



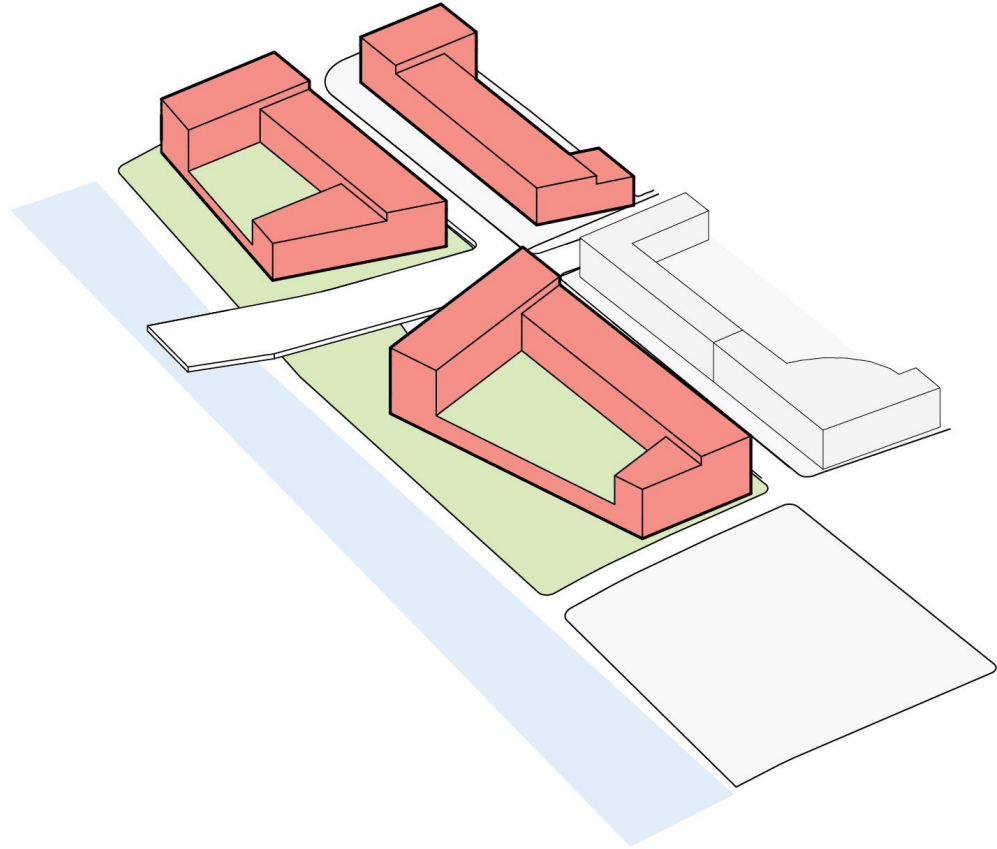
# Revitalize Riverside

*A Vision for Taylor Apartments*

**PENNROSE**  
Bricks & Mortar | Heart & Soul

# INTRODUCTION & AGENDA

- WELCOME & BACKGROUND
- DEVELOPMENT TEAM
- COMMUNITY OUTREACH
- PROPOSAL SUMMARY
- ENGAGEMENT and Q&A





**Serving The Community Since 1944**

# TAYLOR APARTMENTS: 1950's - 1970's



# TAYLOR APARTMENTS: NOW



# WHY REDEVELOP?

- Taylor 1 & 2 – vacant since 2005, and need to be addressed
  - Both buildings were approved by HUD for demolition in 2010
- While Taylor 3 and Taylor 4 have been renovated (in 2005 and 1995 respectively), the Troy Housing Authority recognizes that these 1950's style buildings and apartments are not well suited for families or the community.
- We want to be a part of and contribute to the current revitalization of Troy's historic downtown, especially along the waterfront.



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Special Applications Center  
77 W. Jackson Blvd., Room 2401  
Chicago, Illinois 60604-3507  
Phone: (312) 353-6236 Fax: (312) 886-6413

MAR 11 2010

The Department has reviewed the Troy Housing Authority's (THA) application for the demolition of 2 dwelling buildings containing 139 dwelling units and 4 non-dwelling units at John P. Taylor Homes 1 and 2, NY01220000. The Special Applications Center (SAC) received this application on December 30, 2009, via the Public and Indian Housing Information Center (PIC), Application DDA00003455. Supplemental information was received through January 12, 2010.

I am pleased to approve your request to demolish 2 dwelling buildings containing 139 dwelling units and 4 non-dwelling units at John Taylor Homes Apartments 1 and 2, NY 012200007. This approval does not imply approval of a request for additional funding, which THA must make separately under the program that makes available funding for this purpose.

3S

# EXISTING TENANTS

Taylor 3 & 4 RAD (Rental Assistance Demonstration) site tenants must be accommodated:

- **125 apartments** housing 210 people that need to be accommodated.
- **Uniform Relocation Act (URA)** requirements must be followed if there will be temporary relocations during revitalization.
- **Right to Return**. Any resident that may need to be temporarily relocated to facilitate rehabilitation or construction has a right to return to an assisted unit at the covered project once rehabilitation or construction is completed.



# REALIZE TROY COMPREHENSIVE PLAN

The **Realize Troy Comprehensive Plan** recognized that Taylor Apartments redevelopment would have a tremendous impact on Troy's downtown and the surrounding neighborhoods.



*SC7: Continue to work with the Troy Housing Authority to develop a long-term plan to redevelop the Taylor Apartment buildings, including the demolition of vacant buildings 1 & 2, and ensure that buildings 3 & 4 enhance the site's riverfront location.*

- — Reinvestment Area Boundary
- ▭ City of Troy Owned Land
- ▭ Troy Housing Authority Owned Land
- ▭ NYS Owned Land



# POTENTIAL BRIDGE RECONFIGURATION

Troy and Watervliet have a grant to study the feasibility of reconfiguring the Congress Street bridge and ramps to improve access to and expand downtown:



# REQUEST FOR QUALIFICATIONS

Based upon all of this, the Troy Housing Authority and the Troy Local Development Corporation issued a Request For Qualifications for a Development Partner to help us revitalize the Taylor Apartments.



