



Revitalize Riverside

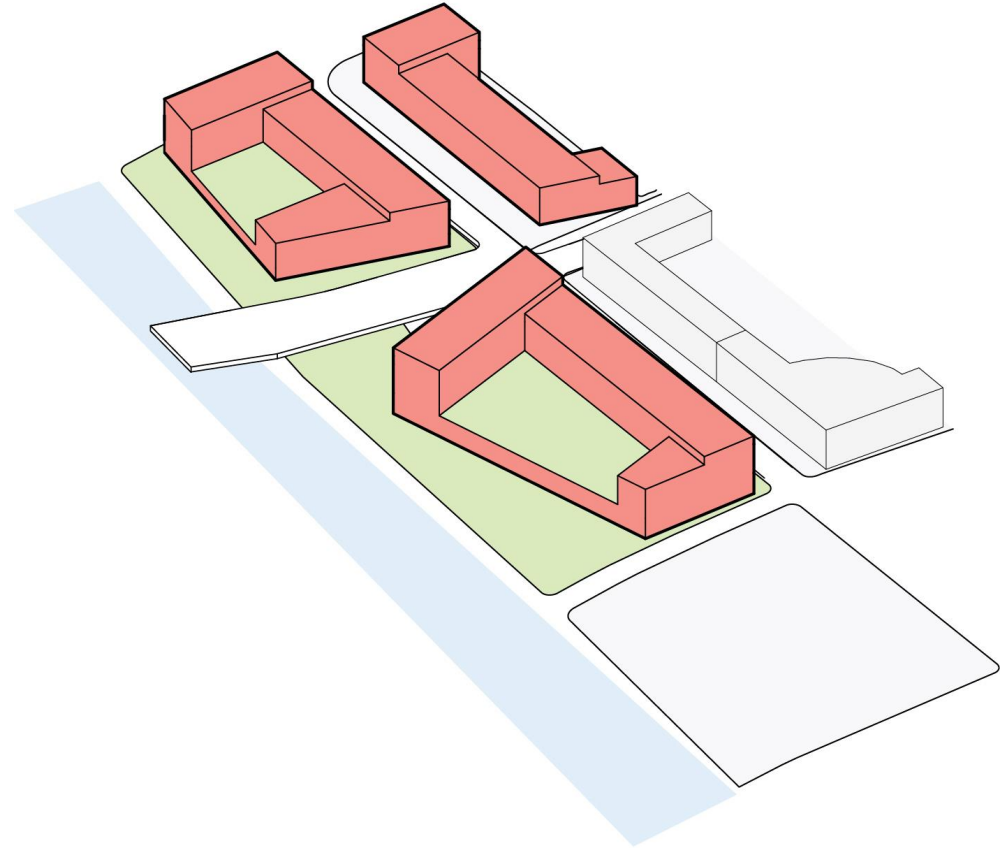
A Vision for Taylor Apartments

PENNROSE

Bricks & Mortar | Heart & Soul

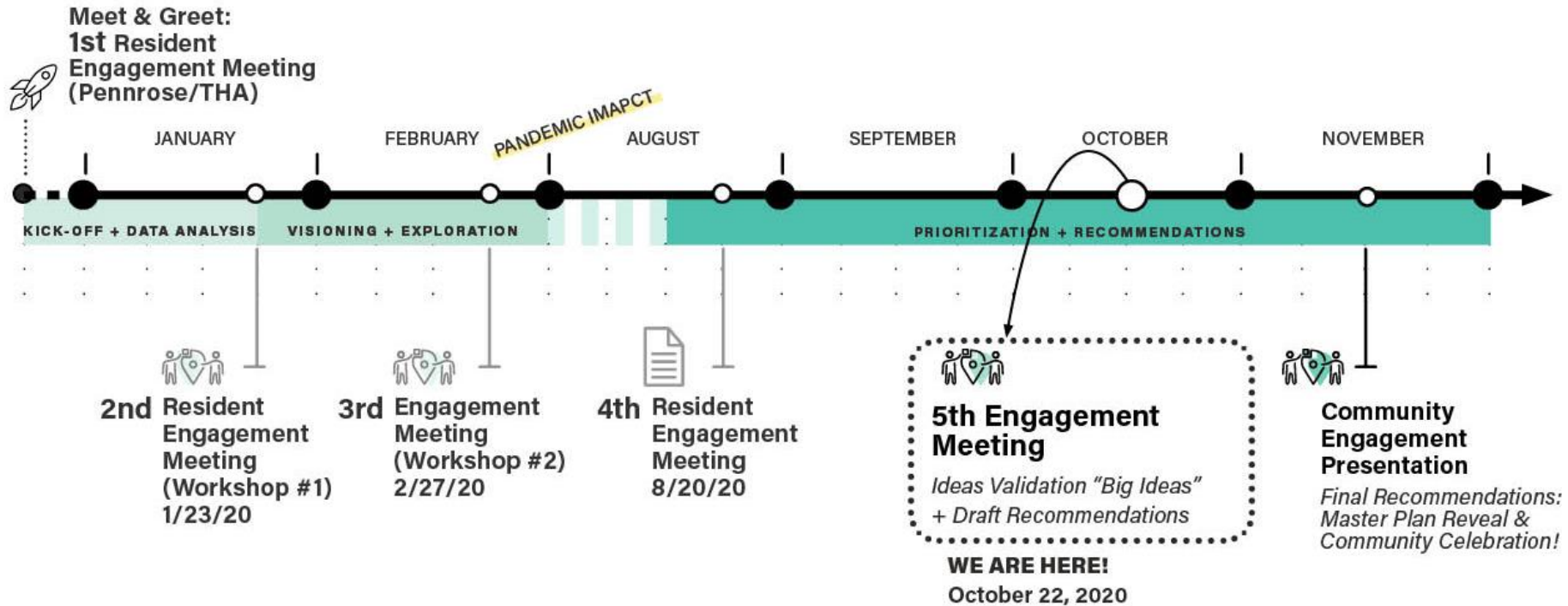
INTRODUCTION & AGENDA

1. WHERE WE ARE & HOW WE GOT HERE
2. SITE PLAN AND OPEN SPACE
3. ARCHITECTURE
4. NEXT STEPS
5. COMMUNITY FEEDBACK



WHERE WE ARE

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.



HOW WE GOT HERE

November 07, 2019

First Resident Engagement Meeting

- Introduced residents to Pennrose as the selected **development partner** for the Taylor redevelopment project;
- Communicated that there will be a **1-for-1 replacement of existing Taylor units**;
- Informed that **residents will continue to pay 30% of adjusted income toward rent**;
- **Outlined the engagement process**, explaining how the development team will **prioritize the preferences and recurrent concerns from residents** as the master plan is developed; and,
- **Solicited first round of feedback from residents.**

HOW WE GOT HERE

January 23, 2020

Second Resident Engagement Meeting (Workshop #1)

- Presented the RFP proposal to residents;
- Held an **interactive workshop to facilitate feedback**;
- Gathered 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.
- Organized the ideas that were widespread from the visual preference boards, comments, and in-person interviews.



HOW WE GOT HERE

February 27, 2020

Third Engagement Meeting (Workshop #2)

- Open public meeting and included a 30-minute **Q&A that addressed questions on affordability, unit sizes, and set asides for Taylor residents.**
- **A formal response to the questions raised at this meeting was posted on THA's website.**
- A visioning session was held to advance the engagement process and identify broader public feedback.



NEIGHBORHOOD
A VISION FOR TAYLOR APARTMENTS

Welcome to our Community Engagement Meeting!

COMMUNITY
What do you want to see in the future?
1. More affordable housing
2. More green space
3. More public space
4. More community services
5. More public transit
6. More public space
