

To: Troy Planning Commission
From: Russell Brooks, 155 River Street Troy, NY

Date: July 20, 2015

Re: One Monument Square LLC Proposal

The City of Troy has received two Grants related to the 1 Monument Square Project. The following is synopsis of the pertinent portions and these two grants.

Also included is a description of the Troy Waterfront Farmers Market Mixed Use Development - Regional Economic Development Council Grant followed by a section of Questions, Comments and Concerns.

These Grant descriptions are restated to better understand the intent and requirements of the Grants and their relationship to the current development proposal.

Troy City Hall Contract

Matching Grant for "Design Consultant Services"
\$4,200,000.00 (\$2,200,000.00 State, \$2,000,000.00 Local) pg. B-2

E. CONTRACTUAL SERVICES

- Consultant services for analysis of alternative sites for the new city hall location
- Consultant services for determining site development information needed to develop Request for
- Qualifications for redevelopment of the City Hall site
- Consultant services for development and management of Request for Qualifications process
- Consultant services for the design and construction of expansion of Riverfront Park and parking at the City Hall site

SUBTOTAL \$4,200,000.00

Project Description is on page 24 of the PDF

1. Project Description

The City of Troy (Contractor) will be vacating City Hall. Using a Restore NY grant, the contractor will demolish City Hall and the adjoining parking structure (Project Area). This will increase public access and redevelopment opportunities between downtown and the Hudson River, extending Riverfront Park south along the waterfront and east to connect with Monument Square.

The contractor will develop a public/private partnership to redevelop the Project Area to include a public park on the roof of a concealed parking garage as part of a mixed use development that will include a building(s) that will provide space that may include retail, commercial, governmental and/or residential uses. It is anticipated that the

building(s) could have 90,000 square feet of space and cost approximately \$13 million to develop. The new building(s) would be complementary to its waterfront and downtown setting and compatible with the scale and character of the surrounding architecture. The sub-surface parking area would contain approximately 200 spaces and serve the needs of the privately developed mixed-use building(s), other downtown businesses and Riverfront Park. Conversion of the site to a park will provide new civic space, an additional public access point to Riverfront Park and create an area to hold performances.

A consultant will be hired to:

- identify potential alternative locations for City Hall, assess the viability of these sites and provide cost estimates for development, redevelopment or rehabilitation. A potential alternative for consideration will be a new City Hall at the present location, which will incorporate the mixed use development, new park and underground parking.
- assess options and provide guidance to the City on retaining or transferring ownership of some or all of the Project Area and the potential public/private partnerships that could be established for redevelopment of the Project Area.
- prepare site information needed to develop a Request for Qualifications for redevelopment of the private elements of the Project Area. Information will include the preparation of a strategy for the redevelopment of the site in the context of the surrounding downtown and waterfront areas, design guidelines, a conceptual site plan for the new park and mixed-use structures, and guidance describing how these facilities will link with Riverfront Park.
- develop a Request for Qualifications (RFQ) for the selection of a preferred developer for the mixed-use structure, manage the issuance of the RFQ, and assist the City in the selection of a private developer.
- assist the City in coordination and oversight of the preferred developer in the design and construction of the expansion of Riverfront Park and parking garage as part of the mixed use redevelopment of the Project Area, or, if a preferred developer is not selected, assist the City in coordination and oversight of the design and construction of the expansion of Riverfront Park and parking garage in advance of future mixed use redevelopment.

The Contractor may combine planning and design services for this project with planning and design services to be procured for the “Landscape Master Plan for the enhancement of Riverfront Park”, funded under a previous Environmental Protection Fund award (C006664). If the Contractor chooses to use a different design team on these projects then close coordination between these teams must occur.

This Contract appears to be solely for Consultants to develop the RFP and oversee the project.

Public Access Improvements Contract – CFA #5972

Matching Grant for “Design and Construction of Public Access Improvements”

\$1,908,000.00 (\$954,000.00 State, \$954,000.00 Local) see pg. B-2

E. CONTRACTUAL SERVICES

Design and construction of public access improvements.