# PENNROSE

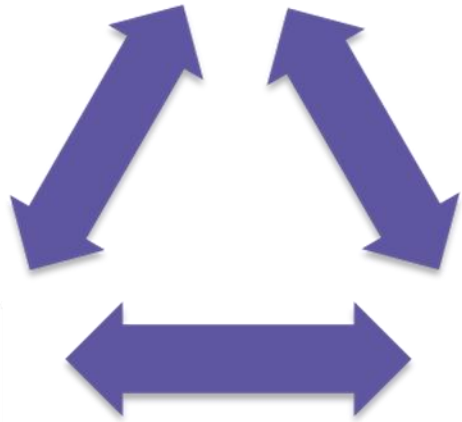
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**Dylan Salmons**, Regional Vice President

**Lee Jaffe**, Developer

# DEVELOPMENT TEAM - Roles & Responsibilities

- Full partners on all aspects of the development process
- All major decisions are shared jointly and mutually agreed to
- Benefitting from each other's unique strengths



## CERTAINTY OF DELIVERY

- Premier multifamily development company
- Successful delivery of 16,000 rental housing units in 16 states
- Successful partnerships with 45+ housing authorities and 80+ municipalities
- Leader in highly sustainable, multi-phase, mixed-income, mixed-use developments
- Private, Tax Credit, State and Federal HUD financing program experts
- Actively developing 1,800+ apartments in New York State

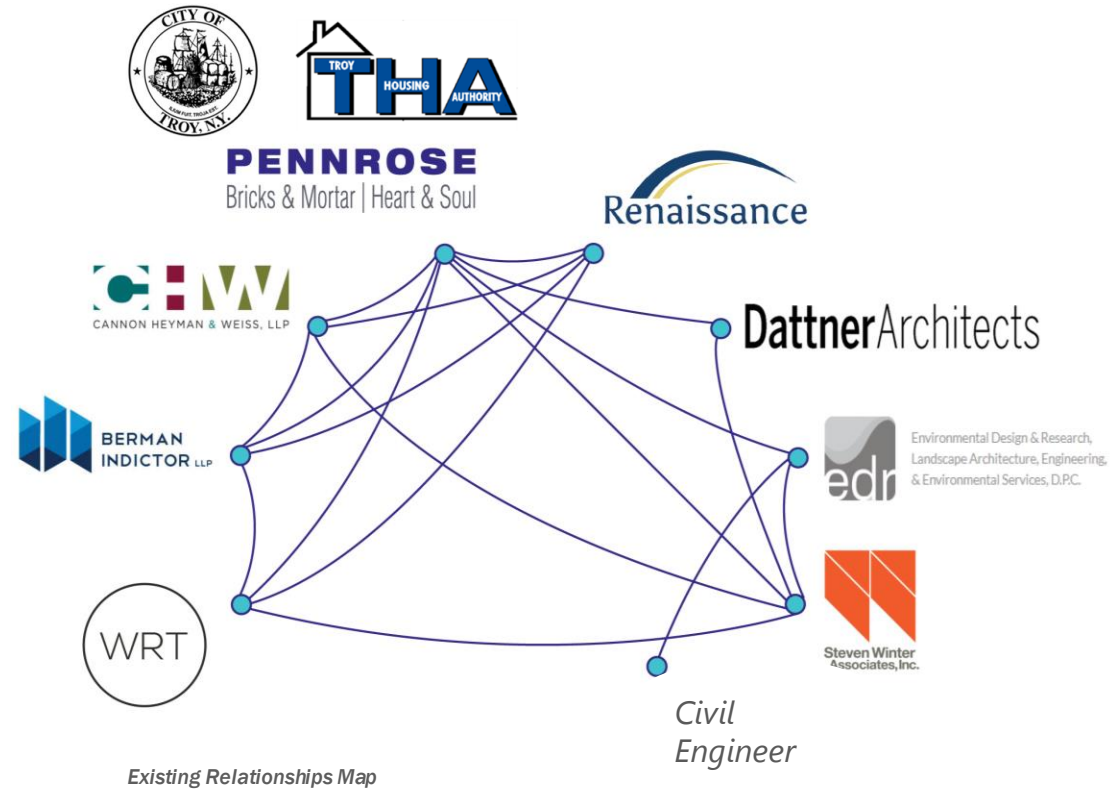


# DEVELOPMENT TEAM - Pennrose, LLC



# DEVELOPMENT TEAM - Collaboration

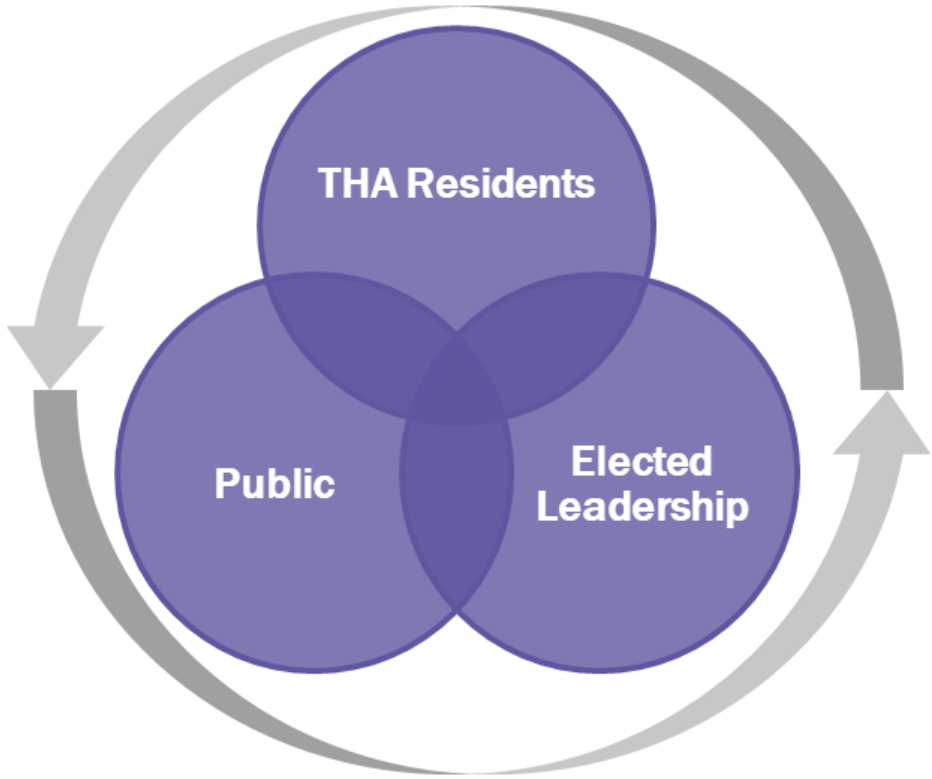
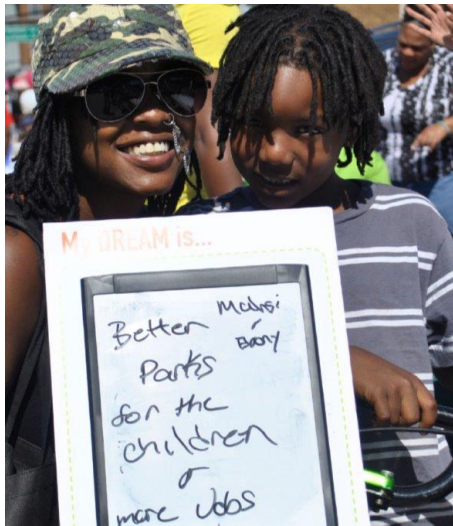
- National expertise; local execution
- Strong community outreach
- Create financing plans around strong stakeholder partnerships
- Efficient transactional/teaming structure



# COMMUNITY OUTREACH - Approach

Pennrose's experience as developers and master planners underscores collaborative public involvement as an essential cornerstone to community transformation.

