

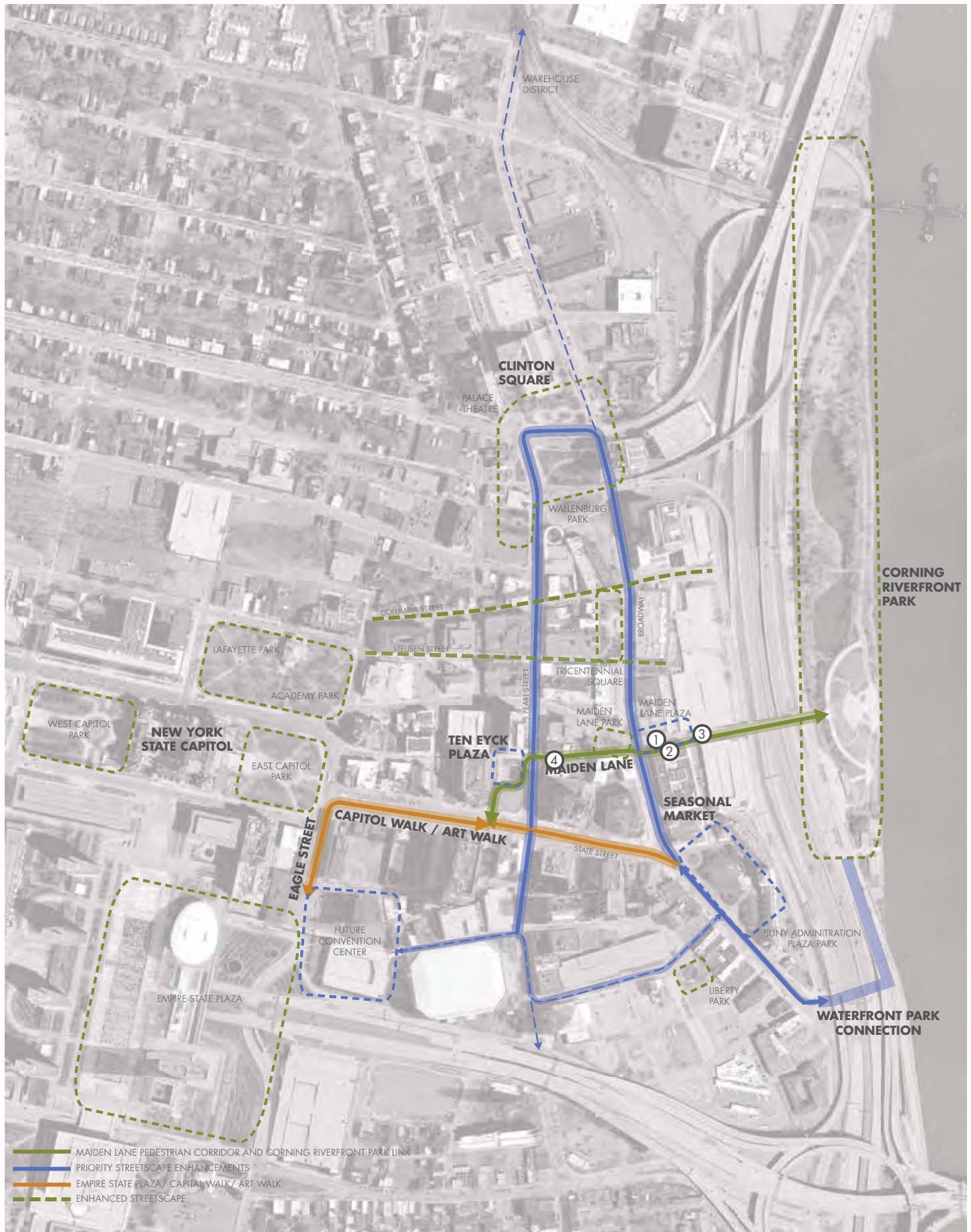
ALBANY STREETSCAPE IMPROVEMENTS

ENHANCING THE PUBLIC REALM



IMAGINING THE POSSIBILITIES: MAIDEN LANE

EXISTING CONDITIONS/ENHANCEMENT CONCEPTS



IMAGINING THE POSSIBILITIES: MAIDEN LANE
EXISTING CONDITIONS/ENHANCEMENT CONCEPTS



EXISTING CONDITION
1. MAIDEN LANE PLAZA



ILLUSTRATION



EXISTING CONDITION
2. MAIDEN LANE PLAZA



PRECEDENT: SCULPTURAL ELEMENT



EXISTING CONDITION
3. MAIDEN LANE BRIDGE



PRECEDENT



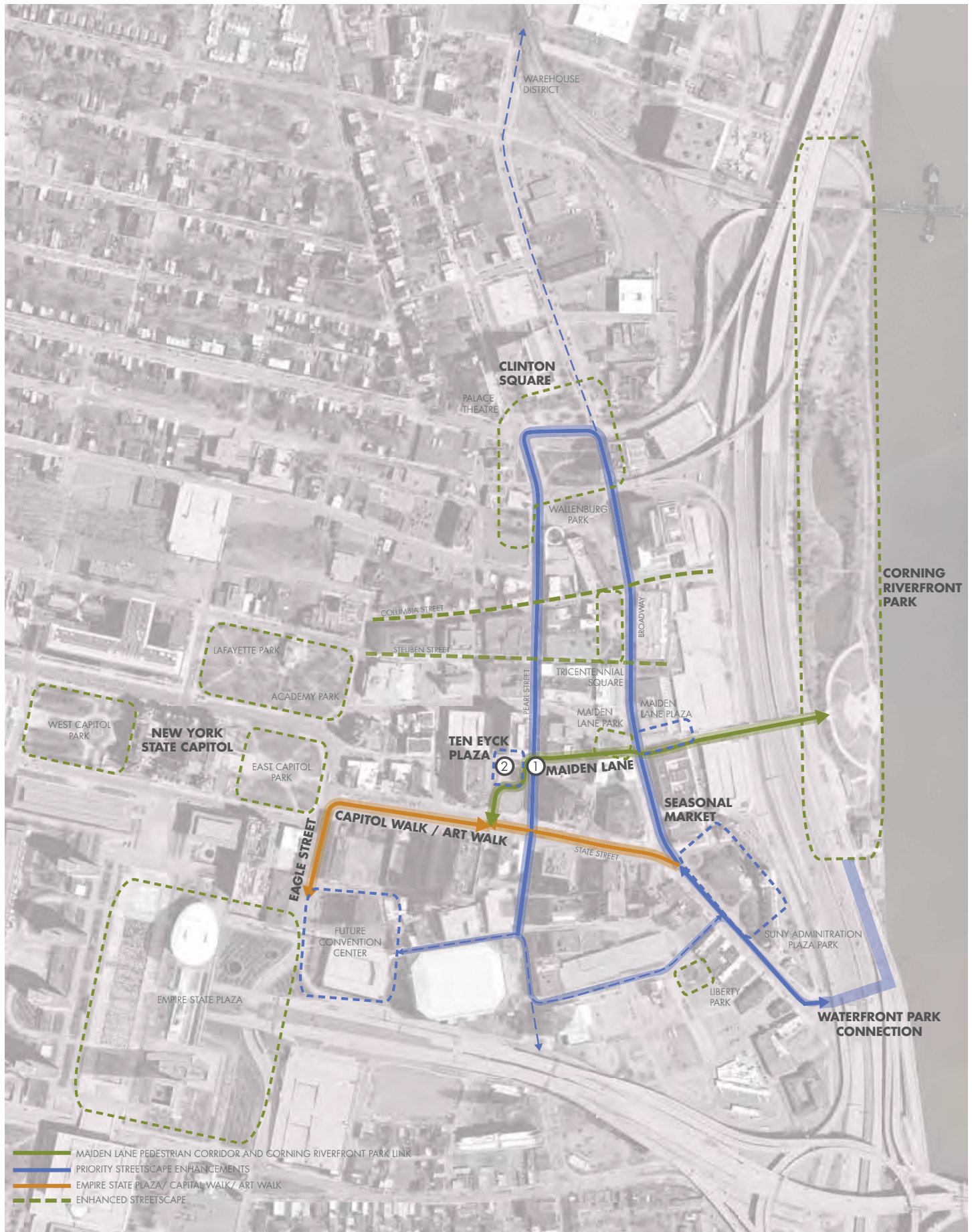
EXISTING CONDITION
4. MAIDEN LANE



PRECEDENT