7. More public space
8. More public space
9. More public space
10. More public space

ENVIRONMENT
What do you want to see in the future?
1. More green space
2. More public space
3. More public space
4. More public space
5. More public space
6. More public space
7. More public space
8. More public space
9. More public space
10. More public space

TRANSPORTATION
What do you want to see in the future?
1. More public transit
2. More public space
3. More public space
4. More public space
5. More public space
6. More public space
7. More public space
8. More public space
9. More public space
10. More public space

WHAT ARE YOUR PRIORITIES FOR A HEALTHY & ACTIVE TAYLOR APARTMENTS COMMUNITY?

PLACE TWO (2) DOTS IN THE BOXES BELOW TO LET US KNOW YOUR TOP CHOICES!

COMMUNITY-BASED SERVICES
What community services and programs do you want to see in the future?

ACTIVE TRANSPORTATION OPTIONS
What active transportation options do you want to see in the future?

INCLUSIVE EMPLOYMENT OPPORTUNITIES
What employment opportunities do you want to see in the future?

SAFE & DIVERSE PUBLIC OPEN SPACE
What public open space do you want to see in the future?

HEALTHY FOOD ACCESS
What healthy food access do you want to see in the future?

OTHERS?
What other priorities do you want to see in the future?

HOW WE GOT HERE

August 20, 2020

Fourth Resident Engagement Meeting

- Provided general project and timing updates;
- Presented a Memorandum of Understanding (**MOU**) between the Developer, THA and Residents intended to establish the responsibilities for each of the parties, as identified in prior meetings;
- Held an in-depth Q&A session, addressing topics such as affordability of rents, unit sizes and types, and approach to management of the property; and,
- A formal response to questions received was posted on THA's website, clearly identifying that (i) **There will be no permanent displacement for residents in good standing; Rents will be set to 30% of adjusted income; and, Washer/Dryers provided in units.**
- FAQ posted to THA website



