

TAYLOR APARTMENTS TRANSFORMATION PLAN

2nd Resident Engagement Meeting Summary Report

Updated: January 30, 2020

PROJECT PARTNERS



PENNROSE
Bricks & Mortar | Heart & Soul

DESIGN CONSULTANTS

DattnerArchitects + 



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Executive Summary

INTRODUCTION

This document is a summary of what the project team have learned through in-person engagement opportunity on January 23, 2020. It includes an overall summary of information received, as well as the Appendix with summary of listening sessions, attendance lists, and a detailed summary of survey questions and results.

ABOUT THE MASTER PLANNING

Troy Housing Authority (THA), in partnership with the Troy Local Development Corporation (tlDC) and Pennrose, LLC (Pennrose), has launched a master planning process to revitalize the John P. Taylor Apartments site by connecting to and extending the downtown district with a multi-phased, mixed-use development. The tri-party partnership will work together to create a waterfront development plan that transforms this integral gateway site into an **affordable, healthy, and sustainable community**.

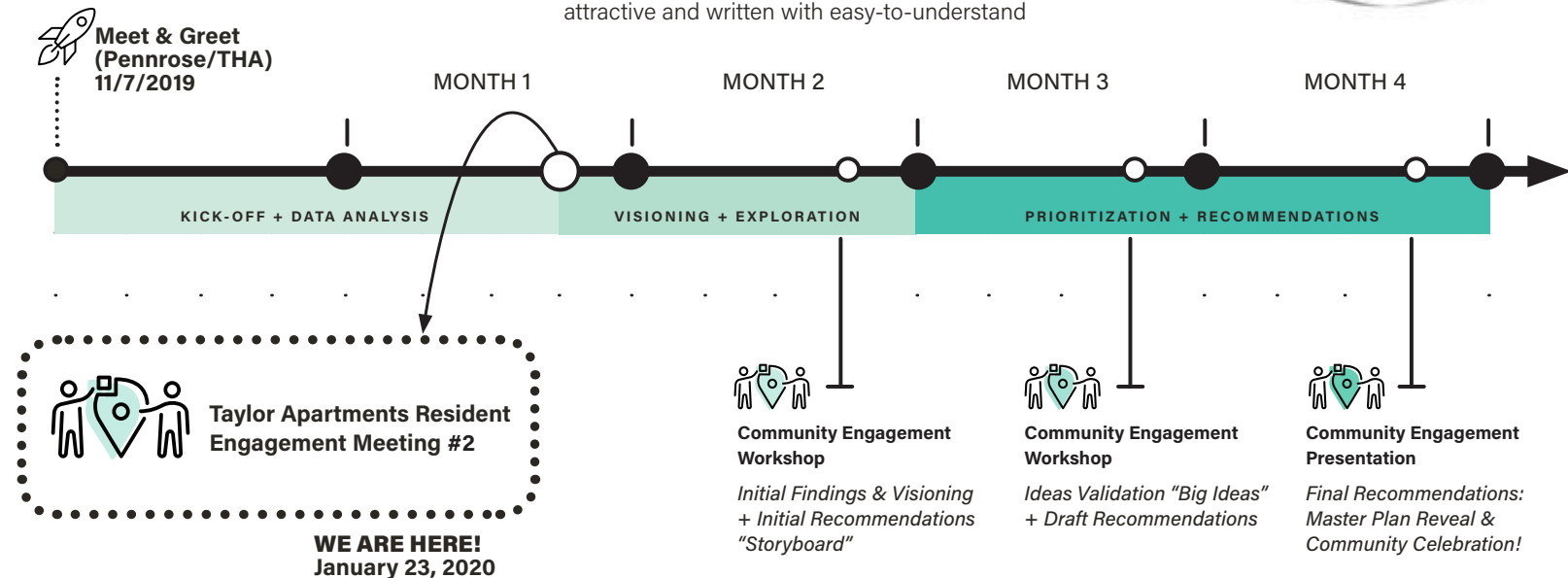
RESIDENT ENGAGEMENT

Process

Providing a meaningful and dynamic community outreach and engagement process is critical to shape a holistic vision informed by many voices, and to the successful implementation of the master plan. The **four-month** master planning process offers opportunities for engagement and collaboration, with four key public meetings. The public comments and recommendations received during the resident engagement meeting will be incorporated into the plan development process and inform multiple aspects of the master plan.

Tools

One of the keys for building public engagement is to make it easier and more convenient for more people to participate. The project team took engagement to the Community Building where the first participants engagement meeting (11/07/19) was held and participants are familiar with. To effectively communicate with the participants, project team developed user-friendly, visually-attractive and written with easy-to-understand



language. The materials were oriented to participants who may not be familiar with planning processes and projects. Bright stickers, post-it notes, pens, and markers were provided for people to share comments.

WHAT WE LEARNED

We received input on the priorities of the redevelopment, the vision, and how the on-site programs and outdoor amenities can promote wellness and making a safe & more connected community. From this input, the design team found recurring themes that were prevalent across the visual preference boards, comment, and in-person conversation during the resident engagement session. The design team will prioritize the strongest preference and recurrent concerns to refine the master plan around those topics.

KEY THEMES

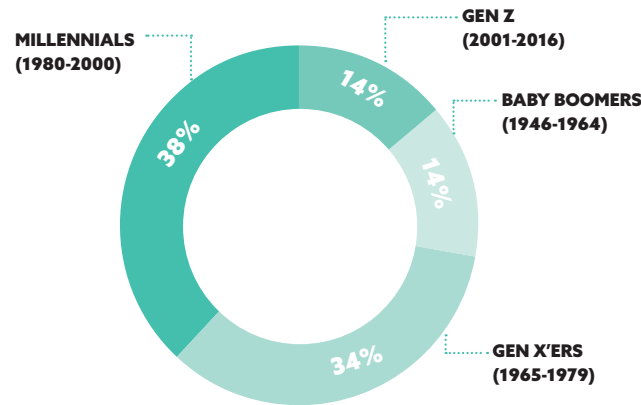
Several key themes emerged through this engagement effort. They are summarized here, with additional explanation and supporting quotes from the public in the "Results" section.

PRIORITIES

- The need to have **Active Transportation Options** available for the participants to get around the downtown Troy and grocery shopping (**Healthy Food Access**).

PROGRAMS

- Library/Bookstore**
- Pharmacy (within Super Market)**
- Neighborhood Cafe/Restaurant**
- On-Site Job Skill Training** (e.g. basic use of computer programs)
- Picnic Tables & Grills**
- Playground**
- Riverview Seating**
- Gateway Lighting**



WHO PARTICIPATED?

