

# TAYLOR APARTMENTS TRANSFORMATION PLAN

Welcome to our  
2nd Resident Engagement Meeting

Introductory Presentation  
January 23, 2020

# 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

Tool Kit includes:

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

### 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!

# 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.

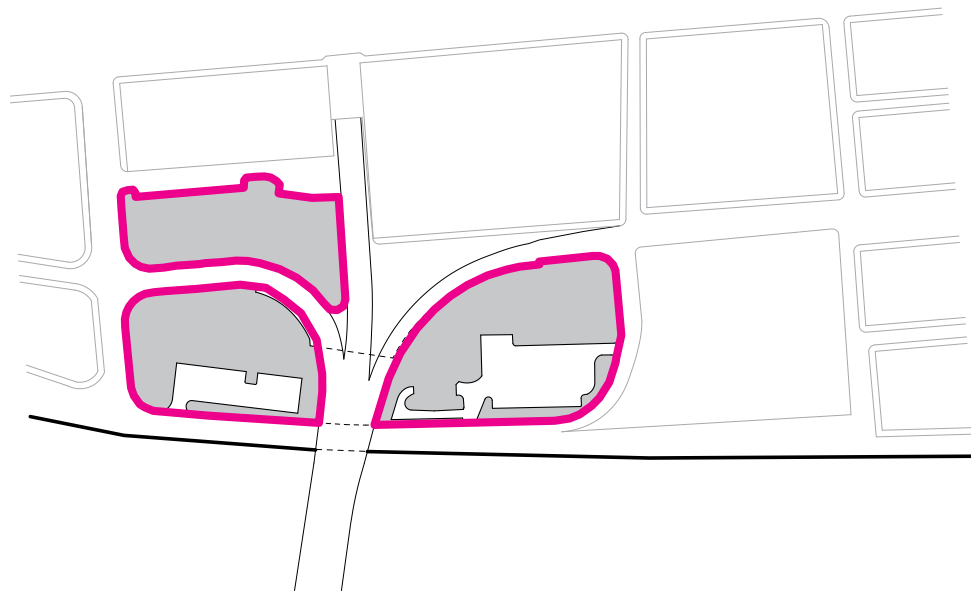
**10/24/19**

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

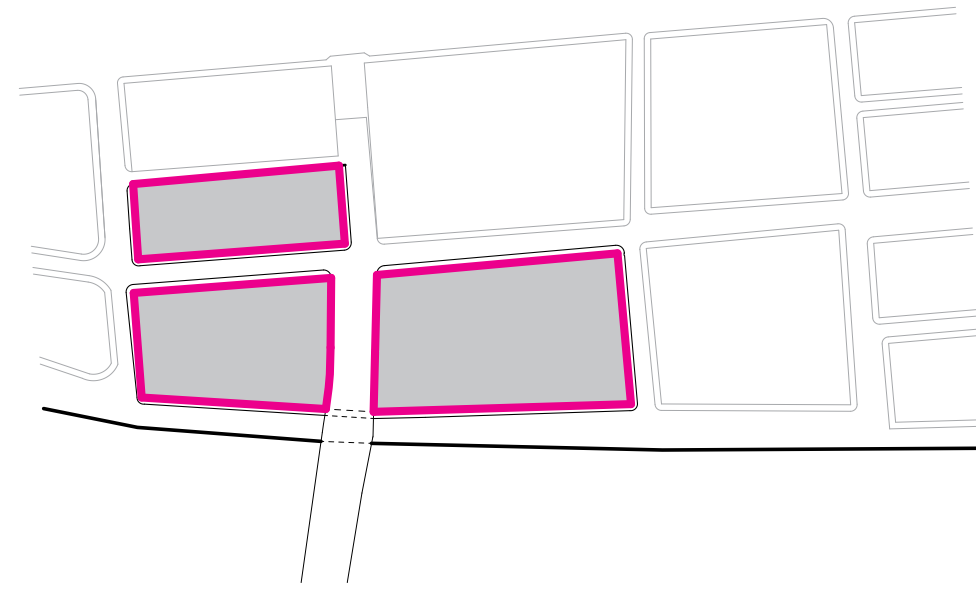
**11/7/19**

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.