IMAGINING THE POSSIBILITIES: TEN EYCK PLAZA

EXISTING CONDITIONS/ENHANCEMENT CONCEPTS



IMAGINING THE POSSIBILITIES: TEN EYCK PLAZA

EXISTING CONDITIONS/ENHANCEMENT CONCEPTS



EXISTING CONDITION



ILLUSTRATION

1. TEN EYCK PLAZA



EXISTING CONDITION

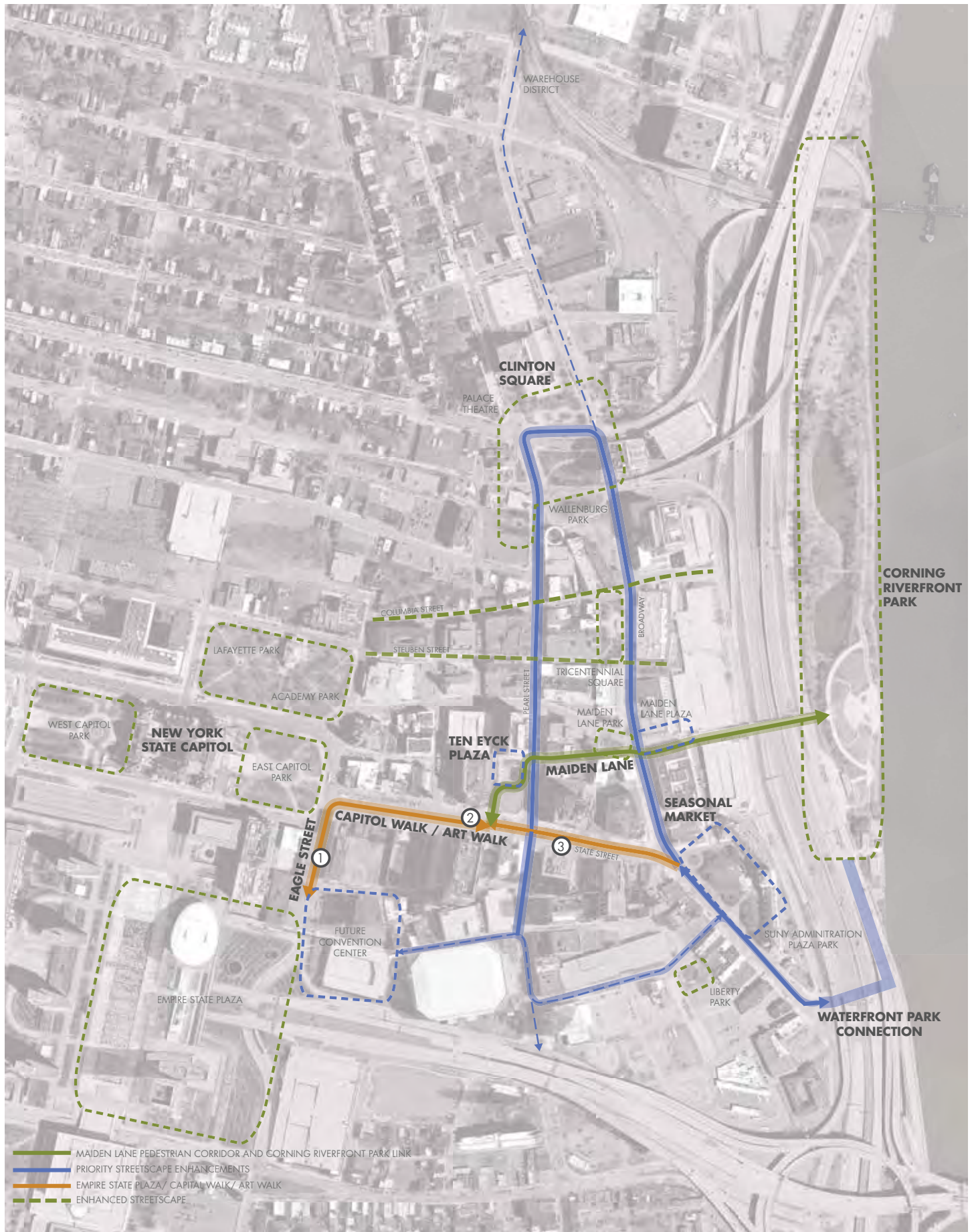


PRECEDENT

2. TEN EYCK PLAZA

IMAGINING THE POSSIBILITIES: EAGLE STREET AND STATE STREET

EXISTING CONDITIONS/ENHANCEMENT CONCEPTS



IMAGINING THE POSSIBILITIES: EAGLE STREET AND STATE STREET

EXISTING CONDITIONS/ENHANCEMENT CONCEPTS



EXISTING CONDITION
1. EAGLE STREET