Based on the sign-in sheets, there were 35 attendees (not included the project team members) with 25 Taylor Apartments participants, 3 members from THA, and 6 participants from the neighborhood.

PREFERRED ON-SITE PROGRAMS

PROGRAMS	VOTES
Gathering/Meeting Space	4
Job Training	5
Library/Bookstore	6
Daycare/Youth Program/ After School Program	4
Pharmacy	6
Senior Service/Health Center	7
Flex Space/Office/ Management	2
Cafe/Restaurant	6

PRIORITIES OF IMPROVEMENTS

PRIORITIES	VOTES
Community-Based Services	4
Active Transportation Options	5
Inclusive Employment Opportunities	4
Safe & Diverse Public Open Space	2
Healthy Food Access	5

PREFERRED OUTDOOR AMENITIES

PROGRAMS	VOTES
Flex Lawn	4
Picnic Tables & Grills	11
Riverview Seating	7
Basketball Court	4
Dog Park	5
Pavilion with Seating	6
Farmers Market	7
Playground	9
Gateway Lighting	7

"More active transportation options (bus, shuttle bus)."

"A safe place for our kids."

Meeting Overview

PRESENTATION

Thursday, January 23rd, 2020, 5:30 - 7:30 PM

The project team -- including Pennrose, Dattners Architect, and WRT -- gave a short presentation to kick-off the master planning phase community engagement process. The presentation provided an overview of the RFP process, project goals, challenges & opportunities, and community engagement process. Visioning activities were following the presentation.



TAYLOR APARTMENTS TRANSFORMATION PLAN

Welcome to our
2nd Resident Engagement Meeting

Introductory Presentation
January 23, 2020

TAYLOR APARTMENTS TRANSFORMATION PLAN

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TODAY'S AGENDA

5:30-5:50PM **SIGN-IN, WELCOME & INTRODUCTIONS**

- THA
- TLDC
- Pennrose
- Dattner Architects
- WRT

Project Partners

Design Consultants

5:50-7:30PM **INTERACTIVE PARTICIPATORY ACTIVITY**

Activity Stations:

- SITE CONTEXT**
Stop by and learn more about the project and process.
- PROGRAMS**
Tell us what are your top three favorite activities and amenities.
- VISIONING**
Share with us your vision for the next generation of Taylor Apartments: Community living!

Tool Kit includes:

- Post-it notes for comments
- Color dots for voting preference

TAYLOR APARTMENTS TRANSFORMATION PLAN

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HOW WE GOT HERE

5/17/19
The Troy Housing Authority (THA) and Troy Local Development Corporation (TLDC) released a Request for Qualifications (RFQ) seeking qualified developers to partner with them in the redevelopment of the Taylor Apartments.

10/2/19
The Pennrose-led development team presented their qualifications and vision for the Taylor Apartments redevelopment to the THA/TLDC selection committee.

10/24/19
THA/TLDC selected the Pennrose-led development team as their partner to redevelop the Taylor Apartments.

11/7/19
THA introduced Pennrose to Taylor residents. The team provided an overview of the development and community engagement processes, and solicited initial feedback from building residents.

TAYLOR APARTMENTS TRANSFORMATION PLAN

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FROM THE PROPOSAL: URBAN PLANNING & SITE STRATEGY

EXISTING CONDITIONS

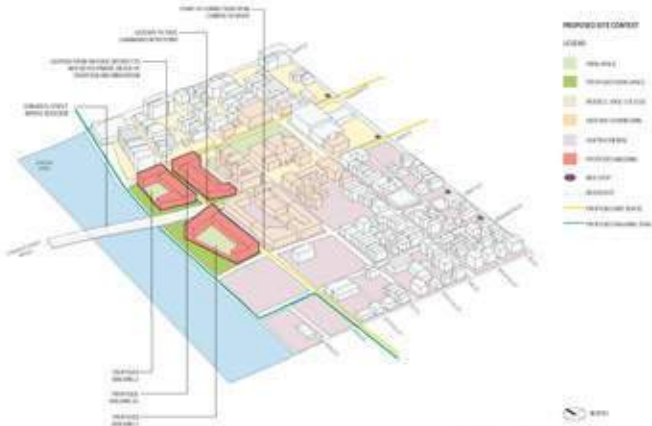
BRIDGE AND RIVER STREET RECONFIGURATION

EXISTING SEWER EASEMENT

TAYLOR APARTMENTS TRANSFORMATION PLAN

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PROPOSED SITE CONTEXT

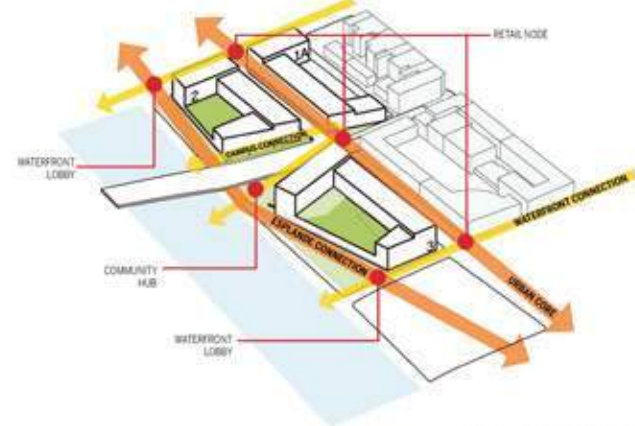


TAYLOR APARTMENTS TRANSFORMATION PLAN

THA PENNROSE

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URBAN CONNECTION AND NODES

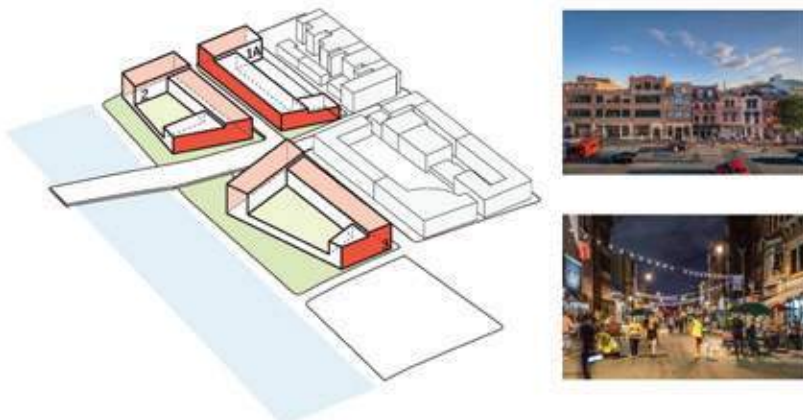


TAYLOR APARTMENTS TRANSFORMATION PLAN

THA PENNROSE

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URBAN FACE



TAYLOR APARTMENTS TRANSFORMATION PLAN

THA PENNROSE

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COURTYARD AND WATERFRONT FACE

