

October 2, 2020
Revised: October 8, 2020

Mr. Steven Strichman,
Commissioner of Planning & Economic Development
City of Troy, c/o Planning Department
433 River Street
Troy, New York 12180

*Re: Taylor Apartments – Phase 1
125 River Street – Introduction & Project Narrative
Troy, New York 12180
Chazen Project #PC204.23*

Dear Steven:

On behalf of our client, Pennrose, LLC, we are submitting the following material for Planning Commission consideration at the next available Planning Commission meeting.

In support of this application, we have included seven (7) copies of the following documents:

- Application for Site Plan Review;
- Long Environmental Assessment Form (EAF);
- Complete Streets Checklist;
- Sanitary Sewer Evaluation Letter;
- Attached Building and Site Plan

Should you have any questions regarding the attached, please do not hesitate to contact me. We look forward to meeting with you at the next available Planning Commission meeting.

PART 1 - SITE ADDRESS

The proposed project is located at 125 River Street in the City of Troy, Tax Parcel: 100.68-1-1./1

PART 2 - APPLICANT

Taylor I LLC
230 Wyoming Avenue
Kingston, PA 18704
Contact: Lee Jaffe

PART 3 - PROJECT NARRATIVE

Applicant

Taylor I LLC is the applicant for the proposed project. The developer, Pennrose, LLC, in conjunction with the Troy Housing Authority, who currently owns the existing Taylor Apartment buildings 1&2, are proposing a revitalization project for the Taylor Apartments.

Development Team

Applicant: Taylor I LLC

Architect: Dattner Architects

Civil Engineer: The Chazen Companies

Developer: Pennrose, LLC

Project Goal

The goal of revitalizing the Taylor Apartments is to bring modernized 21st century accommodations into downtown Troy, and update the existing Taylor superblock to match the current City infrastructure and culture.

Project Description

The existing Taylor 1 & 2 apartment towers have been vacant for a period of time. The proposed project will demolish both buildings in their entirety and construct a new 5-story, 96,400 square foot mixed-use, mixed income building. Architectural plans support 90 residential units, ranging from studio apartments to three-bedroom apartments. 64 of these apartments are replacement affordable housing units reserved for current residents of the Taylor 4 apartment building. A detailed residential unit distribution has been provided on A-111.00.

The first floor would be comprised of apartments, retail space and a residential office area. A fitness room and tenant recreation area are also included for use by the residents of the building. Floors 2-5 would be comprised of only apartments. Upgrades will be made to the site’s landscaping and infrastructure, connecting the development to the surrounding City streets.

City of Troy Zoning District: High Rise, High Density (R-5), Bulk and Dimensional Requirements

Bulk/Dimensional	Required		Proposed
Maximum Density	Medium-Rise: 60 units/acre		Medium Rise: 87± units/acre
	High-Rise: 120 units/acre		
Minimum Lot Area	None		N/A
Minimum Lot Width at Front Building Line	None		N/A
Minimum Setbacks	Front:	Medium Rise: 10 feet High Rise: 50 feet	0 feet
	Rear:	Medium Rise: 40 feet	0 feet

Bulk/Dimensional	Required	Proposed
	High Rise: 60 feet	
	Sides: Medium Rise: 30 feet total, at least 10 feet each side High Rise: 30 feet each side	N/A
Maximum Lot Coverage	50%	49%
Maximum Building Height	Medium Rise: 90 feet High Rise: 150 feet	42 feet
Off-Street Parking	1 spaces/unit plus 1 space for each 200 SF of nonresidential floor area.	38

Parking

The Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition, is the industry standard for determining trip generation for proposed land uses based on studies of similar existing developments located across the country. Land Use Code (LUC) 221 – Multifamily Housing (Mid-rise) was used to estimate the number of vehicle trips generated by the proposed project at 90 units. The project is expected generate a total of 31 trips during the AM peak hour and a total of 38 trips during the PM peak hour. This volume equates to about one trip every 2 minutes in the peak hours. This is a minimum amount of additional traffic that will be added to the roadway network. The project also includes about 2,500 SF of retail space, which is anticipated to serve the residents of the building and surrounding area; therefore, any additional vehicle trips from the retail space will be minimal.