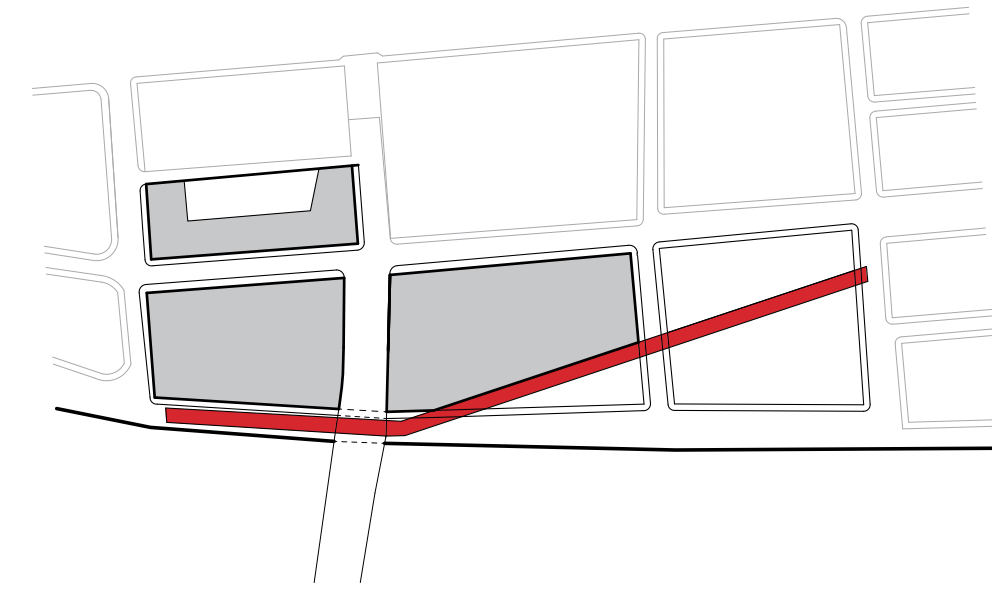
# FROM THE PROPOSAL: URBAN PLANNING & SITE STRATEGY



EXISTING CONDITIONS

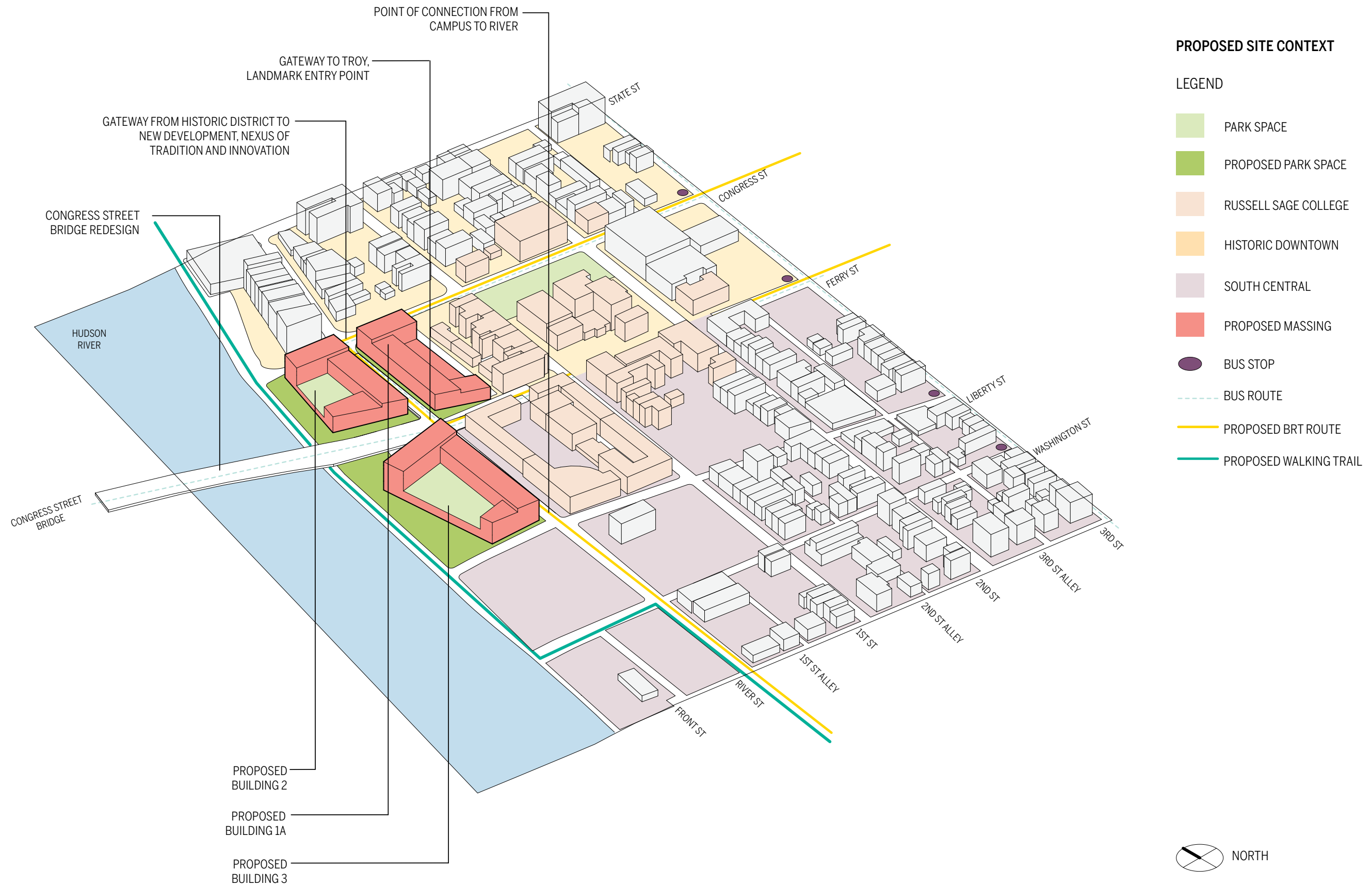


BRIDGE AND RIVER STREET RECONFIGURATION