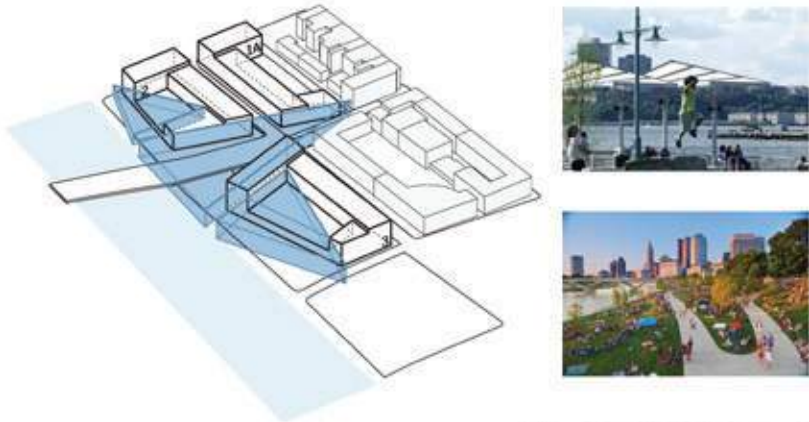


TAYLOR APARTMENTS TRANSFORMATION PLAN

THA PENNROSE

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RIVER VIEWS



TAYLOR APARTMENTS TRANSFORMATION PLAN



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VISUALIZING THE PROPOSAL



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VISUALIZING THE PROPOSAL



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ABOUT THE MASTER PLANNING

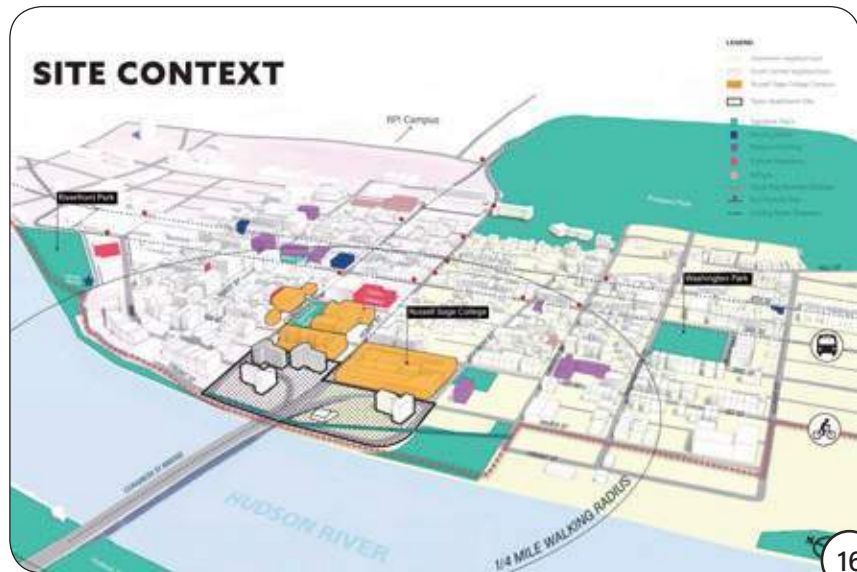
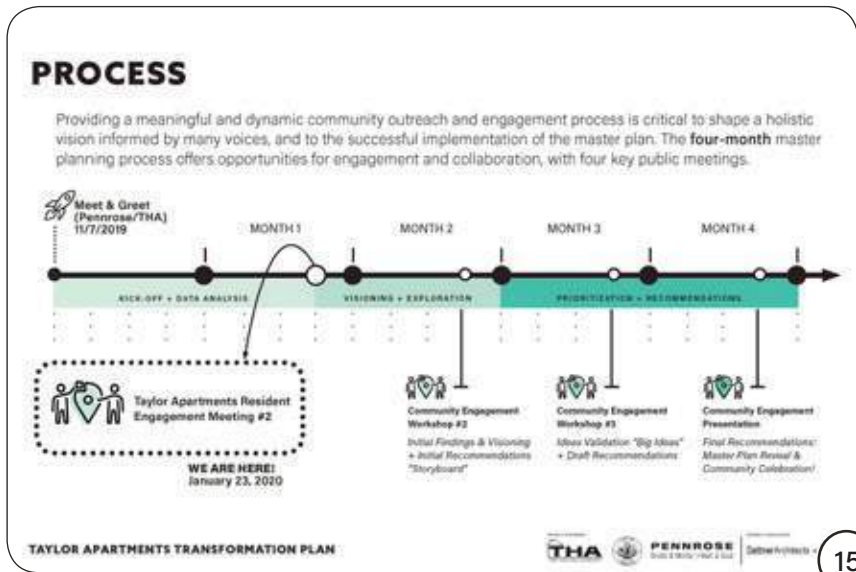
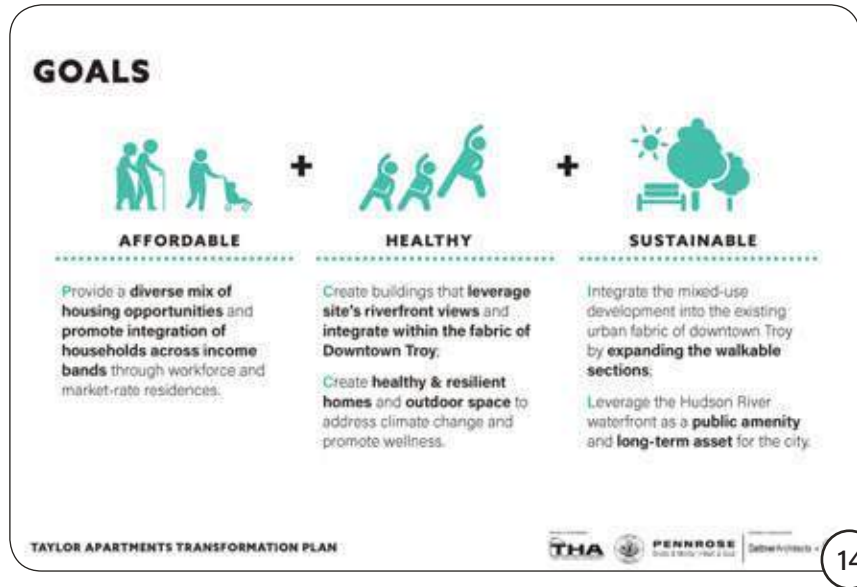
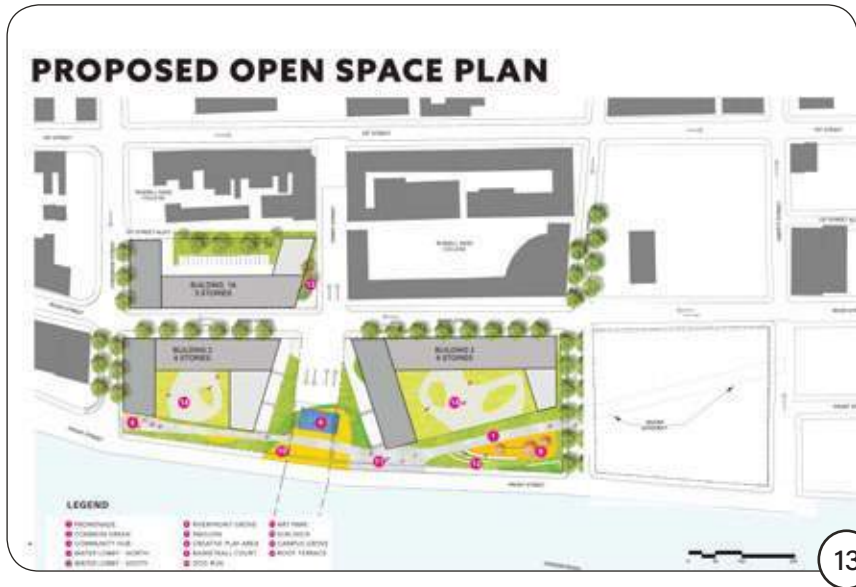
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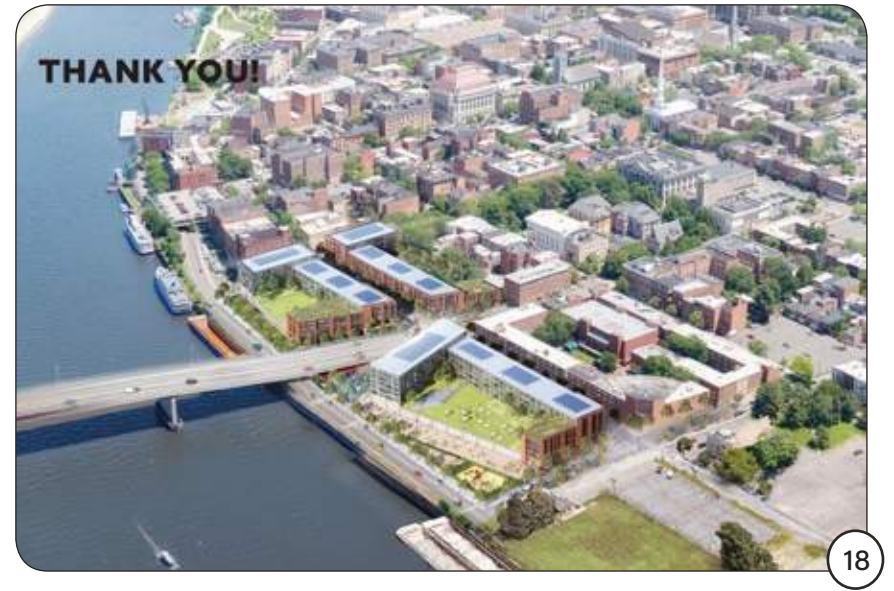
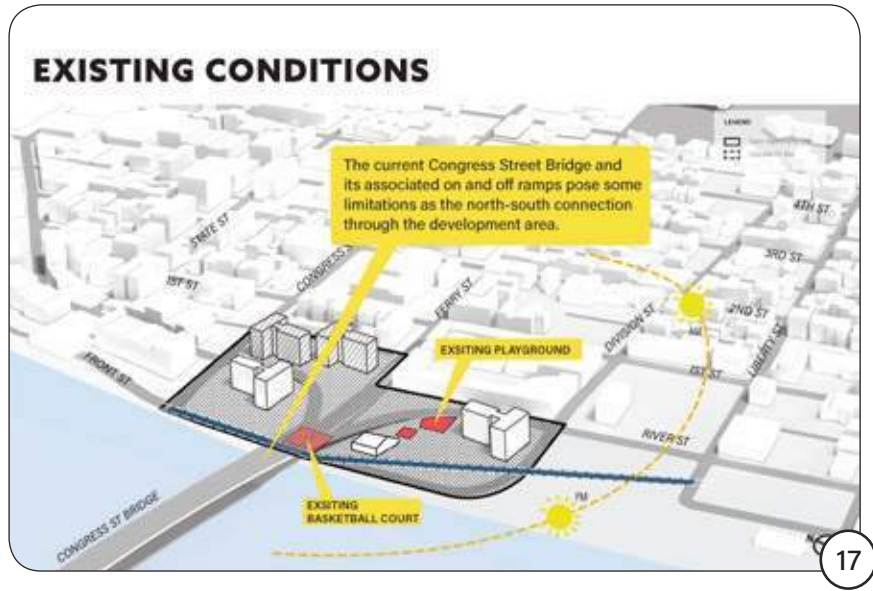


TAYLOR APARTMENTS TRANSFORMATION PLAN



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TAYLOR APARTMENTS TRANSFORMATION PLAN

Welcome to our 2nd Resident Engagement Meeting

WHY ARE WE HERE

Troy Housing Authority (THA), in partnership with the Troy Local Development Corporation (TLDC) and Pennrose, LLC (Pennrose), has launched a master planning process to revitalize the John P. Taylor Apartments site by connecting to and extending the downtown district with a multi-phased, mixed-use development. The tri-party partnership will work together to create a waterfront development plan that transforms this integral gateway site into an affordable, healthy, and sustainable community.

WHERE WE ARE IN THE PROCESS

Providing a meaningful and dynamic community outreach and engagement process is critical to shape a holistic vision informed by many voices, and to the successful implementation of the master plan. The four-month master planning process offers opportunities for engagement and collaboration, with four key public meetings.



OUR GOALS

Provide a **diverse mix of housing opportunities** and **promote integration of households across income bands** through workforce and market-rate residences;

Create buildings that **leverage site's riverfront views** and **integrate within the fabric of Downtown Troy**;

Create **healthy & resilient homes and outdoor space** to address climate change and promote wellness;

Integrate the mixed-use development into the existing urban fabric of downtown Troy by **expanding the walkable sections**;

Leverage the Hudson River waterfront as a **public amenity and long-term asset for the city**.