ILLUSTRATION



EXISTING CONDITION
2. STATE STREET



ILLUSTRATION



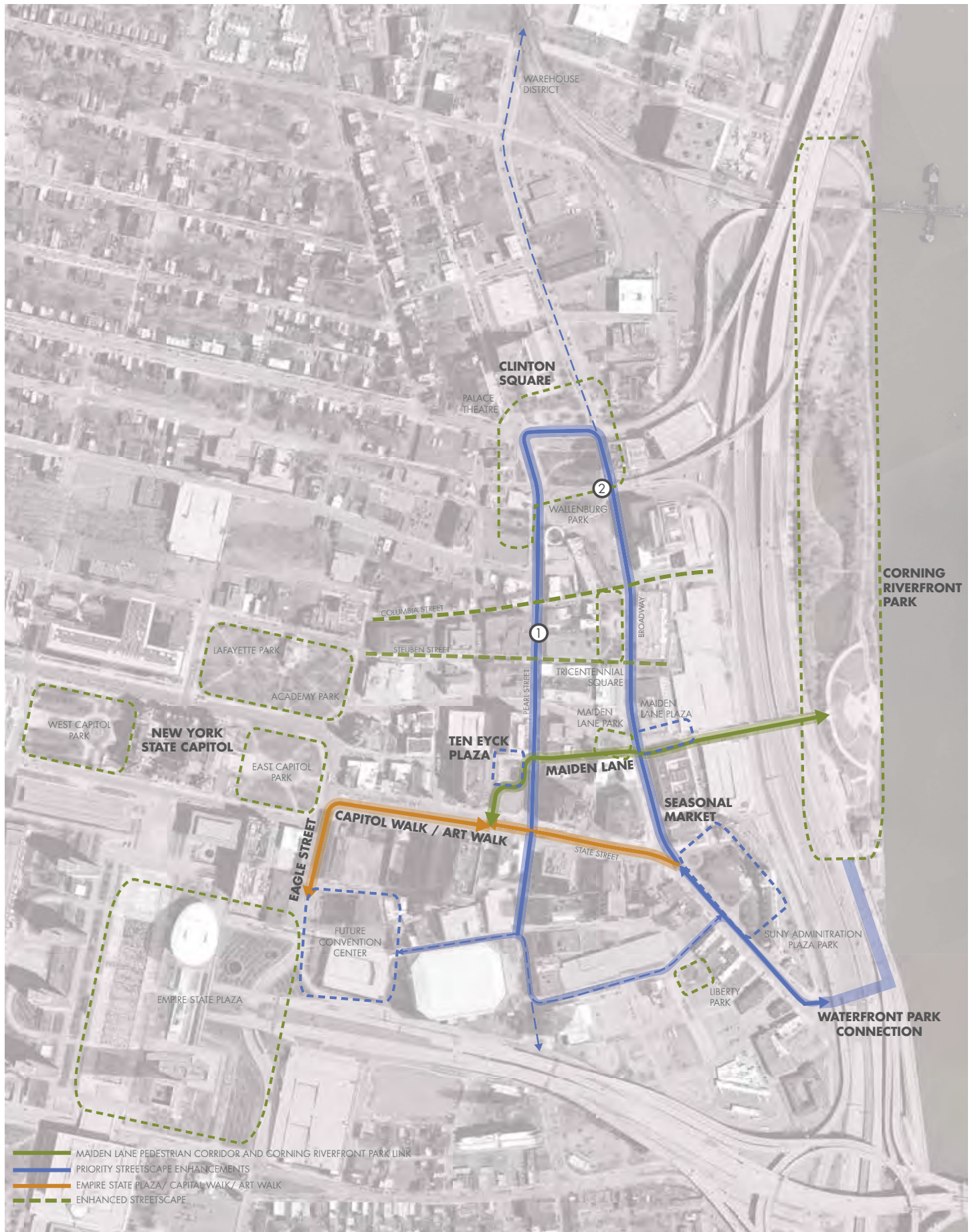
EXISTING CONDITION
3. STATE STREET



ILLUSTRATION

IMAGINING THE POSSIBILITIES: PEARL STREET AND CLINTON SQUARE

EXISTING CONDITIONS/ENHANCEMENT CONCEPTS



IMAGINING THE POSSIBILITIES: PEARL STREET AND CLINTON SQUARE

EXISTING CONDITIONS/ENHANCEMENT CONCEPTS



EXISTING CONDITION

1. PEARL STREET



ILLUSTRATION



EXISTING CONDITION

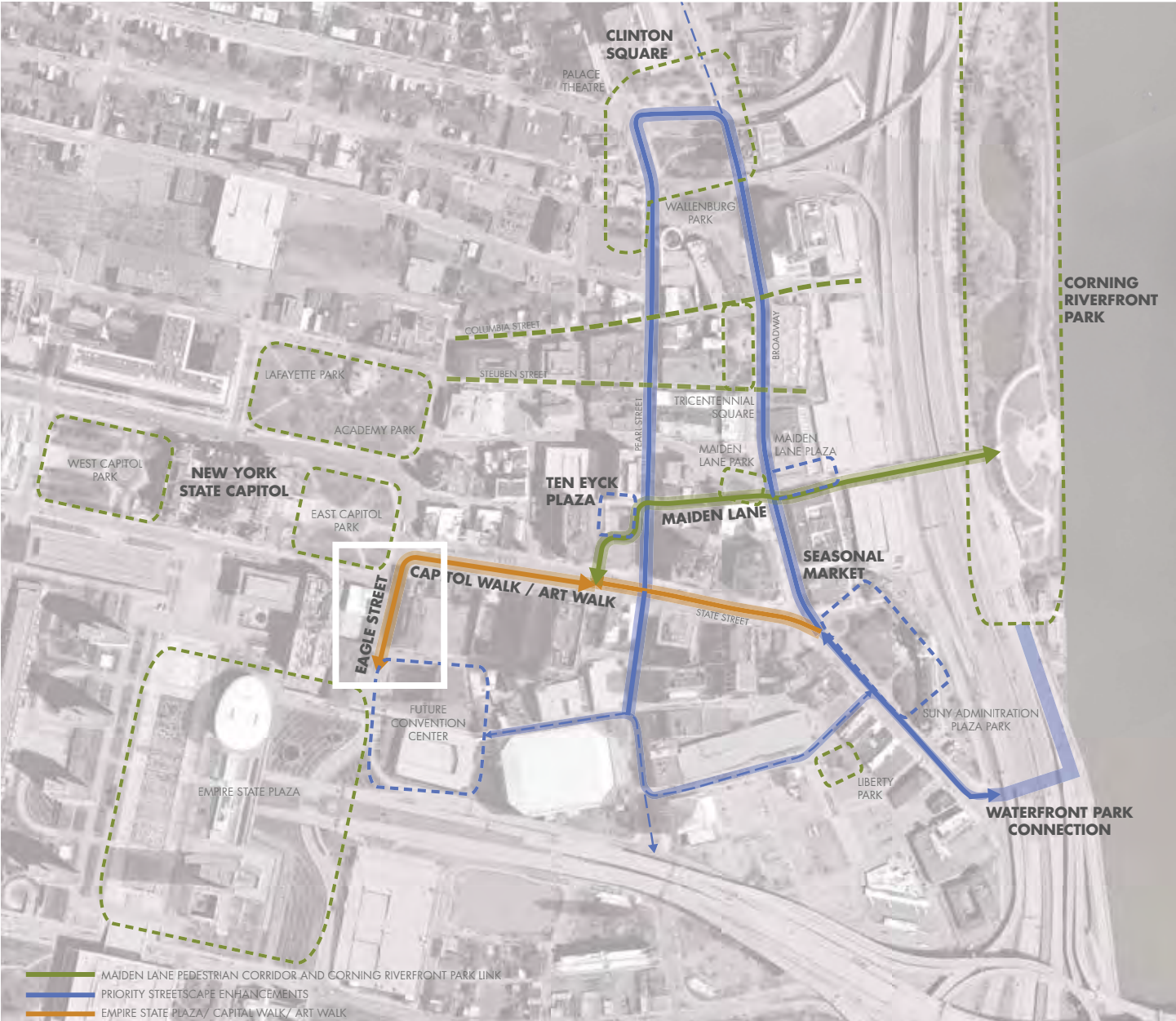
2. CLINTON SQUARE



ILLUSTRATION

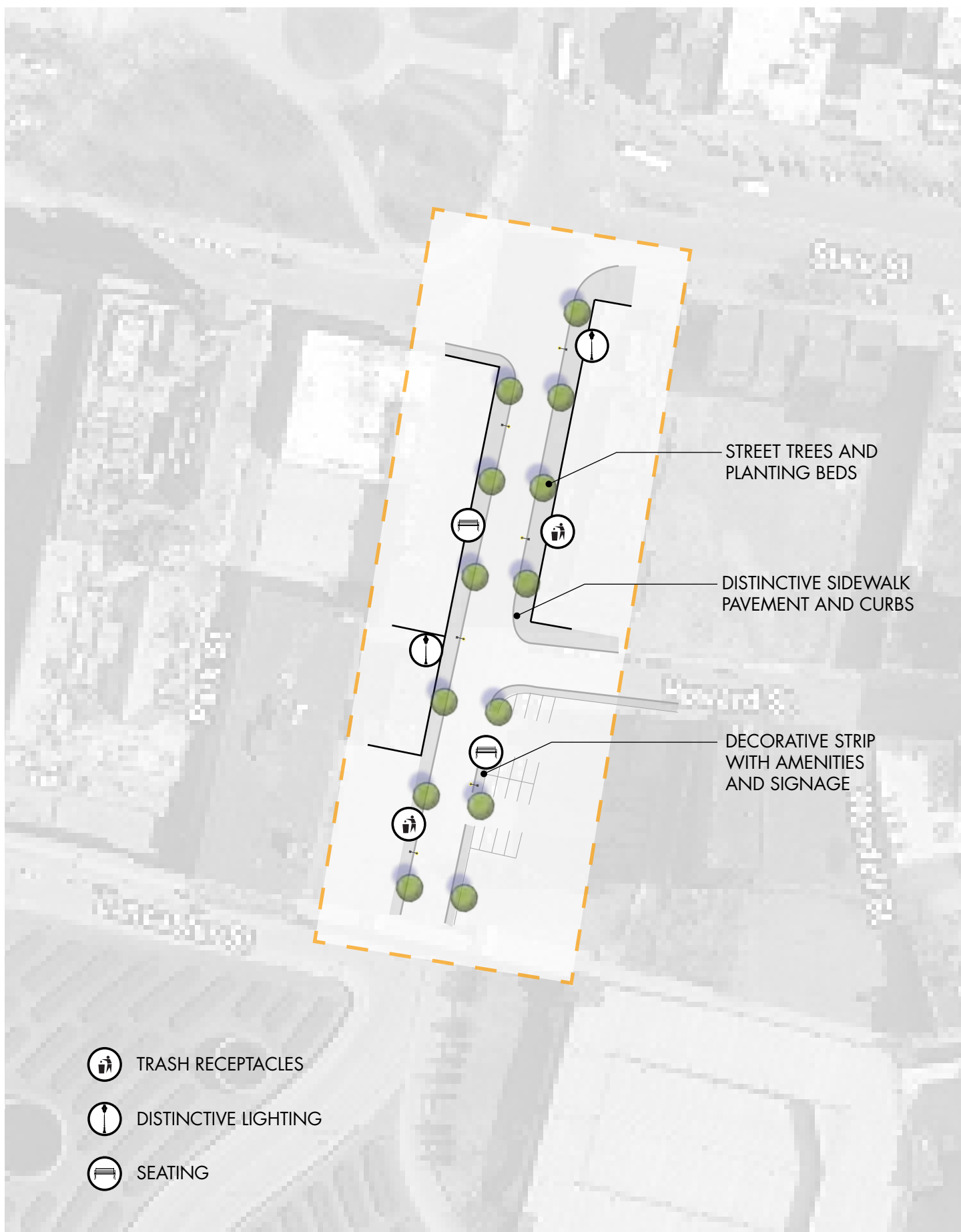
EAGLE STREET STREETScape

SEE NARRATIVE 1



EAGLE STREET STREETSCAPE

DIAGRAMMATIC CONCEPT PLAN



EAGLE STREET STREETSCAPE

LOCATED BETWEEN THE PROPOSED CONVENTION CENTER SITE AND STATE STREET

Connect the new convention center site with State Street to expand the City's network of vibrant streetscapes. This link will enhance connectivity between the Municipal Center and expanding entertainment and retail opportunities toward Downtown South.

The addition of distinctive pavement and curbing, street trees, site furnishings and lighting will revive this pedestrian and vehicular connection with a greater sense of place.

Amenities shall include:

- Distinctive sidewalk pavement and curbs
- Seating
- lighting
- Trash receptacles
- Street trees
- Planting beds

Enhancement Area:

- 600-foot length
- 65-foot width
- 2 sides of the street
- 2 traffic lanes
- 2 parking lanes

Enhancement Budget:

- Site preparation: $\$10,000/100\text{-feet} = \$60,000$
- Site Amenities: $\$24,000/100\text{-feet} = \$144,000$
- Hardscape/Utilities: $\$90,000/100\text{-feet} = \$540,000$
- Landscape: $\$16,000/100\text{-feet} = \$96,000$