There is a CDTA Bus stop at the corner of Congress St and 3rd St, approximately 900 feet (0.17 mile) from the project site. There are 10 bus routes available from this location, allowing travel to Albany, Latham, Schenectady Brunswick, Waterford and around the City. The trip estimates above are mostly based on data from suburban projects with little or no direct access to transit or walkable urban areas; therefore, it can be expected that the number of vehicle trips noted above will be less due to the availability of transit at the project site.

The project site is surrounded by the typical urban street system with numerous north/south and east/west routes available to distribute the trips. The off-street parking will be located off 1st St Alley, which is a 2-way street. Residents will exit onto Congress Street, where the next intersection provides access to River Street southbound to the Congress Street Bridge. For residents wishing to go north or south within Troy, the next intersection with Front Street provides 2-way traffic to State Street to the north and Division Street to the south.

The proposed development includes 38 on-site off-street parking spaces for the building’s residents, in a combination of surface and under-building parking. An inside bicycle storage room for residents is also provided on the first floor. Many of the residents, as well as patrons of the retail space on the first floor, will not drive a car and will use alternate forms of transportation such as walking, biking and public transportation.

Utilities

There are existing utility connections to the Taylor Apartment Buildings that the Applicant intends on using to serve the project site. The site has existing access to National Grid electric and gas. It is anticipated that the existing water and sewer service connection points to the municipal systems can be re-used, and new service laterals will be installed to the new building.

Calculations were performed to analyze the average day, maximum day, and peak hourly flow rates for water and sanitary sewer based upon the usage and unit breakdown within the building. Further detail regarding these calculations can be found in the Sanitary Sewer Evaluation Letter, dated October 2, 2020. In addition, it is anticipated that stormwater from the rear portion of the project site and 1st Street Alley that currently goes to the combined sewer will be re-directed to the dedicated storm sewer system in Ferry Street, reducing the stormwater discharges to the combined sewer. The front of the project site is already tributary to the dedicated storm sewer system in River Street.

As more than one acre will be disturbed a stormwater pollution plan (SWPPP) will be prepared for the project documenting best management practices that will treat stormwater runoff and reduce the quantity discharged offsite, in accordance with NYSDEC regulations and the City of Troy code. Onsite storm sewer networks will collect and convey water to onsite stormwater management facilities for treatment and attenuation. These facilities will treat stormwater in accordance to NYSDEC SPDES permit regulations and release stormwater on site which ultimately enters Wynants Kill at a rate determined through hydrologic analysis to not exceed the pre-development rate of the project area for the given design storm events.

PART 4 - CLOSING

This narrative is intended to provide a brief summary of the proposed redevelopment. The information provided is believed to be accurate and true. The Applicant is requesting that the project be placed on the next Planning Commission meeting for project review.

If you have any comments or questions regarding this application or if you require additional information, please do not hesitate to contact me at (518) 266-7324.

Sincerely,



Roger E. Keating, P.E., LEED AP BD+C
Director, Civil Engineering



Application for Planning Commission Review

PC Case #: _____
Date Received: _____
SEQR Type: _____

Review Type

Check all that apply: Concept/Sketch [] Change of Use [] Site Plan [x] Subdivision or Lot Line Adjustment []

Fill out the following information based on the site plan submitted. Applicants should familiarize themselves with the City of Troy Zoning Code prior to completing this form. For Changes of Use certain sections are not required if site alterations are not proposed, see below.

Applicant

Name: Taylor I LLC Contact (if business): Lee Jaffe
Address: 230 Wyoming Avenue, Kingston, PA 18704
Phone: (347) 378-0905 Email: ljaffe@pennrose.com

Property

If the applicant is not the property owner, documentation must be attached demonstrating that the applicant has a legal interest in the subject parcel. (e.g. contract vendee, lessee, etc.)

Owner: Troy Housing Authority Phone: (518) 273-3600
Address: 125 River Street
Tax Map Nos.: 100.68-1-1/.1 Lot Area (acres): 1.040
Zoning District: R5, High Rise Residential, High Density Historic District: No

Project

Existing Use: Apartments Proposed Use: Apartments/Retail
Hours of Operation: 24 hours # of Employees: N/A
Project Title: Taylor Apartments-Phase 1
Project Description: Demolition of the vacant Taylor 1 and 2 towers, and the development of a 90-unit, 96,400 SF mixed-use, mixed income building that includes 64 replacement affordable housing units set aside for existing residents of the currently occupied Taylor 4 building.