Engage residents, local groups and others in formulating the revitalization, employment, and management plans for the community.





# COMMUNITY OUTREACH - Goals



## AFFORDABLE

## HEALTHY

## SUSTAINABLE

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.

# DATTNER ARCHITECTS

Prospect Plaza



The Prelude



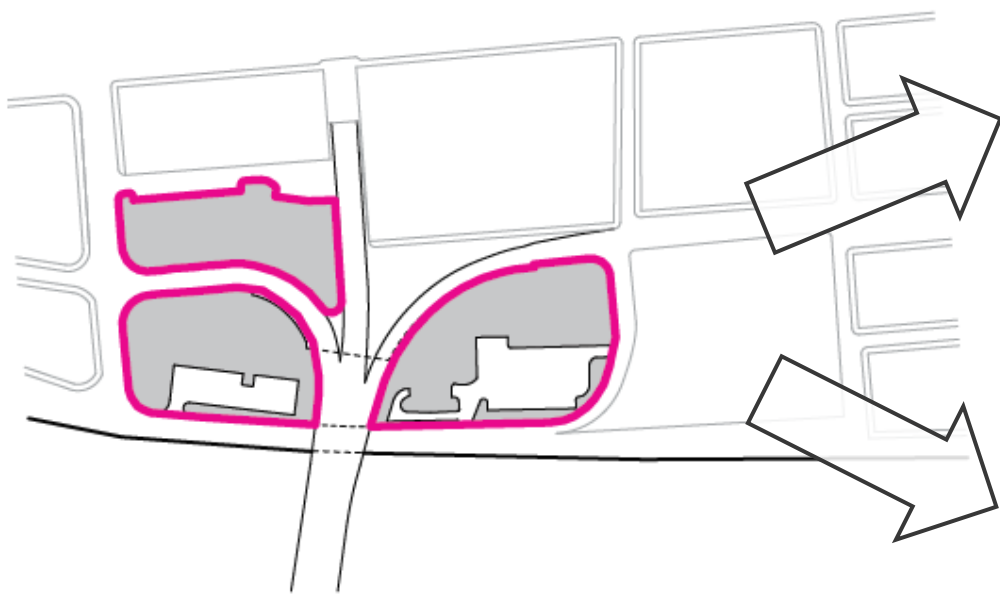
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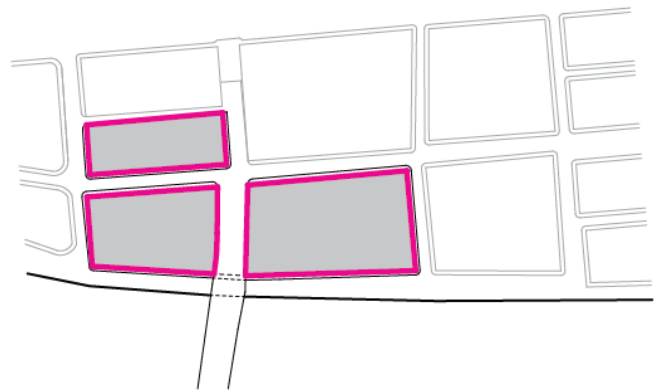
Vital Brookdale



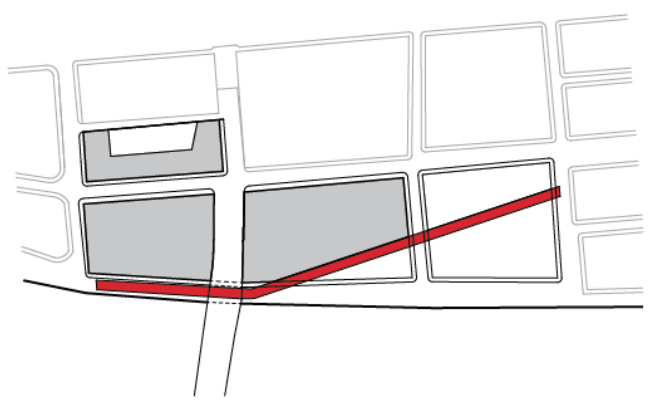
# PROPOSAL: Urban Planning and Site Strategy