EXISTING SEWER EASEMENT

# PROPOSED SITE CONTEXT



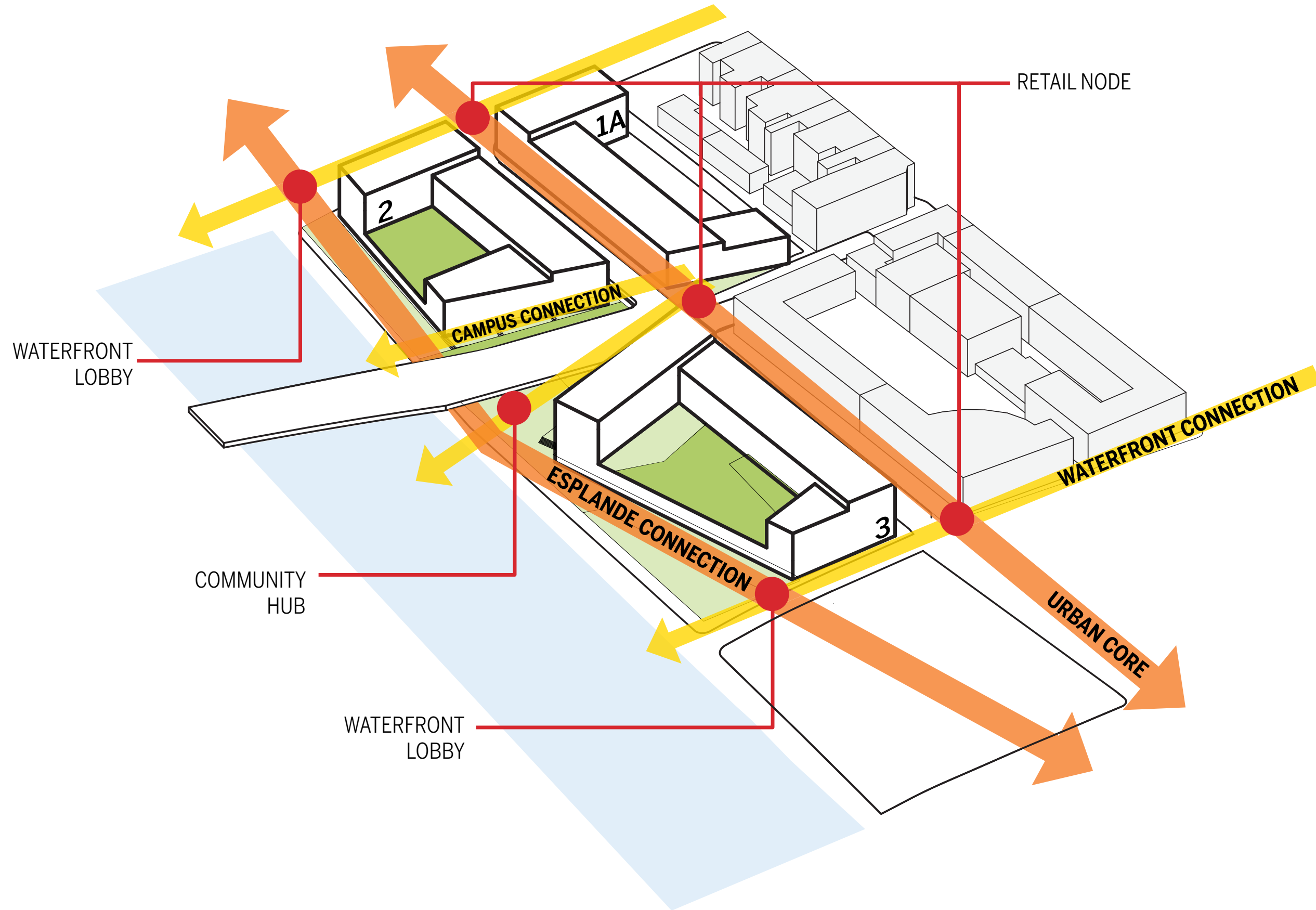
## PROPOSED SITE CONTEXT

### LEGEND

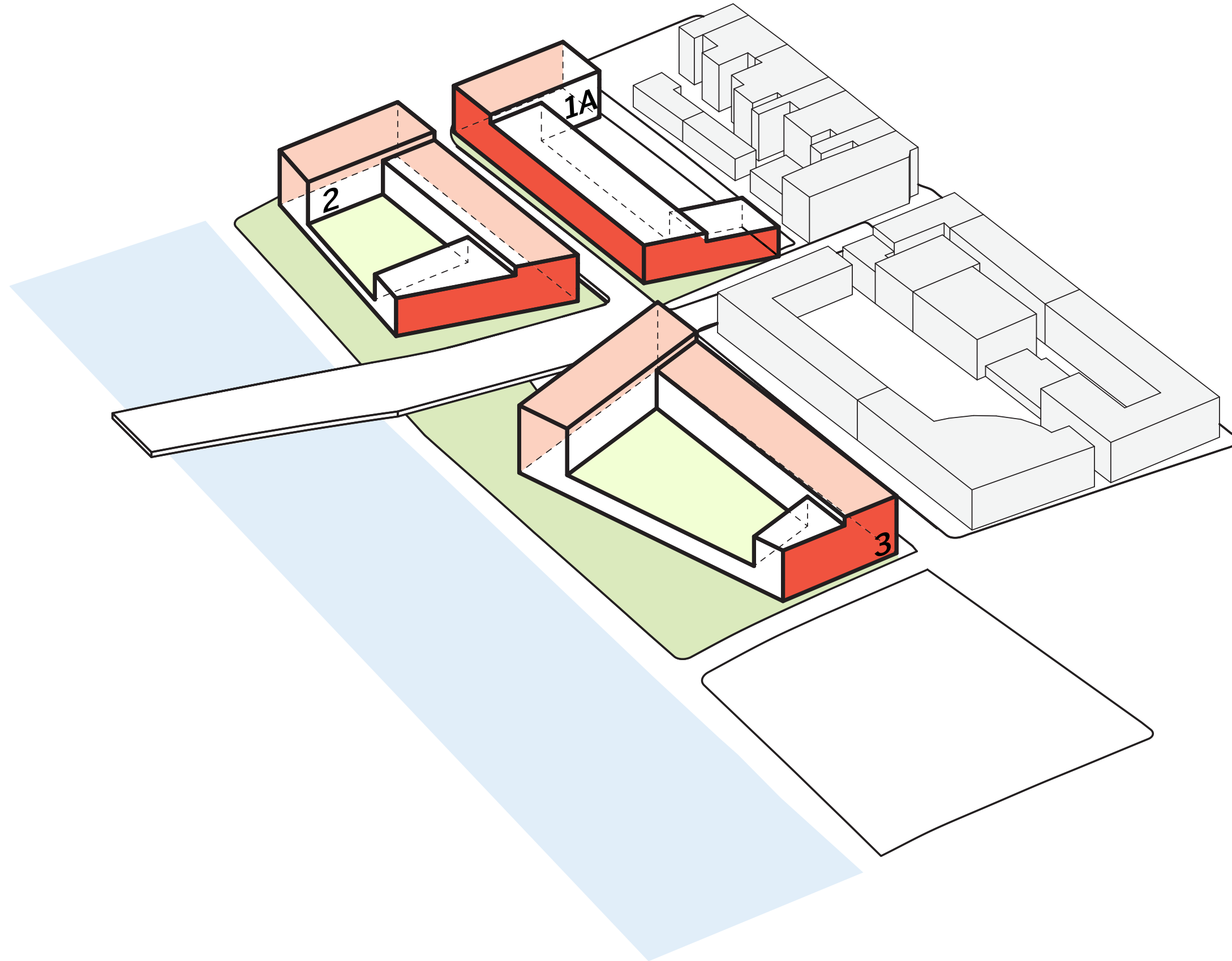
- PARK SPACE
- PROPOSED PARK SPACE
- RUSSELL SAGE COLLEGE
- HISTORIC DOWNTOWN
- SOUTH CENTRAL
- PROPOSED MASSING
- BUS STOP
- BUS ROUTE
- PROPOSED BRT ROUTE
- PROPOSED WALKING TRAIL