Subdivision/Lot Line Adjustment

This section is required for subdivisions or lot line adjustment applications only.

of Existing Lots: # of Proposed Lots:

Site Statistics

This section is not required for Changes of Use with no site alterations. For subdivisions please leave this sections blank, attach a summary for each lot (existing and proposed).

Existing

Table with 2 columns: Existing and Proposed. Rows include Lot Area (sf.), Front Yard (ft.), Rear Yard (ft.), Side Yard(s) (ft.), Lot Width (ft.), Lot Coverage (%), Density (units per ac.), and Bldg. Height (ft.).

Proposed

Table with 2 columns: Existing and Proposed. Rows include Lot Area (sf.), Front Yard (ft.), Rear Yard (ft.), Side Yard(s) (ft.), Lot Width (ft.), Lot Coverage (%), Density (units per ac.), and Bldg. Height (ft.).



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Date Complete: _____
Date Approved: _____
Expiration Date: _____

Site Statistics (cont'd)

This section is not required for Changes of Use with no site alterations. Provide existing and proposed lot coverage. Pavements include asphalt, concrete, or packed earth/gravel. Building areas include foundations and covered porches/decks only; roof overhangs or awnings do not count toward building area.

Existing Lot Coverage		Proposed Lot Coverage	
Green Space (sf.):	7,689	Green Space (sf.):	13,237
Pavements (sf.):	23,546	Pavements (sf.):	9,991
Buildings (sf.):	14,075	Buildings (sf.):	22,082
Total Increase of Impervious Area (sf.): -5,548			

Buildings

This section is not required for Changes of Use with no site alterations.

# of Existing Structures:	2	Type of Construction:	Brick	(e.g. brick, steel, wood)
# of Ex. Bedrooms:	309			
# of Prop'd Structures:	1	Type of Construction:	Steel, Concrete & Wood	(e.g. brick, steel, wood)
# of Prop'd Bedrooms:	146			

Parking

This section applies to off-street parking only. Refer to §285-52 through §285-66 for parking requirements by zoning district. Refer to §285-91 for the Schedule of Required Off-Street Parking for parking requirements by use.

# Req'd Parking Spaces:	110		
# Prop'd Parking Spaces:	38	# Prop'd ADA Spaces:	2

Utilities

Provide existing and proposed water and sewer usage quantities. In addition, please provide information (size, type, and location) for utilities available to the project site; either existing utilities or those proposed. Contact Department of Public Utilities (DPU) for available record information.

Ex. Water Usage (gpd):	0	Pro. Water Usage (gpd):	18,235
Ex. Sewer Usage (gpd):	0	Pro. Sewer Usage (gpd):	18,235
Sewer:	36" Clay - First St Alley; 12" Clay, 12" PVC, Arch Pipes - Congress St		
Water:	First St Alley; Congress St; River St		
Storm/Drainage:	24" RCP - Ferry St; 12" RCP - First St Alley; 12" HDPE - Congress St; 8" RCP, 8" Clay, & 36" RCP - River St		

Request for Extension

Per the City of Troy's Code, Planning Commission approval expires after six (6) months if an application for building permit has not been filed. Use this section to request any additional time required.

Requested Extension: months

I(We) understand that I(we) am(are) responsible for the placement of notification signs per §285-47 of the Zoning Ordinance. Further, I(we) certify that the information contained in this application and on the Site Plan(s) submitted with this application is to the best of my(our) knowledge and belief accurate and correct and that I(we) have read and understand all applicable requirements, regulations, and laws as well as the instructions provided by City Staff.

Signed: _____
Name: _____

Date: _____



Planning Commission
City of Troy
433 River St., Ste. 5001
Troy, New York 12180

INSTRUCTIONS TO APPLICANTS

INTRODUCTION

Site Plan Review is an analysis of your site plan to determine if your proposal will be safe and to minimize negative impacts on nearby properties. Review of your site plan is conducted in several stages and are outlined below:

1. **Submit Site Plan Application:** Site plans and application should be submitted to the City of Troy Planning and Community Development Department (PCD). Details of what needs to be submitted, approvals and requirements vary depending on the type and complexity of the project. These are generally outlined on the following pages.
2. **Site Plan Review:** Copies of your site plan are circulated to professional staff personnel of the City of Troy whose collective recommendations are passed on in a staff report to the Commission itself. Applicants will also receive this staff report.
3. **Planning Commission Review:** The Planning Commission formally reviews your site plan in a public hearing and makes a decision whether to approve the site plan, approve it with conditions, or disapprove it. If your site plan is disapproved you have the right to amend it and submit it again for another site plan review.
4. **Site Plan Approval:** Once approval is received by the Planning Commission, apply for a work permit through the Building Department.