**EXISTING CONDITIONS**

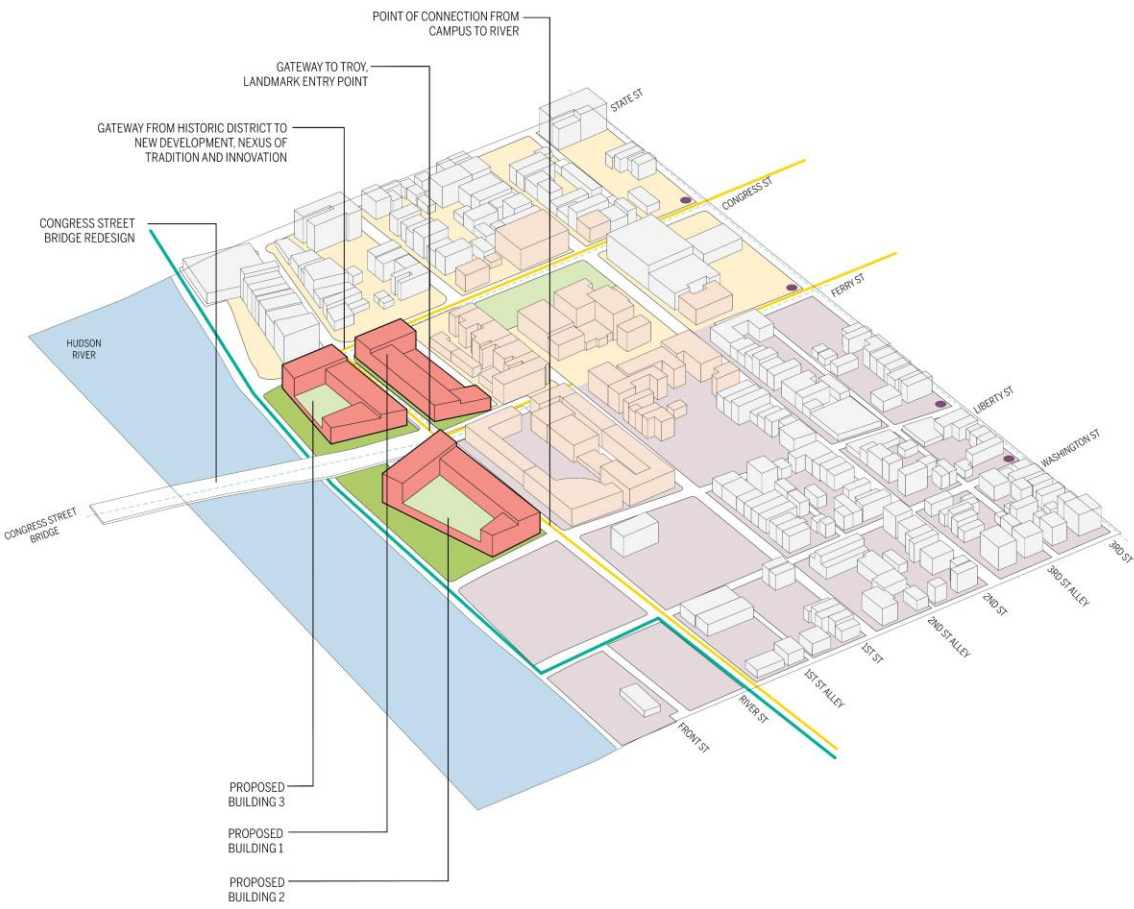


**BRIDGE AND RIVER STREET RECONFIGURATION**



**EXISTING SEWER EASEMENT**

# PROPOSAL: Site Context

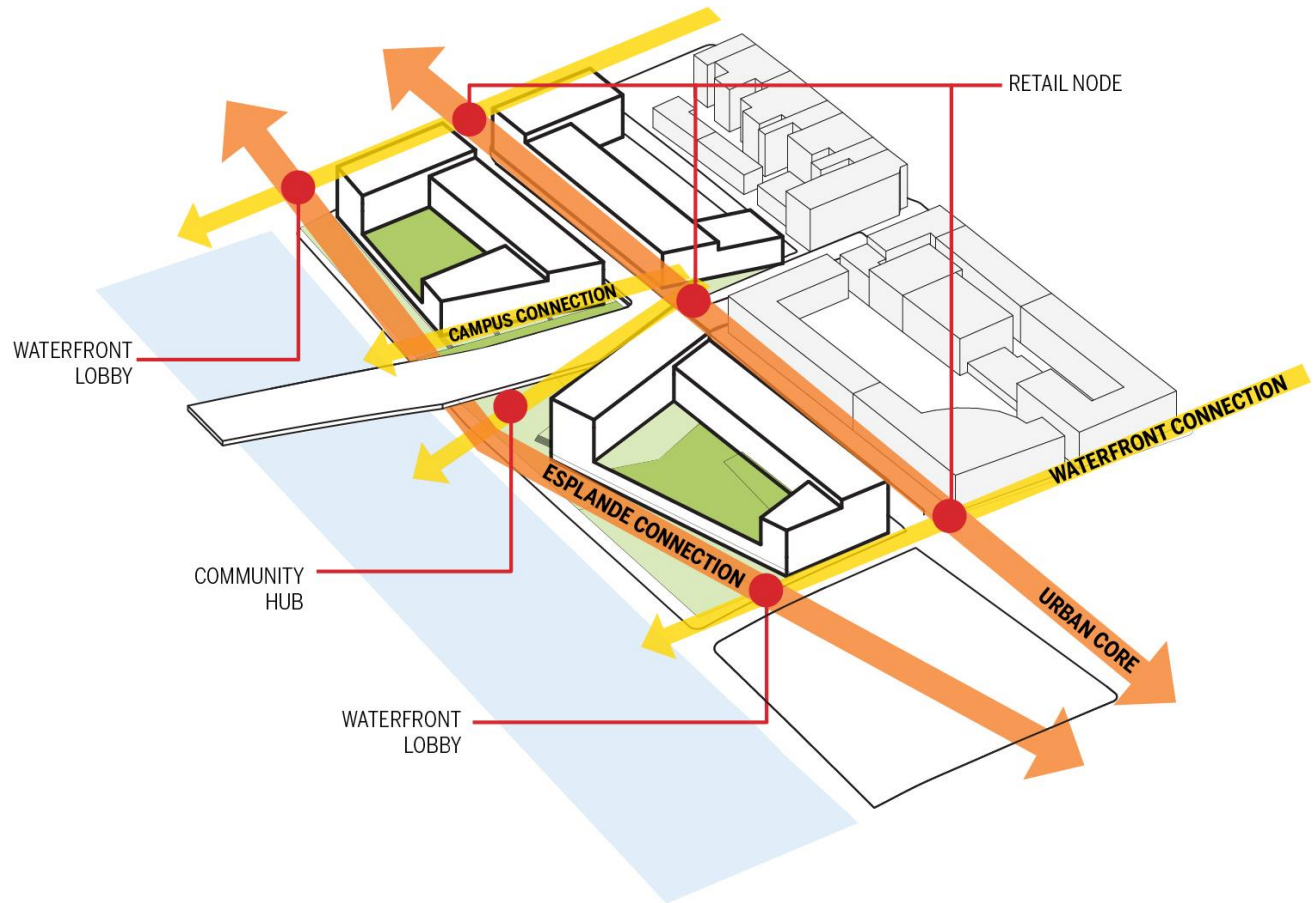


## PROPOSED SITE CONTEXT

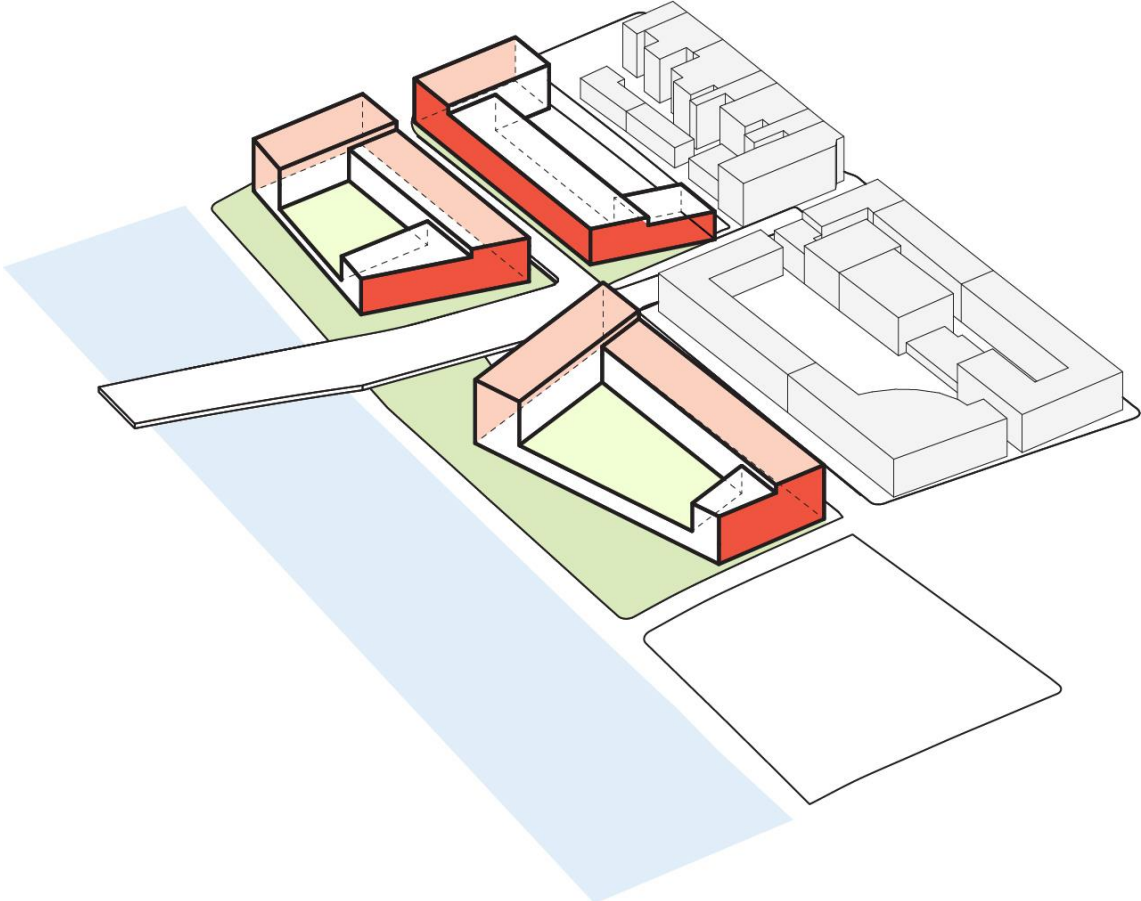
### LEGEND

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