Welcome board with project overview, goals, and master planning process was posted at the sign-in area to share with the participants why are we here, and the community engagement opportunities throughout the master planning



WELCOME/INFORMATION STATION

WHAT WE HEARD FROM YOU: PRIORITIES

From the 11/7/2019 meeting

PROJECT & MANAGEMENT

- What will the phasing look like, and how long will it take?
- Parking - will it be safe, and will it accommodate retail?
- Will pets be allowed?
- Relocation - residents want to know if they'll receive moving assistance
- What will the ownership structure look like?
 - o Who will be the Management Agent?
 - o Residents want to see familiar faces with regards to Management.
 - o Residents appreciate the current "open door" policy in place.
 - o Residents appreciate a tenant-focused management approach
 - o Residents do not want to be left in the dark if there is a change in building management.

ENGAGEMENT PROCESS

- Residents would like to learn more about the development team's proposed "Engagement MOU."
- Design preference clickers are a good idea - they give a voice to quiet residents or people that don't feel comfortable speaking out at such meetings.
- Breaking out into small tables is a good idea during engagement meetings.

BUILDING

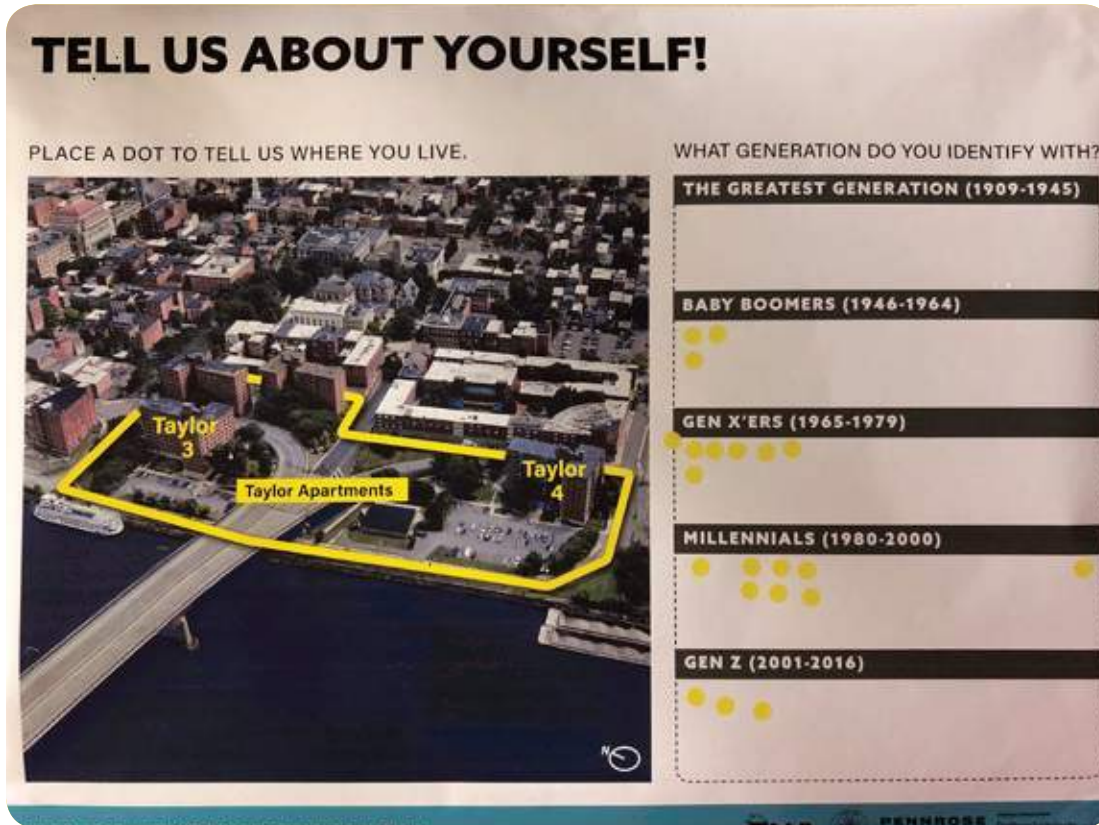
- Design --the current layouts for Building 3 are nice, especially the accessible units
- Will safety be addressed in the building design? Will there be a police station? What is security, and how do I feel secure? Will seek to define what safety plan works best.
 - o What will the building access systems look like? Keys or fobs?
 - o Preference for CCTV access systems - linking residents in their units to people outside.
- Will there be solar and other renewable energy systems at the new buildings?

OUTDOOR SPACE

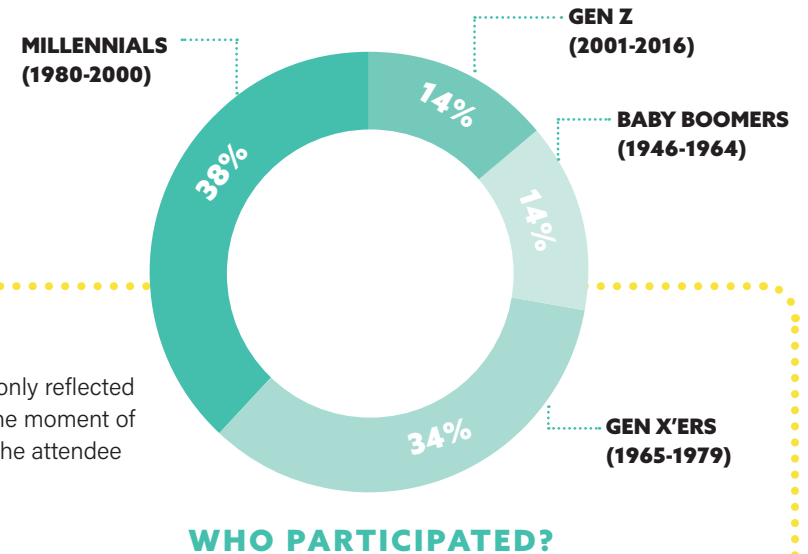
- Outdoor space - should accommodate smokers (covered, protected from the elements).
- Outdoor space - included spaces that are accessible to both kids and the rest of the community at the same time.



What We Heard From You: Priorities board was posted next to the Understanding of the Site board, capturing the comments project team have received from the 1st Resident Engagement Meeting on November 7th, 2019.