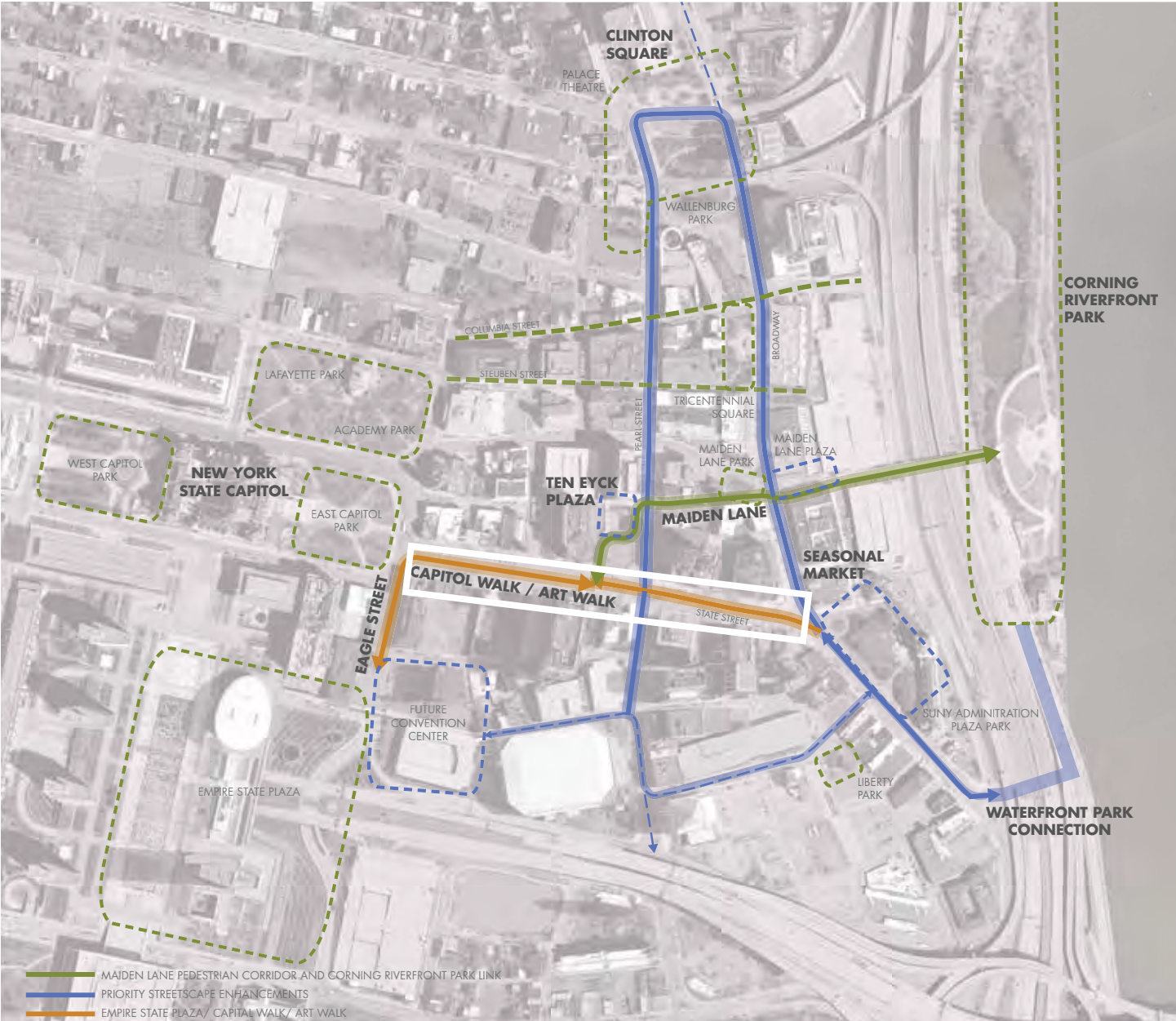
Sub-total: \$840,000

Contingency 25%: \$210,000

Total: \$1,050,000

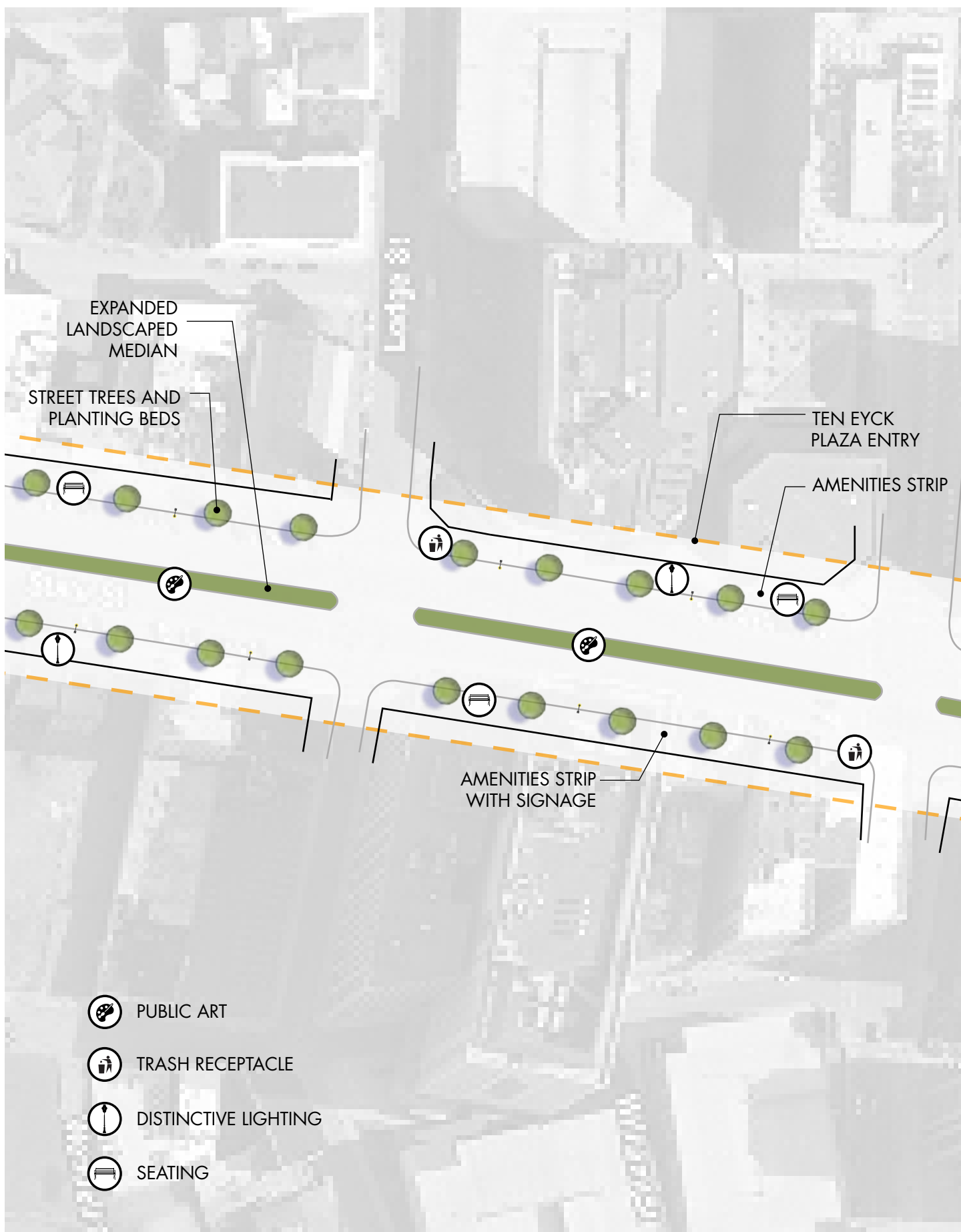
STATE STREET

SEE NARRATIVE 2



STATE STREET STREETScape (TYPICAL PLAN)

DIAGRAMMATIC CONCEPT PLAN



STATE STREET BETWEEN EAGLE STREET AND CONNECTION TO TEN EYCK PLAZA

State Street links the Capitol and Municipal Center with Downtown via a wide boulevard link. The corridor provides an extraordinary opportunity to celebrate and display the City's heritage and extensive art collection. Distinctive wayfinding features will help to unify the proposed "Capitol Walk" to other areas of downtown, particularly Ten Eyck Plaza through an existing but nondescript access point on the northern side of State Street near the Hyatt Hotel. Expanding the landscaped median is also an opportunity to enhance the City's premiere east-west streetscape.

Amenities shall include:

- Seating
- Lighting
- Trash receptacles
- Street trees
- Planting beds
- Art installation
- Distinctive pavement
- Signage at Ten Eyck Plaza entry at State Street

Enhancement Area:

- 860-foot long
- 150-feet wide
- 4 traffic lanes
- 2 parking lanes
- 14-foot median

Enhancement Budget:

- Site Amenities: $\$24,000/100\text{-feet} = \$206,000$
- Utilities and select hardscape: $\$24,000/100\text{-feet} = \$206,000$
- Landscape: $\$16,000/100\text{-feet} = \$137,600$
- Ten Eyck Plaza entry at State Street: \$85,000