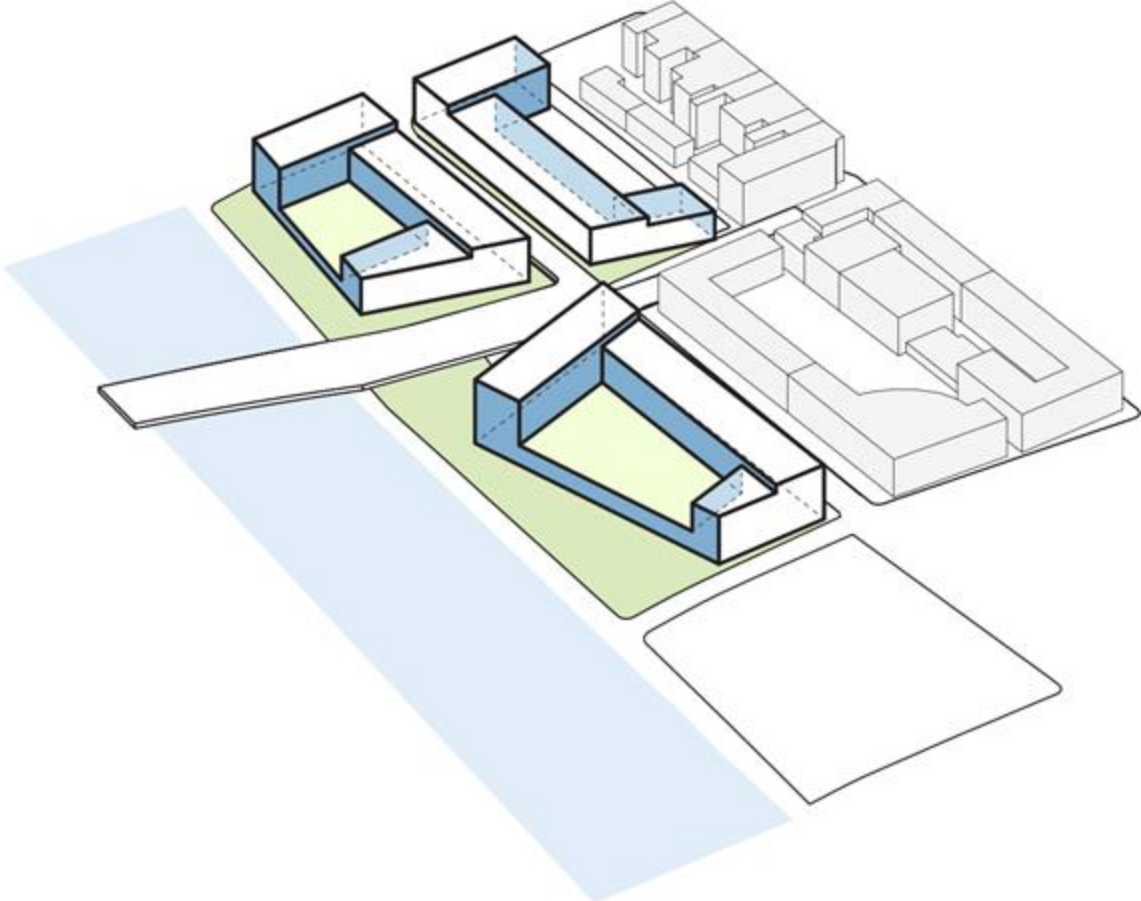
# PROPOSAL: Urban Connections and Nodes



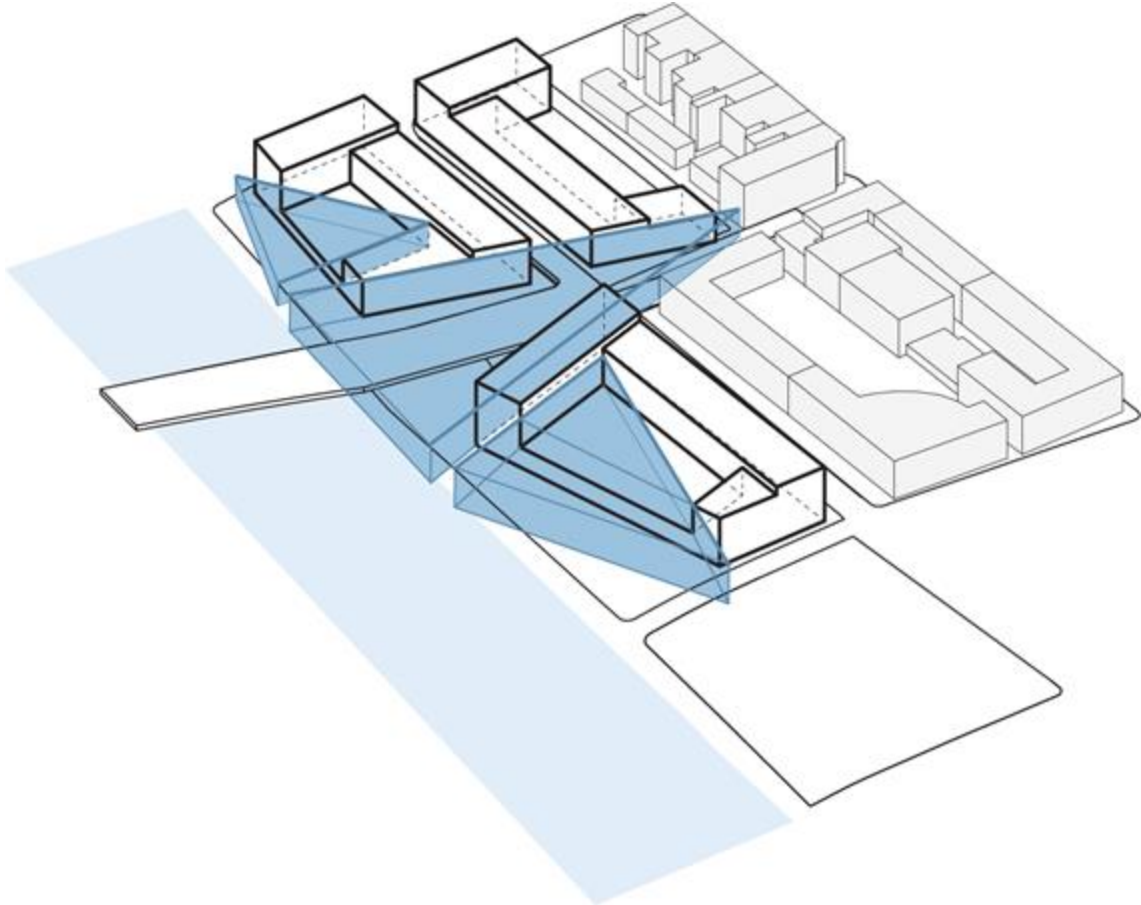
# PROPOSAL: Urban Face



# PROPOSAL: Courtyard and Waterfront Face



# PROPOSAL: River Views





# WALLACE, ROBERTS & TODD (WRT)



# PROPOSAL: Open Space Design - Resources & Goals



- LEGEND**