TYPES OF PROJECTS

Generally, proposals fall into one of three categories:

Change of Use: City law requires any proposal which constitutes a Change of Use to be presented to the Planning Commission. An application which does not propose a new structure or any exterior improvements to an existing structure falls under this category. *Changes of Use do not require the submission of a site plan.*

Example: A former convenient store is being converted into a new retail store. The applicant proposes no exterior improvements other than signage.

Minor Projects: A Minor Project is any proposal which includes exterior improvements and, at the discretion of the Planning Department, lacks the complexity to be deemed a Major Project. Generally, projects which propose less than 3,000 square feet of commercial space, less than 10 residential units, or disturb less than ¼ acre of land fall into this category.

Example: A 500 square foot addition to a single-family home to create an apartment.

Major Projects: A Major Project is any project not classified as a Change of Use or Minor Project. Major Projects require preparation of fully-engineered site plans and accompanying reports. Typically, applicants will present such proposals to the Planning Commission at the concept level, before finalizing layout and design. After Concept Review, the applicant will have the opportunity to address any concerns and revise the proposal for a final determination.

Example: Construction of a 20-unit apartment building and associated parking, utilities, and hardscape.



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SITE PLAN CHECKLIST

Required documentation differs for each type of proposal. Below is a checklist of the required elements for Minor and Major Projects. Typically, Change of Use proposals do not require a Site Plan. At the purview of the Planning Commission, additional documentation may be requested, examples of such documentation are included at the end of this section.

Site Plan Elements	Minor Project	Major Project	Current Submission
Note the following on the site plan: - Applicant's full name, address, phone number, and email - Property Owner's full name, address, phone number, and email (if not applicant) - Street address of the property - <u>Zoning District</u> - <u>Historic District</u> - <u>Tax Map Number</u> of the property - Scale of the drawing (1"=10', 1"=20', 1"=30', 1"=40', or 1"=50') - Date the drawings were last revised - North arrow	•	•	<input type="checkbox"/>
Show the boundaries of the property, include any easements and adjacent rights-of-way. Minor Projects: If any permanent, founded structure is proposed within five feet (5') of an assumed property line a Licensed Land Surveyor must prepare a Boundary Survey. Major Projects: Boundaries must be provided by a Licensed Land Surveyor.	◐	•	<input type="checkbox"/>
Identify and provide the location of all existing structures on site plan. This includes all pavements, curbs, buildings, poles, fences, trees, etc.	•	•	<input type="checkbox"/>
Provide existing and proposed topography. Minor Projects: Required if existing grades vary by more than five feet or if changes in excess of one foot are proposed. Major Projects: Always required.	◐	•	<input type="checkbox"/>
Provide the location, type, style, and size of all proposed pavement areas, curbs, buildings, structures, etc.	•	•	<input type="checkbox"/>
Provide a landscaping plan which clearly shows all existing vegetation to remain and the type, installed size, and location of all proposed plantings.	◐	•	<input type="checkbox"/>
Location, type, and size of any proposed signage.	•	•	<input type="checkbox"/>
Provide parking information including: existing parking count, number of spaces required, number of spaces provided, size of spaces, location of ADA spaces and number required, and where snow storage is provided.	•	•	<input type="checkbox"/>
Clearly illustrate site circulation for vehicles and pedestrians.	•	•	<input type="checkbox"/>
Provide the location, type, and wattage of all existing and proposed site lighting.	○	•	<input type="checkbox"/>
Identify all utilities on and adjacent to the site. Clearly illustrate which utilities exist and which are proposed. Includes water, sewer, storm/drainage, electric, and gas.	○	•	<input type="checkbox"/>
Identify existing/proposed dumpster locations and illustrate how access and screenings will be provided.	•	•	<input type="checkbox"/>
Provide the location of the closest Fire Hydrant servicing the site. Note distance to hydrant.	○	•	<input type="checkbox"/>
Architectural Elevations or Renderings depicting and describing all proposed finishes.	•	•	<input type="checkbox"/>
Provide details for any proposed fencing, walls, or other site amenities which will affect the appearance of the site.	◐	•	<input type="checkbox"/>