Sign-in Sheets



WHAT WE LEARNED

Three boards are set up for the Welcome Station: "Tell us about yourself!", "Welcome/ Project information", and "What we heard from you" boards.

Based on the sign-in sheets, there were 35 attendees (not included the project team members, with 25 Taylor Apartments participants, 3 members from THA, and 6 participants from the neighborhood.

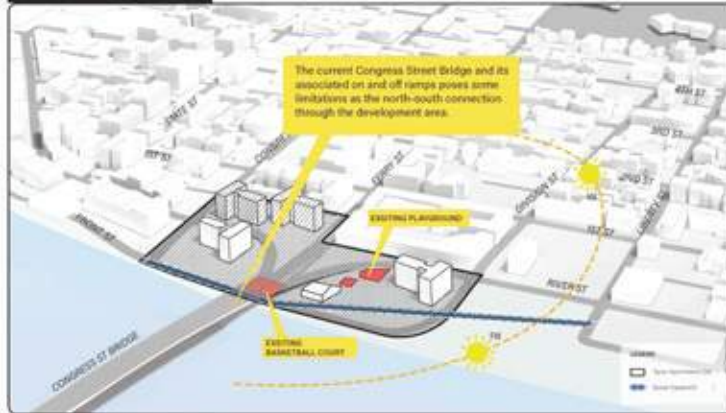
- Voting dots shown on the board only reflected who were able to participate at the moment of sign-in, and are not totaled with the attendee numbers.

WELCOME/INFORMATION STATION

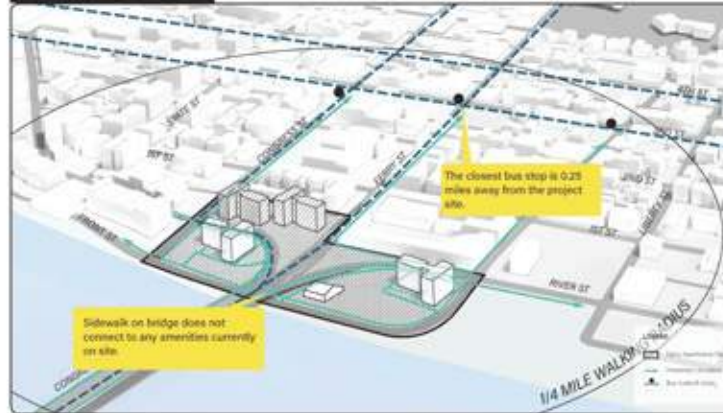
UNDERSTANDING THE SITE

EXISTING CONDITIONS OF THE PROJECT AREA

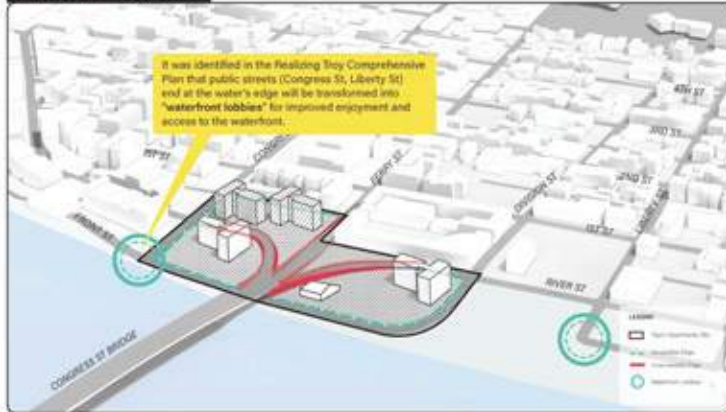
EXISTING SITE



WALKABILITY



URBAN EDGES

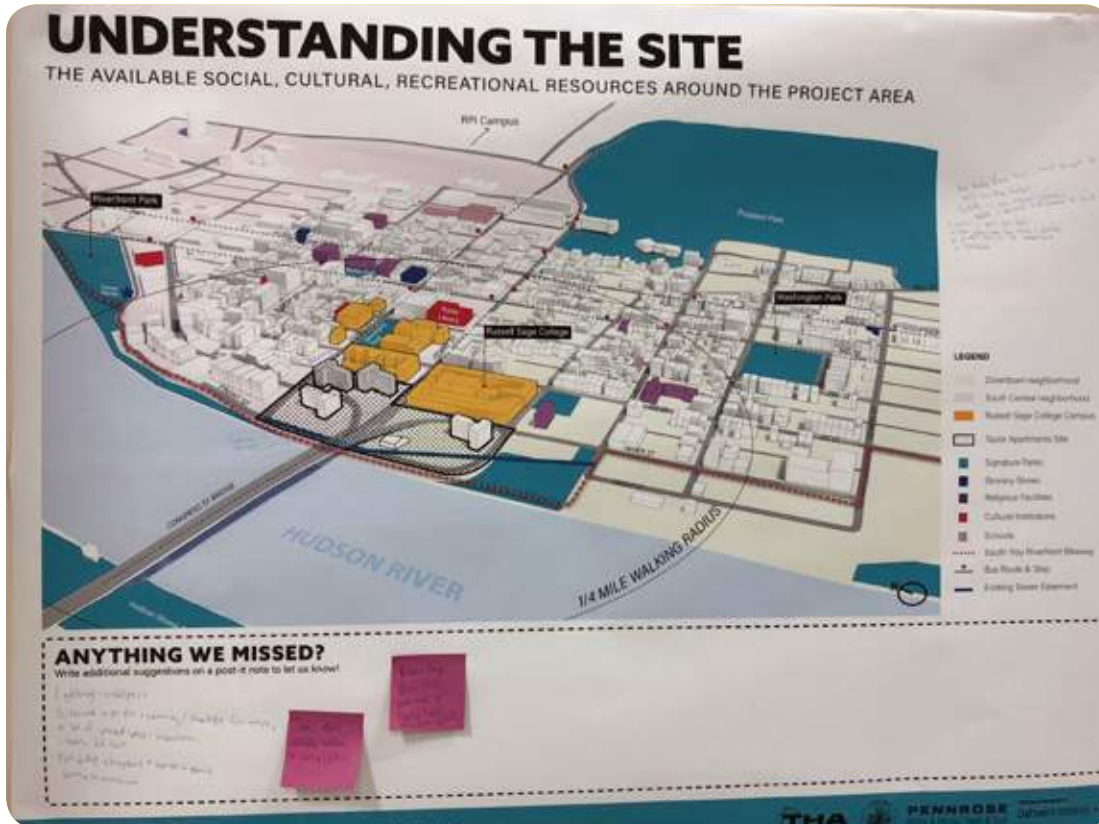


WATERFRONT VIEWS



Diagrams of existing site challenges and opportunities.