- PARK SPACE
  - RUSSELL SAGE COLLEGE
  - HISTORIC DOWNTOWN
  - SOUTH CENTRAL
  - BUS STOP
  - BUS ROUTE
  - DEVELOPMENT AREA
  - NORTH-WEST WATERFRONT LINKAGE

## PRIORITIES



**WALKABILITY**

+



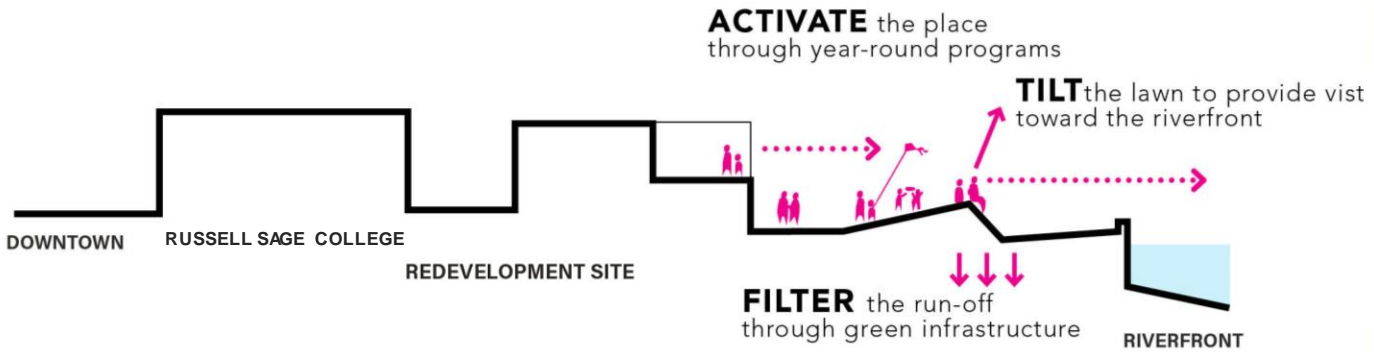
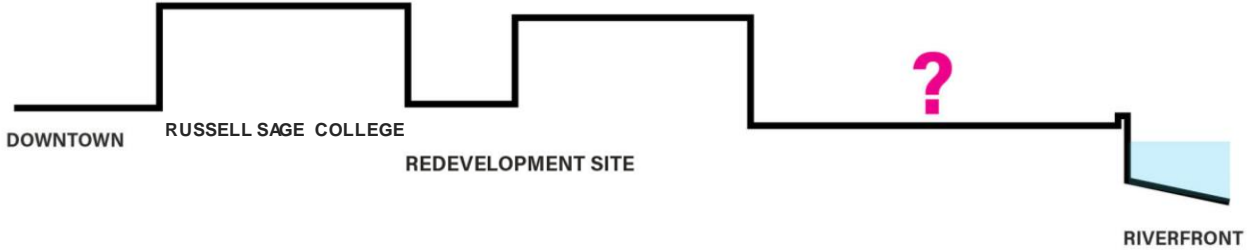
**LIVABILITY & WELLNESS**

