redevelopment scenario for the waterfront. The process included community visioning, monthly public meetings and design charrettes which were attended by hundreds of residents.

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