○ Not Required ◐ Required if Requested • Required

All required elements must be presented in a thorough and thoughtful manner. It should be made clear to Commissioners what exists on the site, what will be removed, and what is proposed. **Site plans which do not adequately detail a proposal will not be accepted.**

Examples of Additional Documentation: Lighting (Photometric) Plan, Landscaping Plan, Stormwater Management Report, Traffic Impact Study, Wetland Delineation/Determination, Archaeological Resources Report



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SUBMISSION INSTRUCTIONS

Applicants are required to submit all necessary copies to Planning and Economic Development (PED) for review of their proposal. PED **will not** make copies for applicants. Ten (10) copies of all supporting documentation must be submitted to PED at least twenty-one (21) calendar days prior to the hearing date. Incomplete applications **will not** be added to the agenda.

All drawings must be formatted to fit on 11" x 17" (ANSI B) sized paper. If the nature of the site requires a larger drawing format, the full-sized plans must be reducible to 11" x 17" at a convenient scale. For example a drawing at 1"=40' on 22" x 34" (ANSI D) paper can be reduced to 1"=80' on 11" x 17".

In addition to required applications, checklists, and drawings, color photos of the existing site must be provided. The photos must be a minimum of 3" x 5" (four per 8½" x 11" sheet of paper) and clearly depict the existing site. Provide as many photos as required to accurately communicate existing conditions, typically four (4) are sufficient.

A digital copy of all materials must be provided with every submission. Documents and drawings must be in Adobe .pdf format; photos should be in .jpg or .png format. These materials will be presented at the public hearing.

SUBMISSION REQUIREMENTS

Change of Use

- Site Plan Application
- Site Photos
- Digital Copy of Photos

Minor Project

- Site Plan Application
- Site Photos
- Complete Streets Checklist
- Short EAF (if required)
- Complete Site Plan Checklist
- Site Plan
- Architectural Elevations
- CD/USB of all Digital Files

Major Project

- Site Plan Application
- Site Photos
- Complete Street Checklist
- Short EAF (Full EAF, if required)
- Complete Site Plan Checklist
- Site Plan (including Erosion and Sediment Control and Construction Details)
- Architectural Elevations
- Stormwater Pollution Prevention Plan (if required)
- CD/USB of all Digital Files



City of Troy – Complete Streets Form

For questions, please email the Zoning Department at James.Rath@troyny.gov or call (518) 279-7169

Location of Proposal: 125 River Street

Applicant Name: Taylor I LLC

Date submitted: 10/02/2020

230 Wyoming Avenue
Applicant Address: Kingston, PA 18704

Phone Number: (347) 378-0905

Email: ljaffe@pennrose.com

Using this form

The Complete Streets Checklist is to be filled out by the applicant and submitted before the application deadline. It will be used during Zoning and Planning meetings to ensure the proposed changes comply with the Complete Streets Ordinance. Details on the Complete Streets policy can be found in the Troy City Code, Chapter 271 (Adopted 6/5/14 - Ord. No. 35. Amendments noted where applicable). If the applicant needs help completing this form, please contact the Planning Department before the application deadline. Failure to complete this form may result in delaying your case.

Definition "Complete Streets" refers to designing for all people, regardless of mode of transportation or physical ability. This ensures pedestrians, bicyclists, motorists and public transportation users of all ages and abilities are able to safely and comfortably navigate the City of Troy.

Applicability All transportation facilities in the public right-of-way, including streets, bridges and other connecting pathways. All privately constructed streets, parking lots, and connecting pathways shall adhere to this policy. This includes private projects involving garages, driveways, sidewalks, curb cuts, staircases, etc. All projects projected to increase the number of roadway users.

This form does not apply to:

- Projects consisting solely of minor maintenance (Example: Replacing the roof on a single family home)
- Projects without any impact on public access (Example: Adding an accessory structure in a private yard)
- If this is a City project or a privately funded project, continue with the form below.
- If you are unsure if this form applies to you/your proposal or need help completing the form, please contact the Planning Department before the application deadline.

Description of Work: Demolition of the vacant Taylor 1 and 2 towers, and the development of a 90-unit, 96,400 SF mixed-use, mixed income building that includes 64 replacement affordable housing units set aside for existing residents of the currently occupied Taylor 4 building.