+

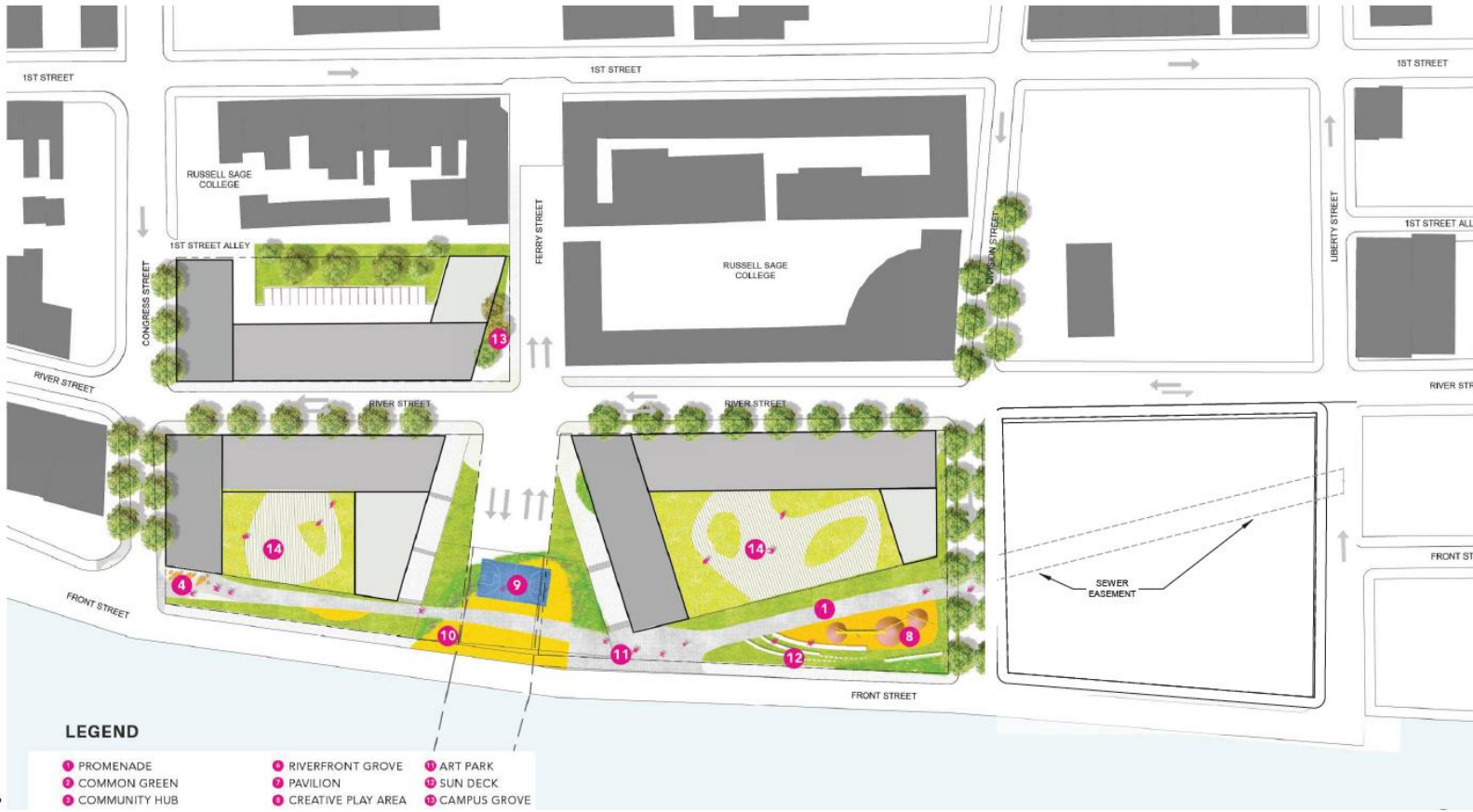


**IDENTITY**

# PROPOSAL: Open Space Design Opportunities



# PROPOSAL: Open Space Plan



**LEGEND**

- PROMENADE
- RIVERFRONT GROVE
- ART PARK
- COMMON GREEN
- PAVILION
- SUN DECK
- CREATIVE PLAY AREA
- COMMUNITY HUB
- CAMPUS GROVE

# PROPOSAL: Open Space - Social Use & Programs



CREATIVE PLAY



TABLE TENNIS



TREE GROVE + PICNIC TABLES



BBCOURT + MURAL ART



PAVILION



SUN DECK



VOLLEY BALL COURT



TREE GROVE + HAMMOCKS



DOG RUN



FARMER MARKET

# PROPOSAL: Mixed-Income Housing

## Residential

Affordable, supportive, workforce, and market-rate housing opportunities:

- 1 for 1 replacement of all existing Taylor units
- Units affordable to income tiers at or below 60% of Area Median Income (AMI)
- Supportive housing units
- Workforce housing units affordable to those at 80% of AMI
- Market-rate units

	30% AMI	40% AMI	50% AMI	60% AMI	80% AMI	Market
<b>Studio</b>	430	590	750	900	1,220	1,240
<b>1-BR</b>	460	630	800	970	1,300	1,480
<b>2-BR</b>	560	760	960	1,170	1,570	1,665
<b>3-BR</b>	650	880	1,120	1,350	1,800	2,000

\*2019 AMI for the Albany-Schenectady-Troy, NY MSA is \$89,900



# PROPOSAL: Downtown Activation

## Non-Residential

- Extension of the River Street retail corridor beyond Congress Street
- Neighborhood to large-scale retail spaces
- Non-storefront office space for the city's growing sectors
- Community services uses such as:
  - Educational
  - Institutional
  - Social Services