SUBTOTAL \$1,908,000.00

Project Description is on page 37 of the PDF

1. Project Description

The City of Troy (Contractor) will design and construct public waterfront amenities along the area to be redeveloped as Troy City Center, enhancing pedestrian linkages to this key waterfront site from downtown and Riverfront Park. Amenities will include an esplanade, green space, seating, and lighting within an approximate 50 foot wide strip of land which the City retains ownership of along the waterfront. Access improvements to the waterfront through the Troy City Center proposed private mixed-use development will also be provided. Troy City Center was formerly the site of City Hall, and the proposed private development is a result of a competitive Request for Proposals for the redevelopment of the site. This project builds on previous EPF L WRP grants to the City for the redevelopment plan for the former City Hall site, and improvements to the adjacent Riverfront Park.

Troy Waterfront Farmers Market Mixed Use Development - Regional Economic Development Council

In addition to these two Grants, Monument Square, LLC applied for and grant for \$2.8 million on behalf of the Farmer's Market and received a grant from NYS ESD for \$1,500,000.00 for the "Troy Waterfront Farmers Market Mixed Use Development" This CFA #42397 description is listed on the Regional Economic Development Council's Website as:

Construction of a mixed use facility on the site of the former Troy City Hall. The Phase I facility will include retail, residential and a public plaza combined with a Farmer's market.

This grant request envisioned the Farmer's Market having 14,000 to 17,000 square feet of space. The developers applied on behalf of the Farmers' Market for a \$2.8 million grant from Empire State Development, which would go towards paying for the market's space in the project. The market would own that permanent space.

With the current design presented this month the Farmer's Market space has been reduced to 9,872 square feet plus a possible mezzanine. When asked at the Historic Review meeting last week where things are at with the Farmer's Market the response was that we do not know where their current plans are in development.

The architect for the market completed his contract based on the larger space and there appear to have been no discussions between Monument Square LLC, the Farmers' Market and the Architect about whether the market can fit in the reduced space.

Questions, Comments and Concerns

- The first two grants are Matching Funds Grants. The City of Troy has indicated that it has the funds, \$2,954,000.00 (less any funds already expended on the project) in “various capital project accounts”.
- The City should clarify the funds sources and uses for the Troy City Hall Grant and the Public Access Improvement Grant.
- How much of this money of these Grants has already been spent on Consultants to demolish, move City Hall and put together RFPs for the redevelopment of the site?
- Only the Troy Waterfront Farmers Market Mixed Use Development Grant and part of the Public Access Improvement Grant are for construction. The Troy City Hall Grant is only for Consultants. How is this being interpreted and accounted for by the City? Is it the intent of the City to use Troy City Hall Grant funds for construction? Is this permitted by the Grant Contract?
- The City’s Finance Committee approved a land development agreement with Monument Square LLC in September 2014. What does this Land Development Agreement contain?
- If the Troy Farmer’s Market cannot fit into the 9,872 square feet left to them in the current design will they still participate in the project? What happens to the Grant funds? Can the project go forward and still satisfy the requirements of the two Grants, specifically the public/private component?
- The Troy Farmers Market should confirm their participation in the project at the reduced size.
- Is the Troy Waterfront Farmers Market Mixed Use Development Grant a matching funds grant?
- Should Planning approve this project without knowing if the Farmer’s Market is going to be/own part of the project?
- Is there any public component left in the project if the Farmers Market does not participate and there is no public parking?
- A better plan should be developed for emergency vehicle access to the project. Emergency vehicles will need to enter the parking garage/lot of 1 MS by use of a Knox Box or electronic control system. The parking garage layout with its sharp left hand turn does not appear to be able to accommodate an emergency vehicle of any significant size.
- A solution should be developed for the lack of access to the rear of the buildings south of 1 MS created by the current plan. The current design does not permit north to south traffic on Front Street. The suggestion that traffic could be made two-way on Front St. south of 1 MS needs to be further investigated because the existing buildings on River St and west of Front St just south of 1MS may not have enough room between them for access.

Respectfully Submitted,

Russell Brooks