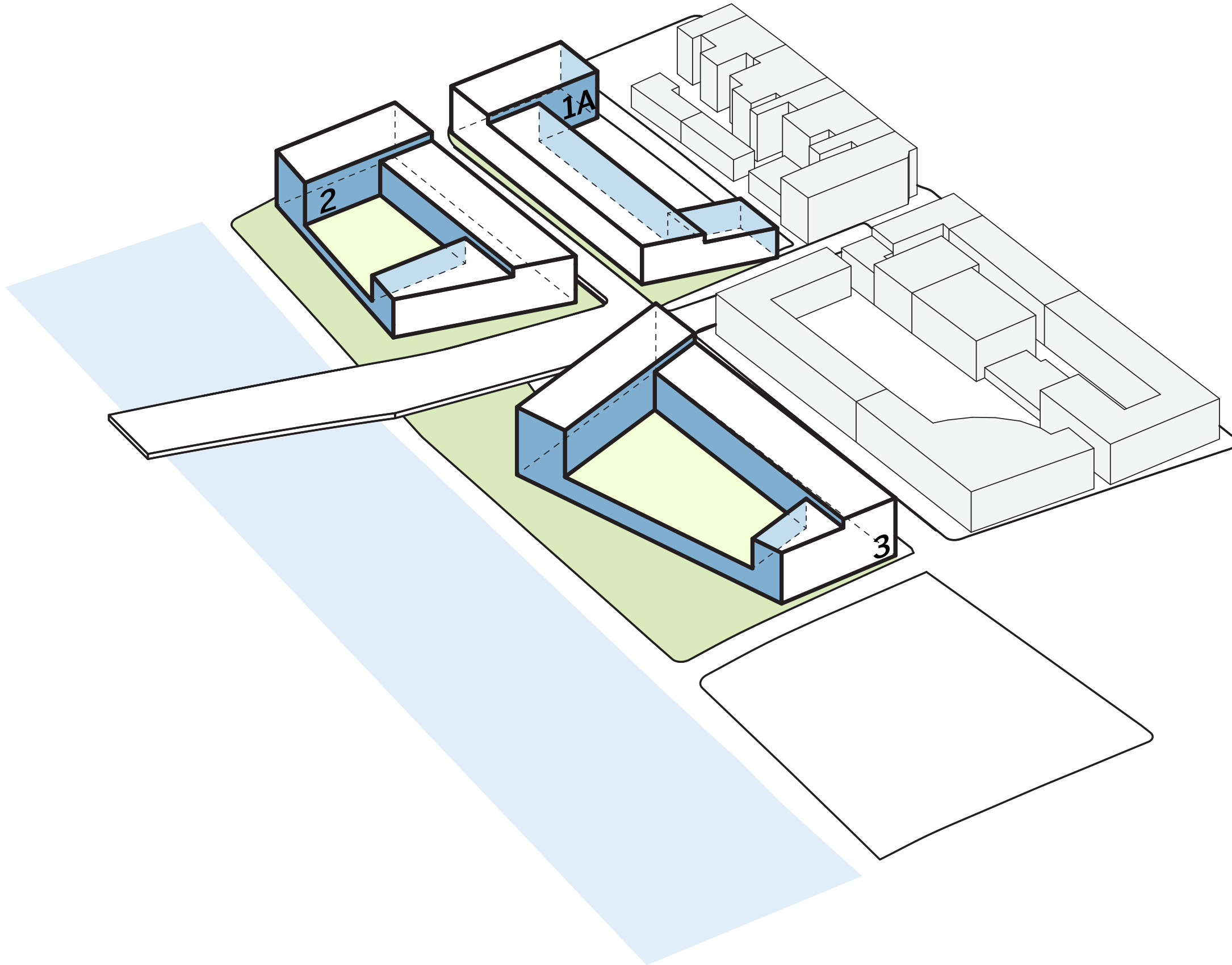
# URBAN CONNECTION AND NODES



# URBAN FACE

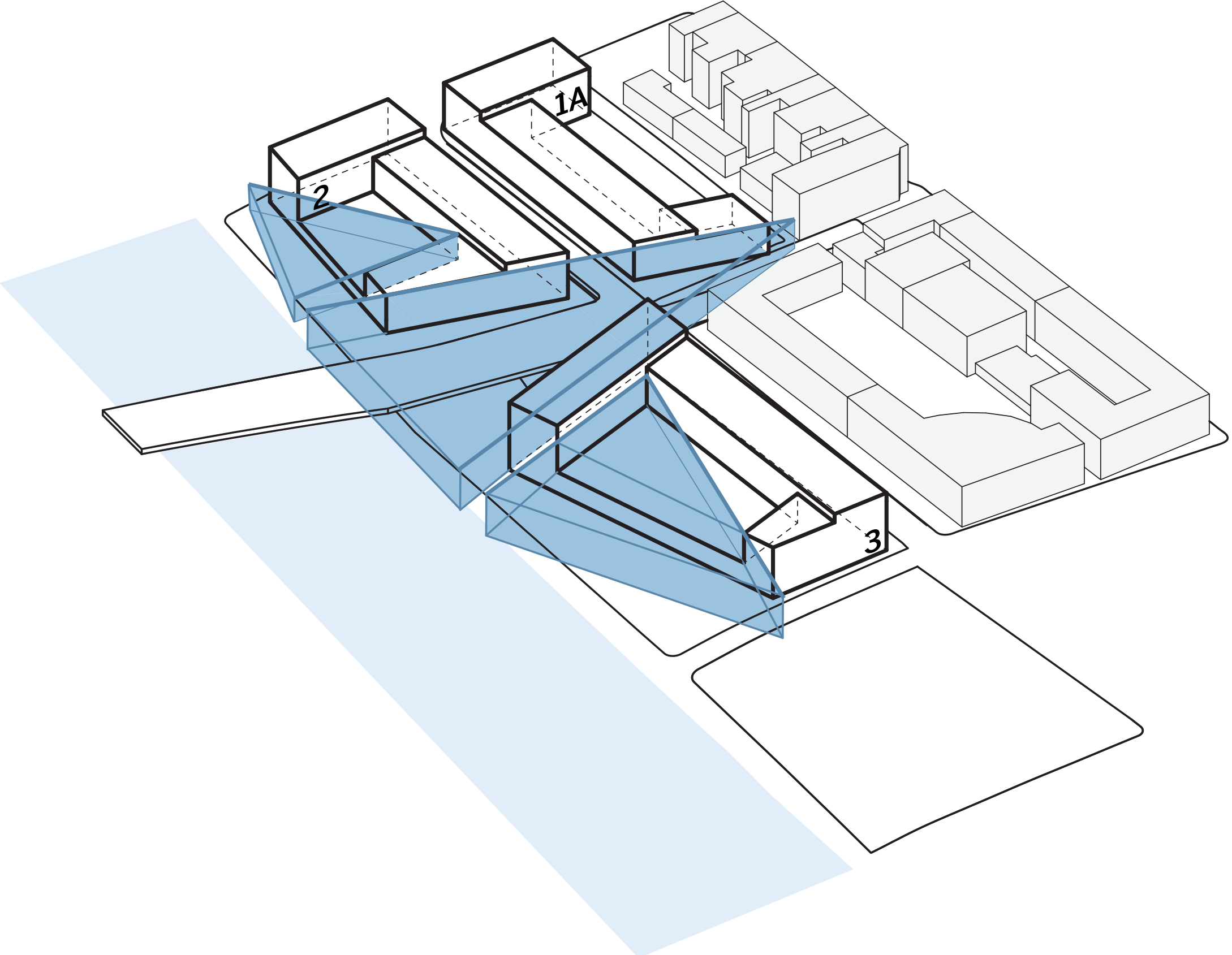


# COURTYARD AND WATERFRONT FACE





# RIVER VIEWS



# VISUALIZING THE PROPOSAL



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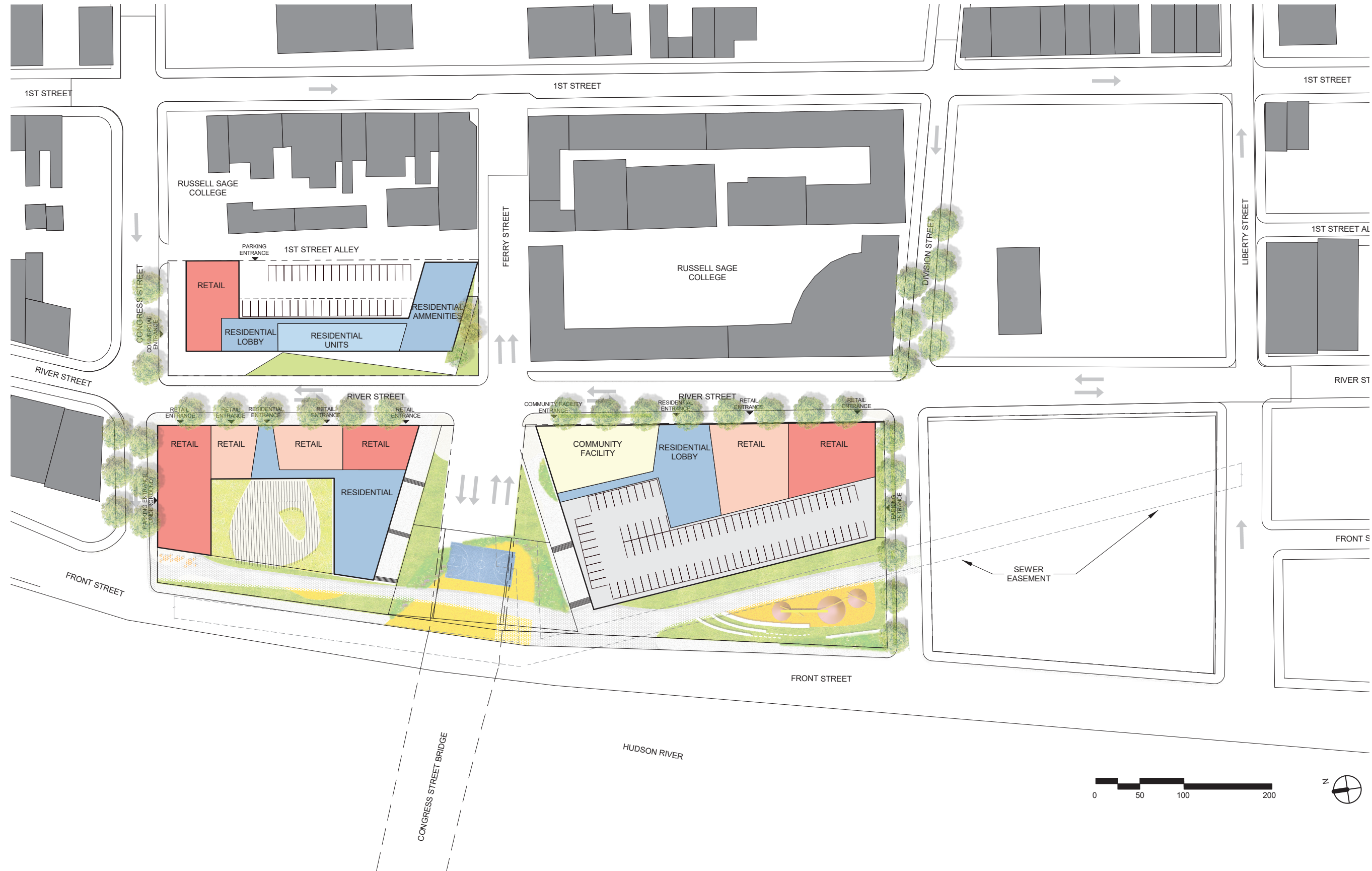


# ABOUT THE MASTER PLANNING

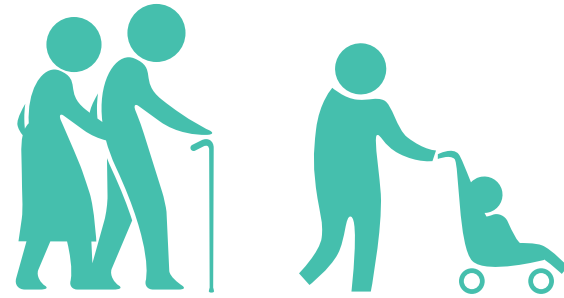
Troy Housing Authority (THA), in partnership with the Troy Local Development Corporation (TLDC) and Pennrose, LLC (Pennrose), has launched a master planning process to **revitalize** the John P. Taylor Apartments site by **connecting to and extending the downtown district with a multi-phased, mixed-use 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.**



# PROPOSED GROUND FLOOR PLAN



# GOALS



## AFFORDABLE

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



## HEALTHY

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.