Current Use: Apartments

Proposed Use: Apartments, retail

Additional Notes:

- Existing Conditions
- 1st Street Alley 20 feet 0 inches
- River Street 60 feet 0 inches
1. Total Right-of-Way (ROW) width: 60 feet 0 inches
2. Width of roadway (curb to curb): **Congress Street** 36 feet 0 inches
River Street 34 feet 0 inches
1st Street Alley 18 feet 0 inches
3. Number of lanes: **Congress Street** 2 driving lanes, 0 parking lanes, 0 bike lanes
River Street 2 driving lanes, 0 parking lanes, 0 bike lanes
1st Street Alley 1 driving lanes, 0 parking lanes, 0 bike lanes
4. Sidewalk material: **Concrete** (concrete, slate, asphalt, no sidewalk, other: _____)
5. Sidewalk width: 5 feet 0 inches
6. Sidewalk condition (new, smooth, cracked, uneven?): **Fair; Uneven due to tree roots**
7. Curb height, material, condition: **Granite; Good**
8. Utility strip width (section between curb and sidewalk): 5 feet 0 inches
9. Distance between property line and ROW: 0 feet 0 inches
10. Describe any steps, driveways, or other encroachments: **None observed**
11. Describe on-street parking (parallel, diagonal, etc.) and estimated usage: **Parallel parking on Congress Street. Off-street parking area along 1st Street Alley.**

Bicycle Facilities Reference page 24 of the Troy Bicycle Plan as needed:
https://www.ptny.org/application/files/8915/1854/0738/Troy_Bicycle_Connections_FINAL.pdf

12. Is this project on the Troy Bikeway Network? Yes/No – If yes, where?
13. Do bike lanes or trails exist within a ¼ mile of the project area? Yes/No – If yes, where?
Uncle Sam Bike trail; corner of Congress and Front St.
14. Are there pavement markings or signs indicating shared use of the road? Yes/No – If yes, where?
15. Is there bicycle parking within 50 ft. of the project area? Yes/No – If yes, where?

Transit Reference CDTA as needed: <https://www.cdta.org/routes-and-schedules/troy>

16. Is this project located on a bus route? Yes/No – If yes, which route?
17. Are there bus stops within a quarter mile? Yes/No – If yes, where? There is a bus stop located roughly 900 ft. (0.17 miles) from the project site at the corner of 3rd and Congress St.

Accessibility Reference FWHAs ADA guidelines as needed: <https://www.access-board.gov/guidelines-and-standards/buildings-and-sites/about-the-ada-standards/guide-to-the-ada-standards>

18. Will the site be wheelchair accessible? Yes/No
19. Are the existing sidewalks universally accessible for people with disabilities? Yes/No
20. Are there adequate ramps at the adjacent corners/intersections? Yes/No

Other

21. Are there schools, hospitals, senior centers, community centers, or centers for persons with disabilities within ¼ mile of the project area? Yes/No – If yes, where?
Russell Sage College is located 1 and 1/2 blocks (900 ft.) to the South of the project site.
22. Are there any existing or proposed driveways? Yes/No
23. Are there any noticeable traffic conflicts nearby? Yes/No – If yes, please explain:

24. Does this site require regular truck deliveries? **Yes**/No – If yes, how often? There is a 2,545 SF retail space located on the ground floor of the proposed building. Truck deliveries are expected but frequency is unknown as no tenant is secured.
25. Does this proposal include green infrastructure? **Yes**/No – If yes, please explain:
Proposed stormwater management facilities.

For Official Use Only

Suggested improvements that should be incorporated into the project:

❖ Signs and Lines

- Wayfinding Signage
- Crosswalks
- Informational Signage
- Pavement Striping

❖ Geometry / Hardware / Infrastructure

- Sidewalk Width
- Bicycle Lanes
- Curb Ramps
- Bicycle parking
- Traffic Calming
- ADA compliance
- Bus Stops/Shelters

❖ Operations

- Bike/Ped Connections
- Transit Facilities
- Consolidated Driveways
- Loading/Unloading
- Pedestrian Safety Improvements

❖ Greening / Aesthetics

- Lighting
- Sidewalk Furniture/Accessories
- Utility/Planting Strip
- Street Trees

Describe suggested improvements:

Per Troy City Code Chapter 271-4, the City Engineer can issue a documented exception concluding that the application of Complete Streets principles is unnecessary, unduly cost prohibitive or inappropriate because it would be contrary to public safety or if other available means or factors indicate an absence of need, including future need.

Which suggestions will be incorporated into the project?

Approved by: _____ Date: _____