Sub-total: \$634,000

Contingency 25%: \$158,500

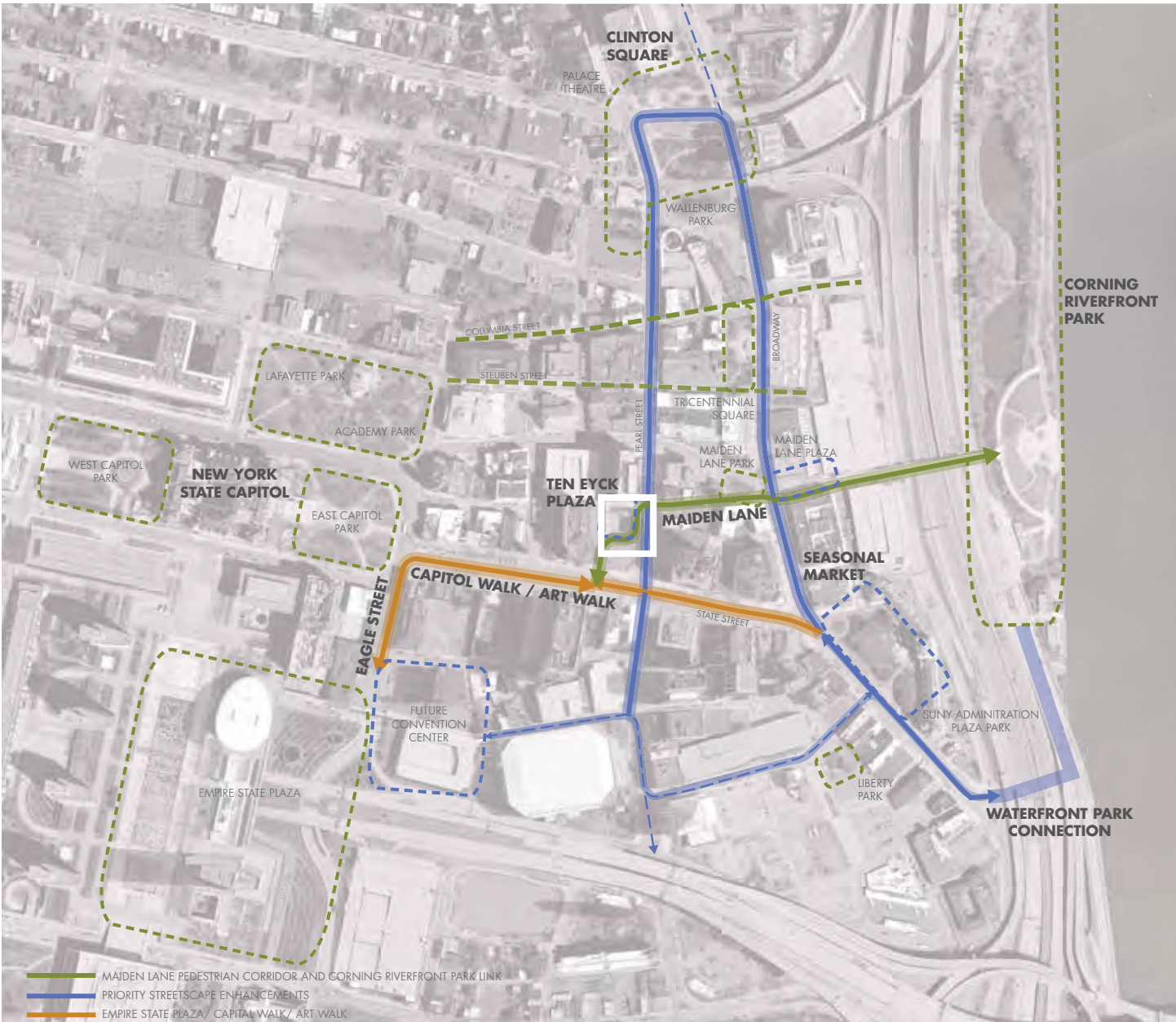
Total: \$792,500

State Street Landscaped Median: \$1,150,000

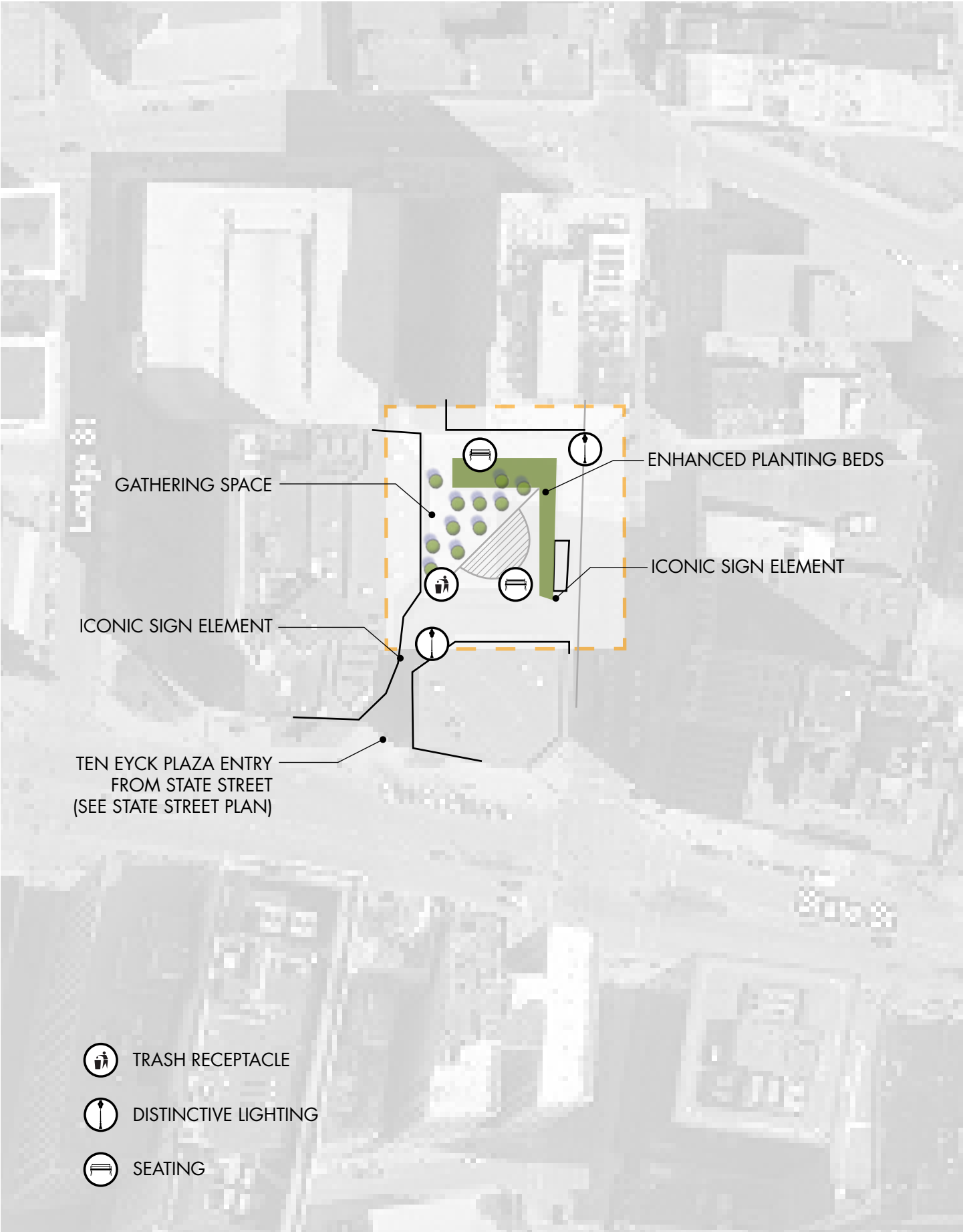
Total (with landscaped median): \$1,942,500

TEN EYCK PLAZA

SEE NARRATIVE 3



TEN EYCK PLAZA
DIAGRAMMATIC CONCEPT PLAN



TEN EYCK PLAZA

Ten Eyck Plaza is a popular Downtown gathering place, particularly during lunch hour on fine weather days. By enhancing the entrances and opening up views to and from the plaza, the space may become yet a greater and more visible destination. Selective removal, replacement and modification of the plaza's planting scheme would be beneficial. Installation of a variety of ornamental grasses and perennials to create a more open and accessible space as well as to create seasonal interest will follow the model of many successful urban plazas and public spaces in the northeast. A prominent marquee or iconic element along Pearl Street visible from Maiden Lane will gain further visibility with focus on connectivity to the City's waterfront and local events. In general, light-handed enhancements are recommended.

Amenities shall include:

- Seating
- Iconic sign element
- Lighting
- Trash receptacles
- Enhanced planting beds

Enhancement Area:

- 19,500 sf

Enhancement Strategy:

Select vegetation removal and pruning: \$10,000

New benches (20): \$50,000

New signage (4): \$20,000

New landscaping: \$35,000

Marquee: \$100,000

Other: \$100,000

Total: \$315,000