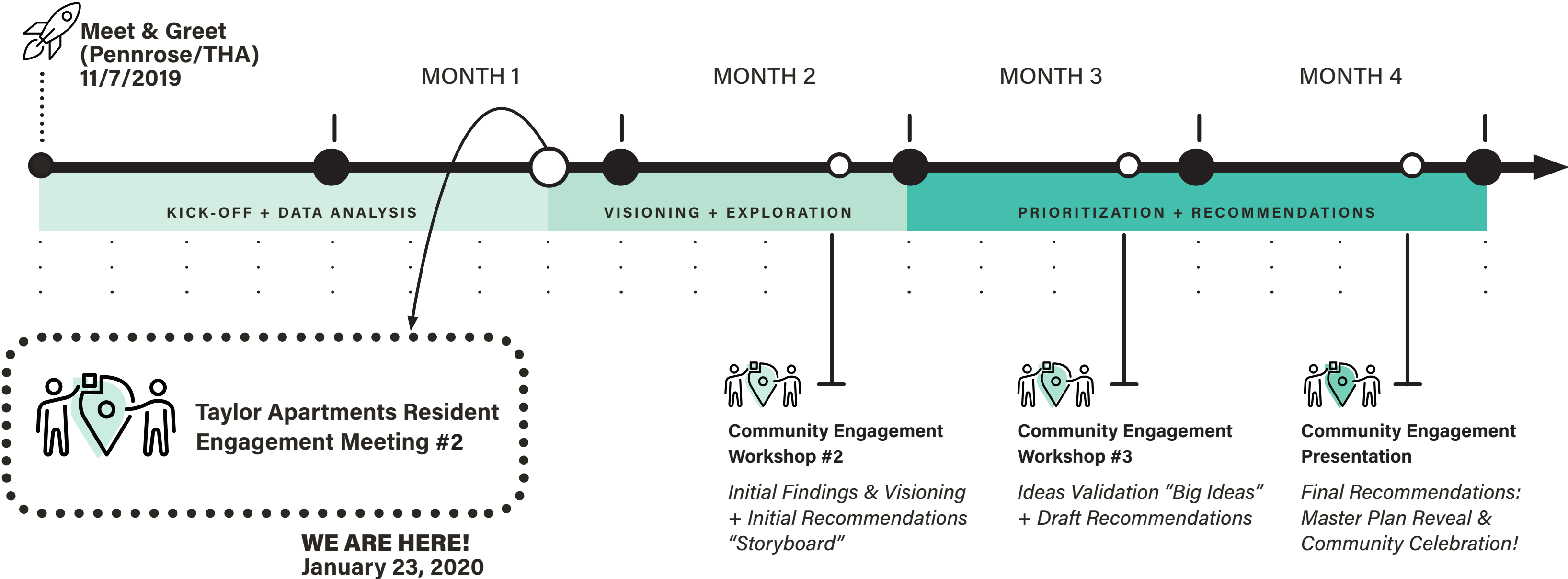
## SUSTAINABLE

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.

# PROCESS

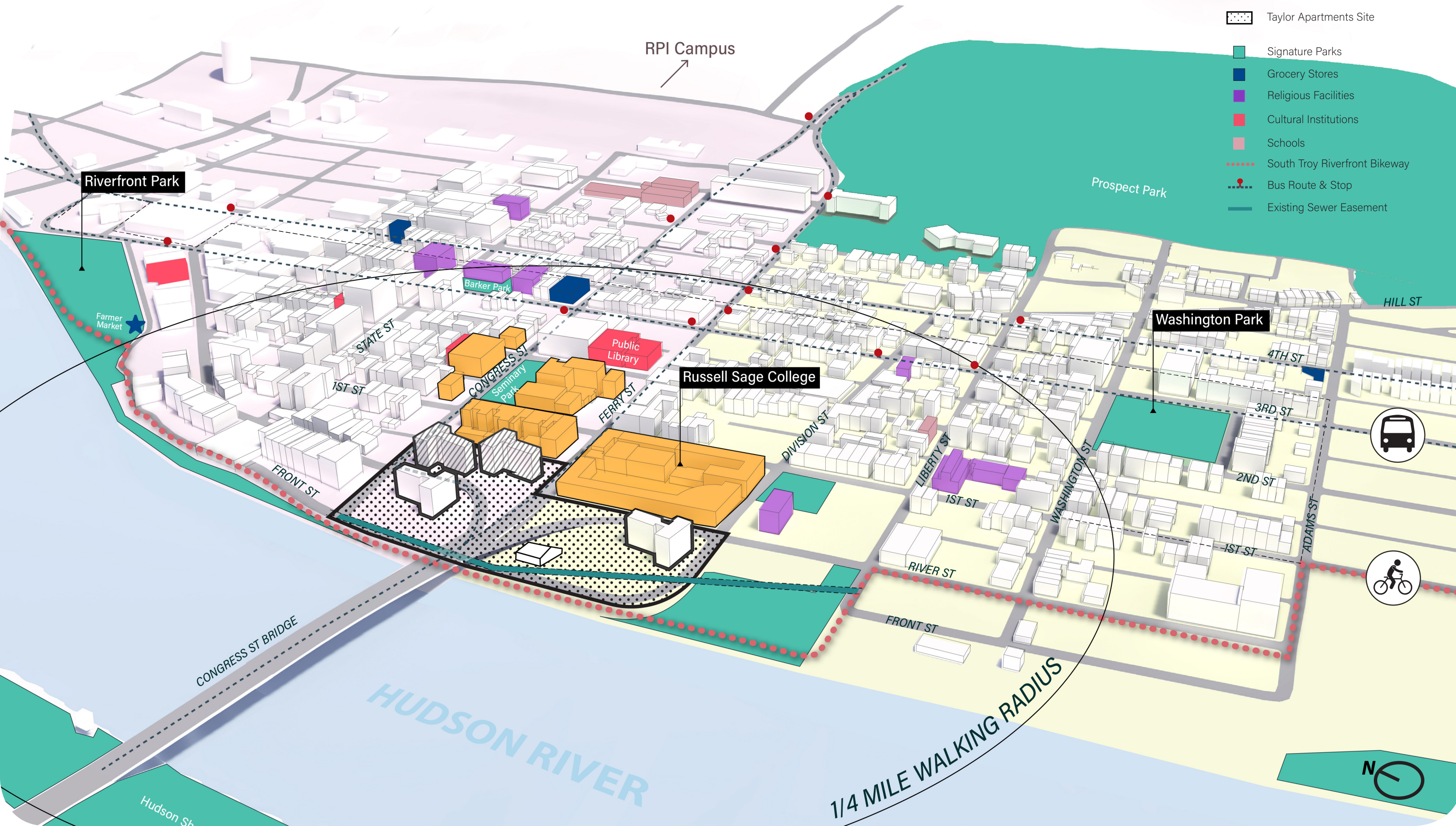
Providing a meaningful and dynamic community outreach and engagement process is critical to shape a holistic vision informed by many voices, and to the successful implementation of the master plan. The **four-month** master planning process offers opportunities for engagement and collaboration, with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