Recurring comments we heard from the participants are the desire to have transportation options (closer bus stops; shuttle bus) that can get them around the downtown Troy and close-by grocery stores. Waterfront views shall definitely be considered in the proposed development orientation.



WHAT WE LEARNED

We asked the participants some critical aspects that are not described/highlighted in the map. From the conversation we heard:

Transportation

- Current project site is far away from bus: hard to get to
- Add shuttle buses

Amenities

- Having pool for kids
- There is a disconnection with the RSC community

- Seems a lot of wasted/underutilized space, e.g. underpass
- Need more outdoor activities for kids, e.g. park spaces
- Public greens at waterfront

Building

- Safety concern - Need cameras at the building entrances

- Outdated key cards & Underpass
- More lighting at the underpass
- Basketball court

Results:

PROJECT SITE



PRIORITIES	VOTES
Community-Based Services	4
Active Transportation Options	5
Inclusive Employment Opportunities	4
Safe & Diverse Public Open Space	2
Health Food Access	5

WHAT WE LEARNED

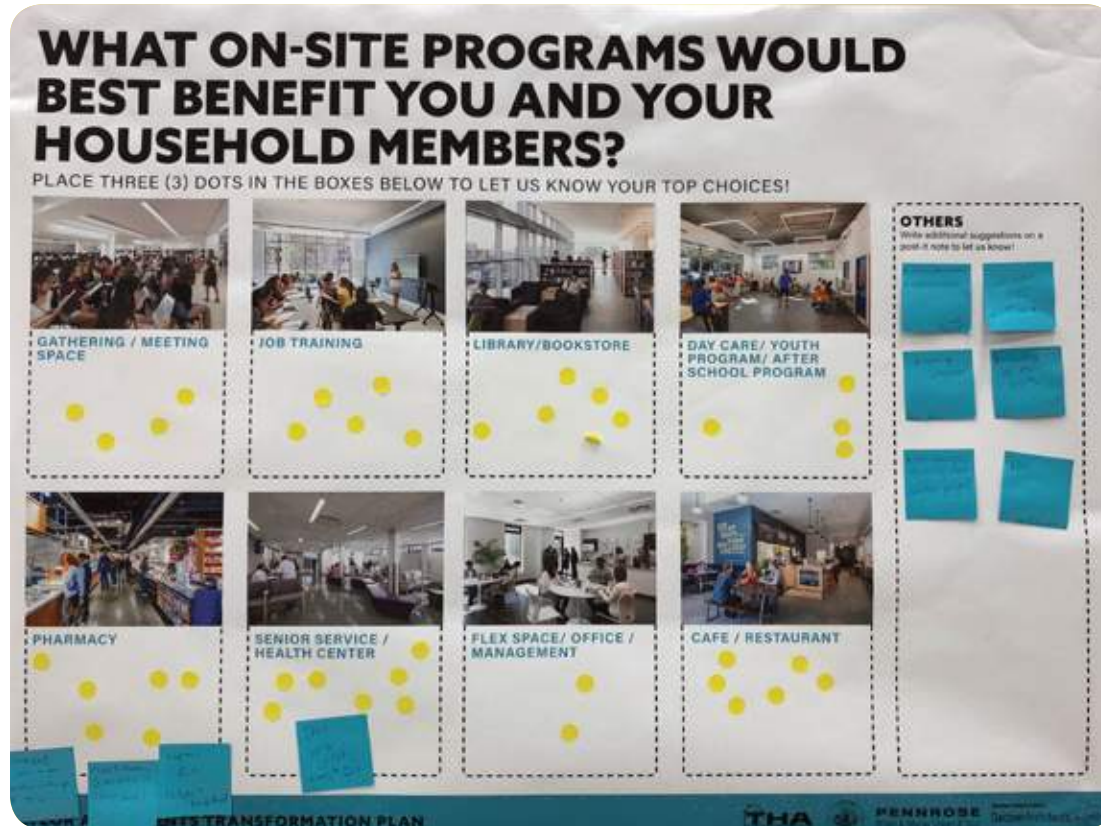
- There is a recurring theme of the need to have **transportation options available** for the participants to get around the downtown Troy and grocery shopping.
- **On-site job skill training** (e.g. basic use of computer programs) have been an recurring themes from the conversation with the participants.
- Participants reacted positively about having the amenity like **community garden**.

Comments from the post-it notes:

- Job skills training
- There are concerns of too much noises will be created from these proposed public park spaces along the waterfront
- Safety : security cameras at entrances

Results:

PRIORITIES OF THE COMMUNITY



<u>PROGRAMS</u>	VOTES
Gathering/Meeting Space	4
Job Training	5
Library/Bookstore	6
Daycare/Youth Program/ After School Program	4
Pharmacy	6
Senior Service/Health Center	7
Flex Space/Office/ Management	2
Cafe/Restaurant	6

WHAT WE LEARNED

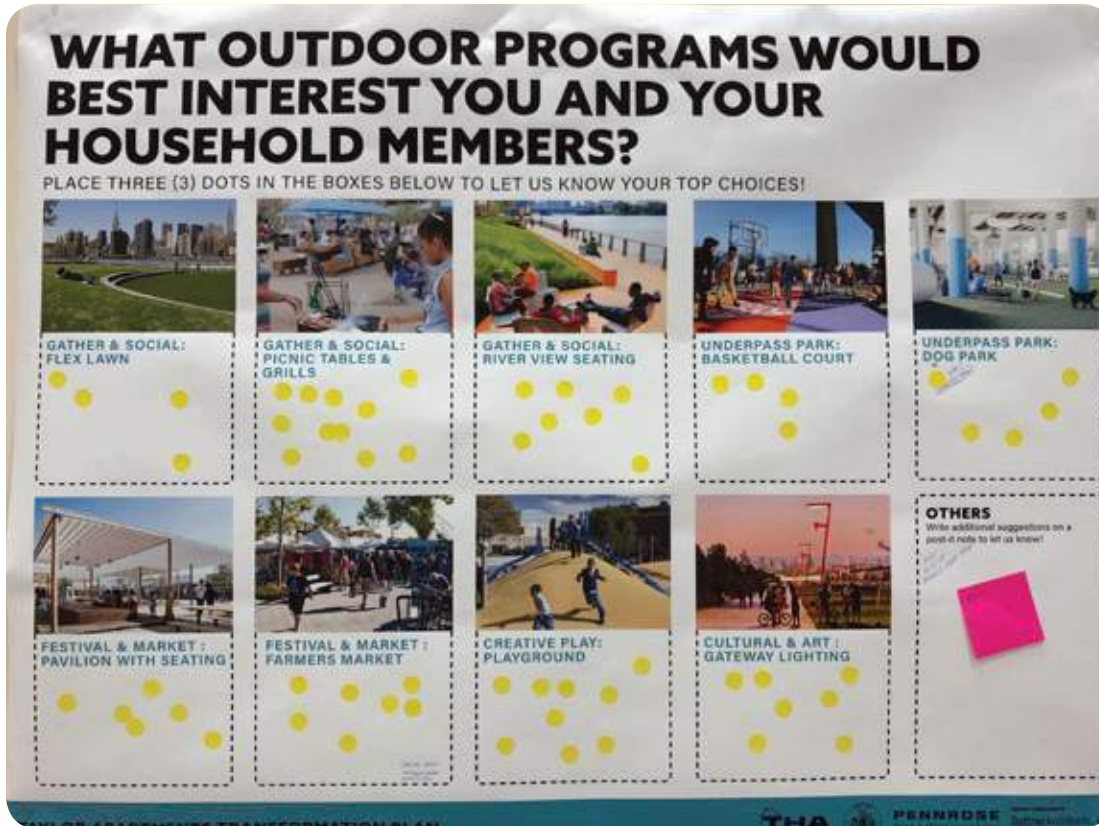
- **Senior Service/Health Center, Library/Bookstore, Pharmacy (within a neighborhood grocery store), and Cafe/Restaurant** are the top preferences for the on-site programs that would best benefit the resident and their household members.