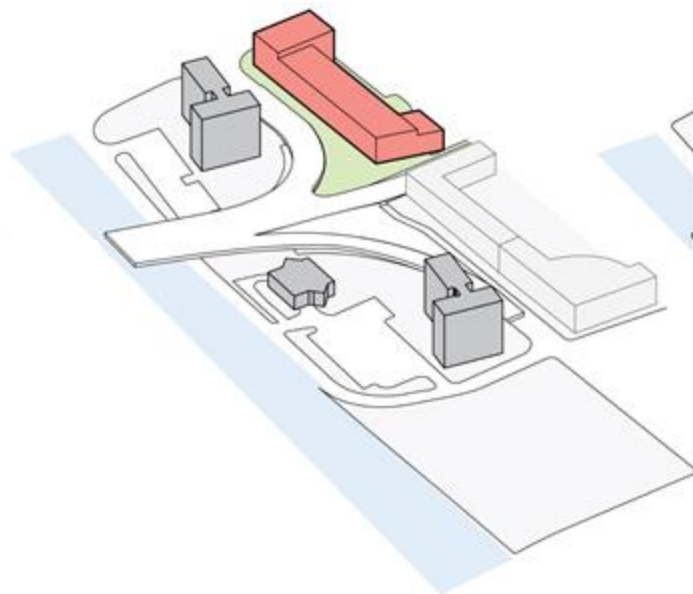
## Public Amenities

- Two acres of high-quality open space, connecting Troy to the waterfront



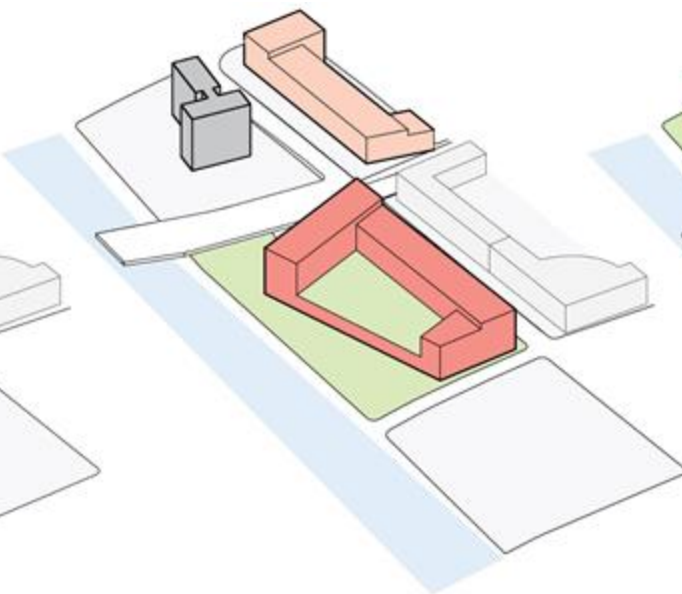
# Anticipated Phasing & Timeline

PHASE 1



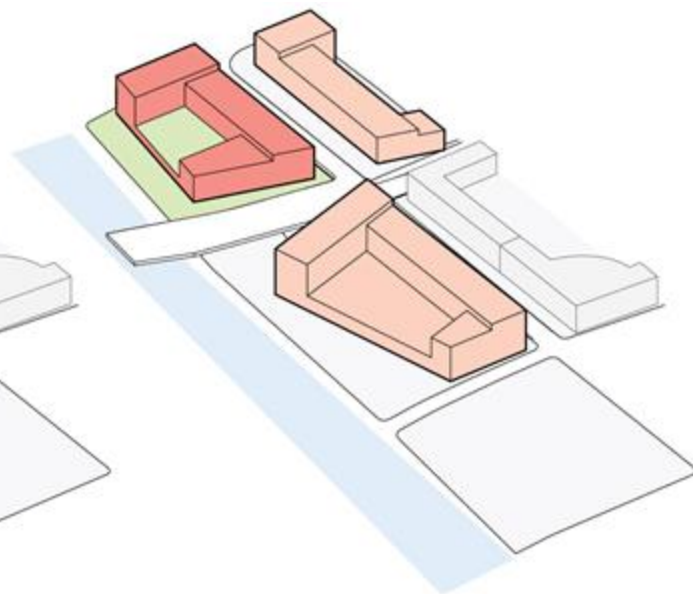
Break Ground:	2021
Completion:	2023

PHASE 2



Break Ground:	2022
Completion:	2024

PHASE 3



Break Ground:	2024
Completion:	2026



# VISUALIZING THE PROPOSAL

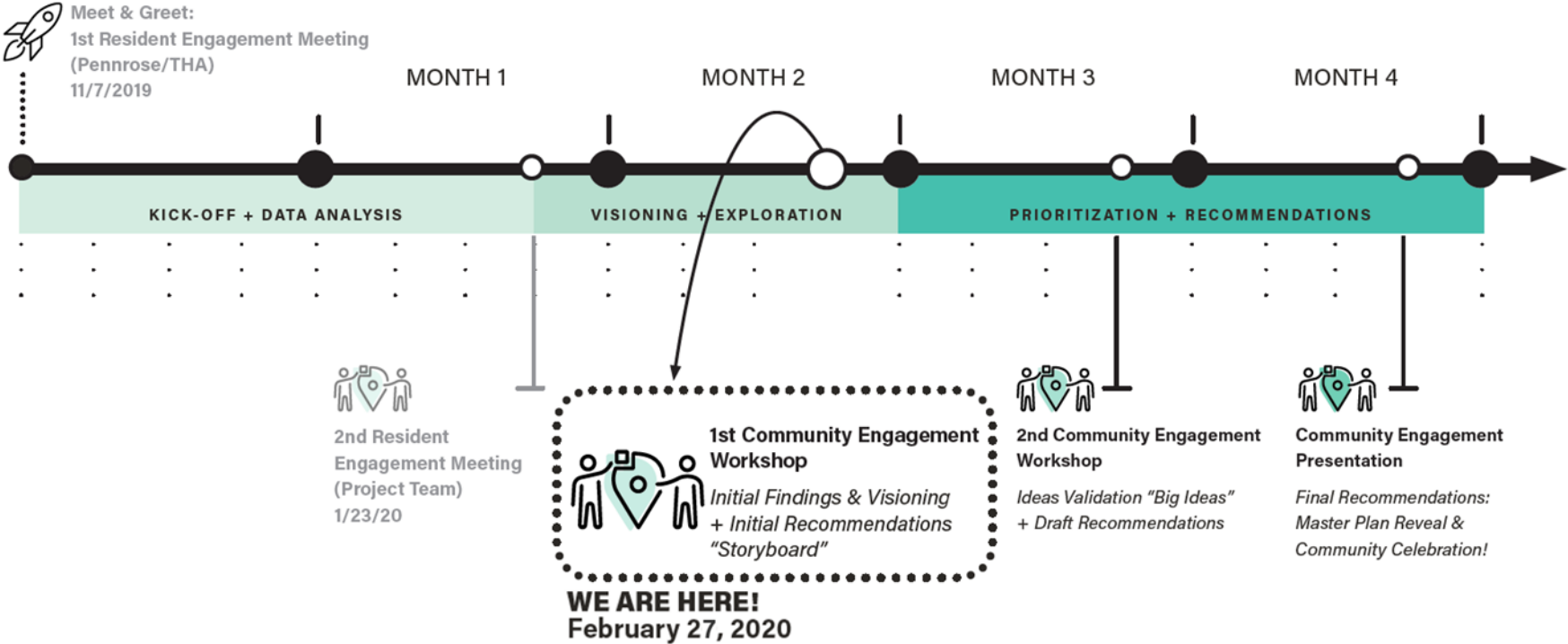


# VISUALIZING THE PROPOSAL



# 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.



# ENGAGEMENT - What We've Learned So Far

## PREFERRED OUTDOOR AMENITIES

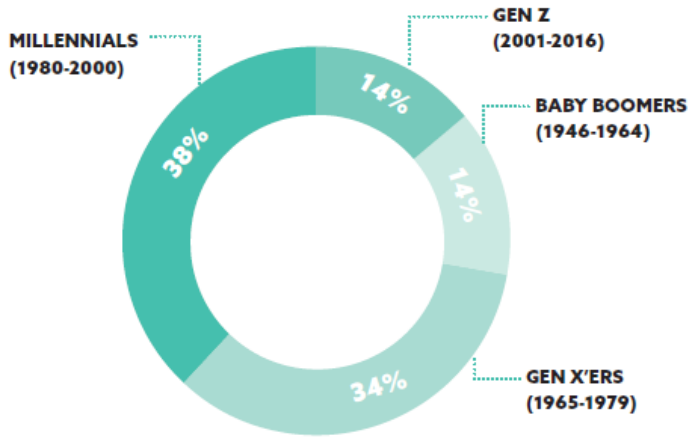
PROGRAMS	VOTES
Flex Lawn	4
Picnic Tables & Grills	11
Riverview Seating	7
Basketball Court	4
Dog Park	5
Pavilion with Seating	6
Farmers Market	7
Playground	9
Gateway Lighting	7

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

"A safe place for our kids."

## 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





Tool Kit includes:

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

## WELCOME 1

- Stop by and learn more about the project and process!
- Tell Us About Yourself
- What We Heard From You

## SITE CONTEXT 2

- Understanding The Site
- Existing Site Challenges & Opportunities

## PRIORITIES & PROGRAMS 3

- Tell us about your priorities for a active & healthy Taylor Apartments community favorite!
- Preferred On-Site Amenities
- Open Space Character
- Preferred Outdoor Activities

## VISION 4

- Share with us your vision for the next generation of Taylor Apartments Community living!

# THANK YOU!