# SITE CONTEXT

## LEGEND

- Downtown neighborhood
- South Central neighborhood
- Russell Sage College Campus
- Taylor Apartments Site
- Signature Parks
- Grocery Stores
- Religious Facilities
- Cultural Institutions
- Schools
- South Troy Riverfront Bikeway
- Bus Route & Stop
- Existing Sewer Easement



RPI Campus

Riverfront Park

Prospect Park

HILL ST

Washington Park

Russell Sage College

Public Library

Barker Park

Congress St  
Seminary Park

Ferry St

Division St

Liberty St

Washington St

4TH ST

3RD ST

2ND ST

1ST ST

ADAMS ST

RIVER ST

FRONT ST

CONGRESS ST BRIDGE

HUDSON RIVER

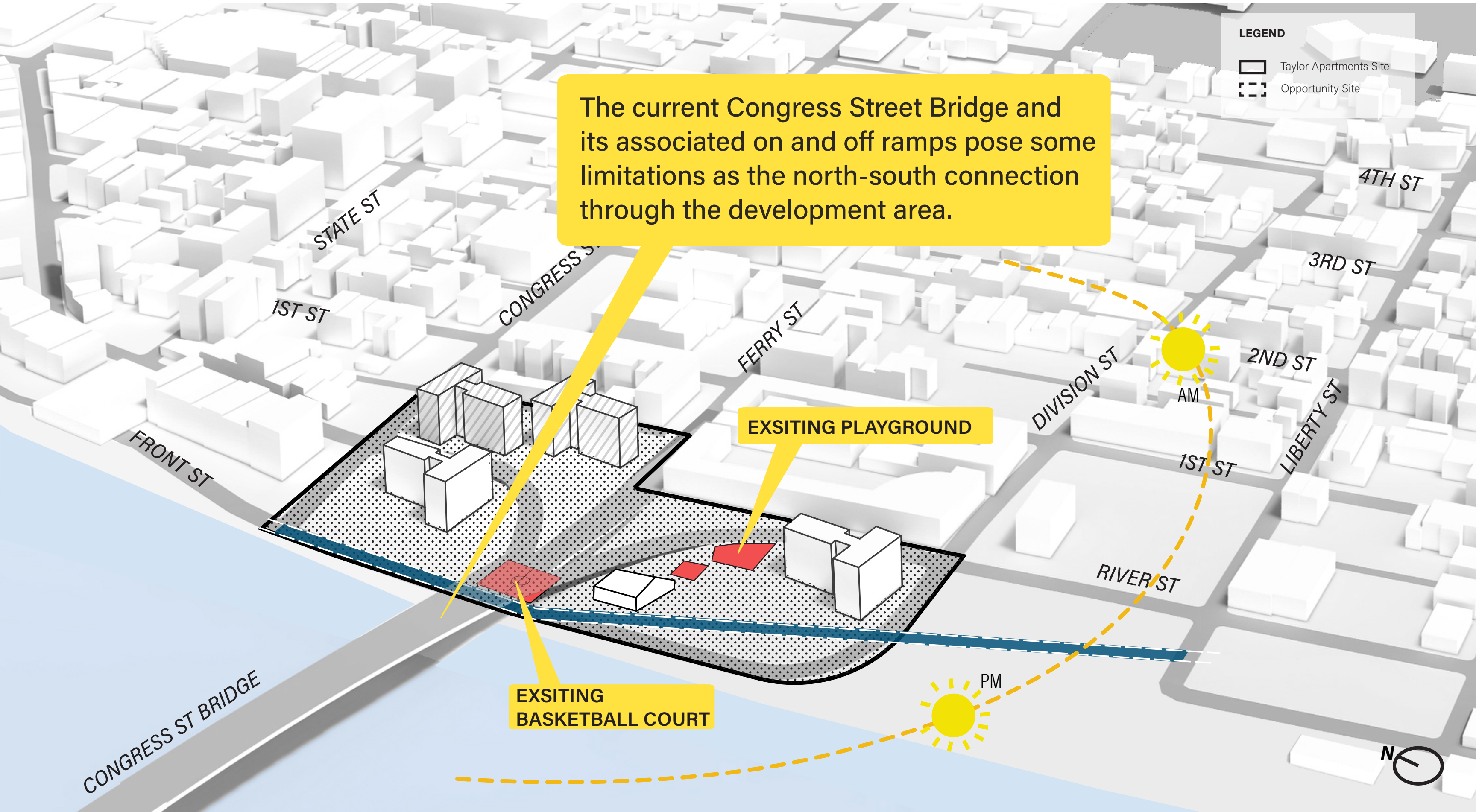
1/4 MILE WALKING RADIUS



Hudson Sh



# EXISTING CONDITIONS

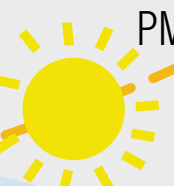


The current Congress Street Bridge and its associated on and off ramps pose some limitations as the north-south connection through the development area.

EXSITING PLAYGROUND

EXSITING BASKETBALL COURT

- LEGEND**
- Taylor Apartments Site
  - Opportunity Site



**THANK YOU!**