Comments:

- Shower/ Bath
- Concerns for noises
- Grocery store
- Garbage disposal
- Acoustic between units
- Show examples of units/other senior project
- Senior Center
- Capital Roots (bodega + fresh food)
- Currently only ONE pharmacy within walking distance from Taylor Apartments site
- Co-op kitchen (there used to be one at Congress St, 2011-2012, went out of business)

Results:

PREFERRED ON-SITE PROGRAMS



PROGRAMS	VOTES
Flex Lawn	4
Picnic Tables & Grills	11
Riverview Seating	7
Basketball Court	4
Dog Park	5
Pavilion with Seating	6
Farmers Market	7
Playground	9
Gateway Lighting	7

WHAT WE LEARNED

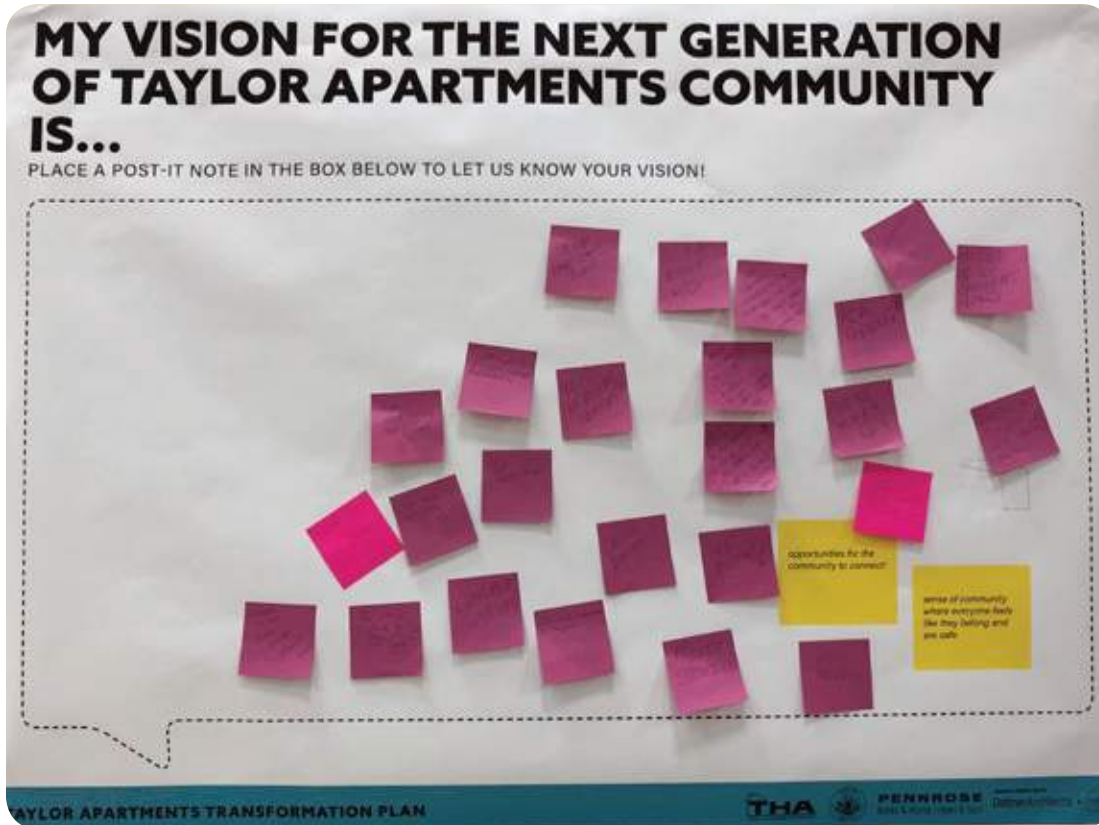
- Picnic Tables & Grills received the most interest from the participants - they like the idea of having gathering and social space for friends and family to get together.
- Playground, Riverview Seating, Farmers Market, and Gateway Lighting also received positively.
- Flex Lawn, Basketball Court, Dog Park, and Pavilion are least preferred by the participants.

Comments:

- Dog park for small dogs
- Community-based agriculture (e.g. Capital Roots)
- Pool

Results:

PREFERRED OUTDOOR PROGRAMS



WHAT WE LEARNED

There is a recurring theme of the need to have **household appliance improvement - washer, dryer, carpet etc.** We also heard a few participants mentioned about **having a safe environment for their kids.**

Other comments captured from the post-it notes:

- In-unit washer and dryer (+4)
- ADA Parking
- Carpet (in Bed room and Living room) (+3)
- Keep the flip lock on the door (+2)
- Utility Structure
- Pet Policy
- Resident Gym(s)
- Buildings with resident lounges
- Floors large bathrooms
- Apartment still looking at River
- On-site Security
- Trees
- Big playground

Misc. Comments:

- Handout for everyone in case you cannot make it to meeting
- "I'd like to see sample apartment plans"

Results:

RESIDENT'S VISION



PROJECT PARTNERS



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