WHAT WE HEARD FROM YOU

PRIORITIES OF IMPROVEMENTS

Community-Based Services

Active Transportation Options

Inclusive Employment Opportunities

Safe & Diverse Public Open Space

Healthy Food Access

PREFERRED ON-SITE PROGRAMS

Gathering/Meeting Space

Job Training

Library/Bookstore

Daycare/Youth Program/After School Program

Pharmacy

Senior Service/Health Center

Flex Space/Office/Management

Cafe/Restaurant

PREFERRED OUTDOOR AMENITIES

Flex Lawn

Picnic Tables & Grills

Riverview Seating

Basketball Court

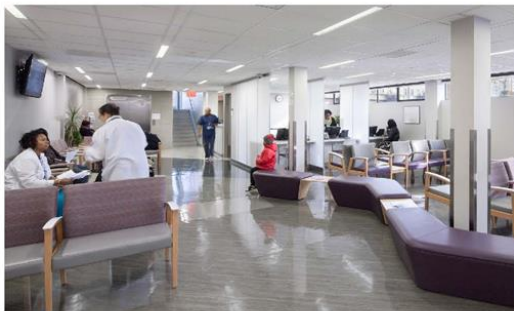
Dog Park

Pavilion with Seating

Farmers Market

Playground

Gateway Lighting



MASTER PLAN - PHASE I



MASTER PLAN - ALL PHASES



ACTIVE RIVERFRONT



BASEKETBALL COURT



DOG PARK



BBQ GRILL & PICNIC TABLES



PROMENADE - VIEW

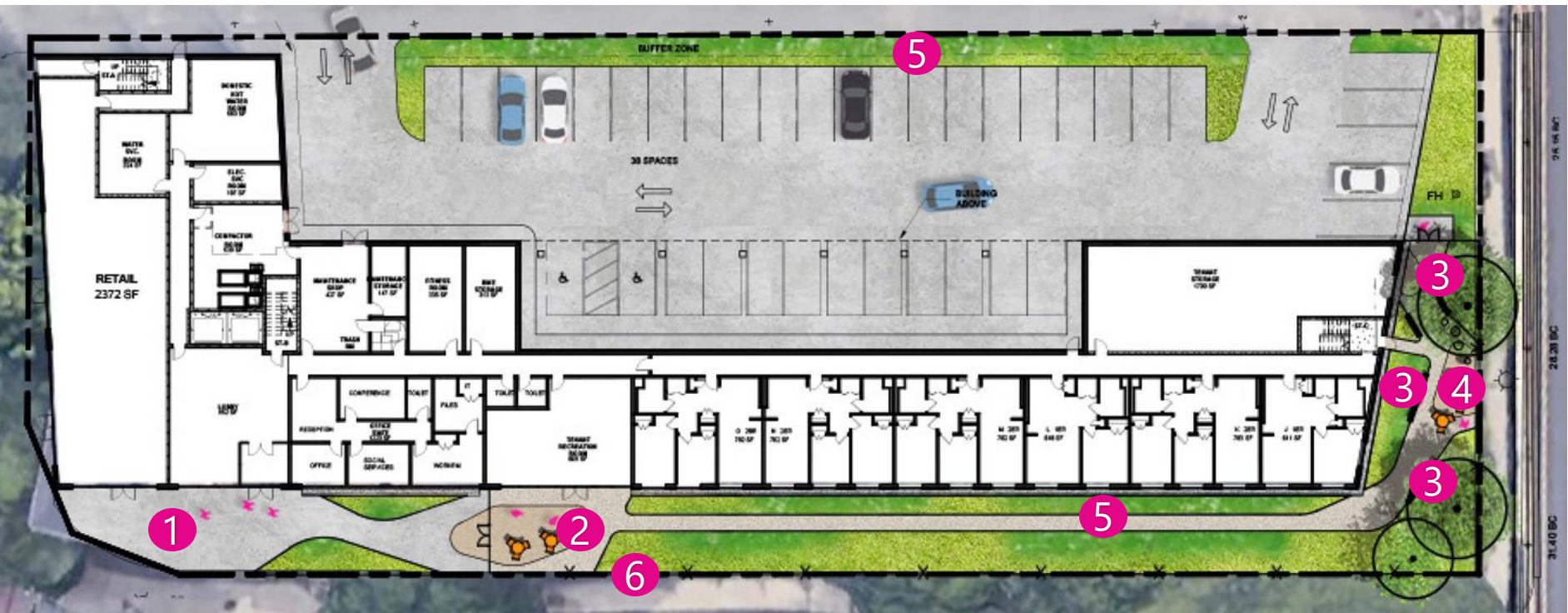


PROMENADE - ACTIVE



CREATIVE PLAY AREA

PHASE I - DRAFT SITE PLAN



- 1

Lobby/Entrance Plaza
- 2

Patio with Game Tables
- 3

Seating
- 4

Inclusive Play
- 5

Planting Area
- 6

Decorative Fence + Gates

PHASE I - OUTDOOR AMENITIES



SOCIAL

Patio spaces where residents can meet neighbors and friends, participate in tenant's events.



INCLUSIVE

Activities for children, seniors, families that provide social interaction opportunities.



WELLNESS

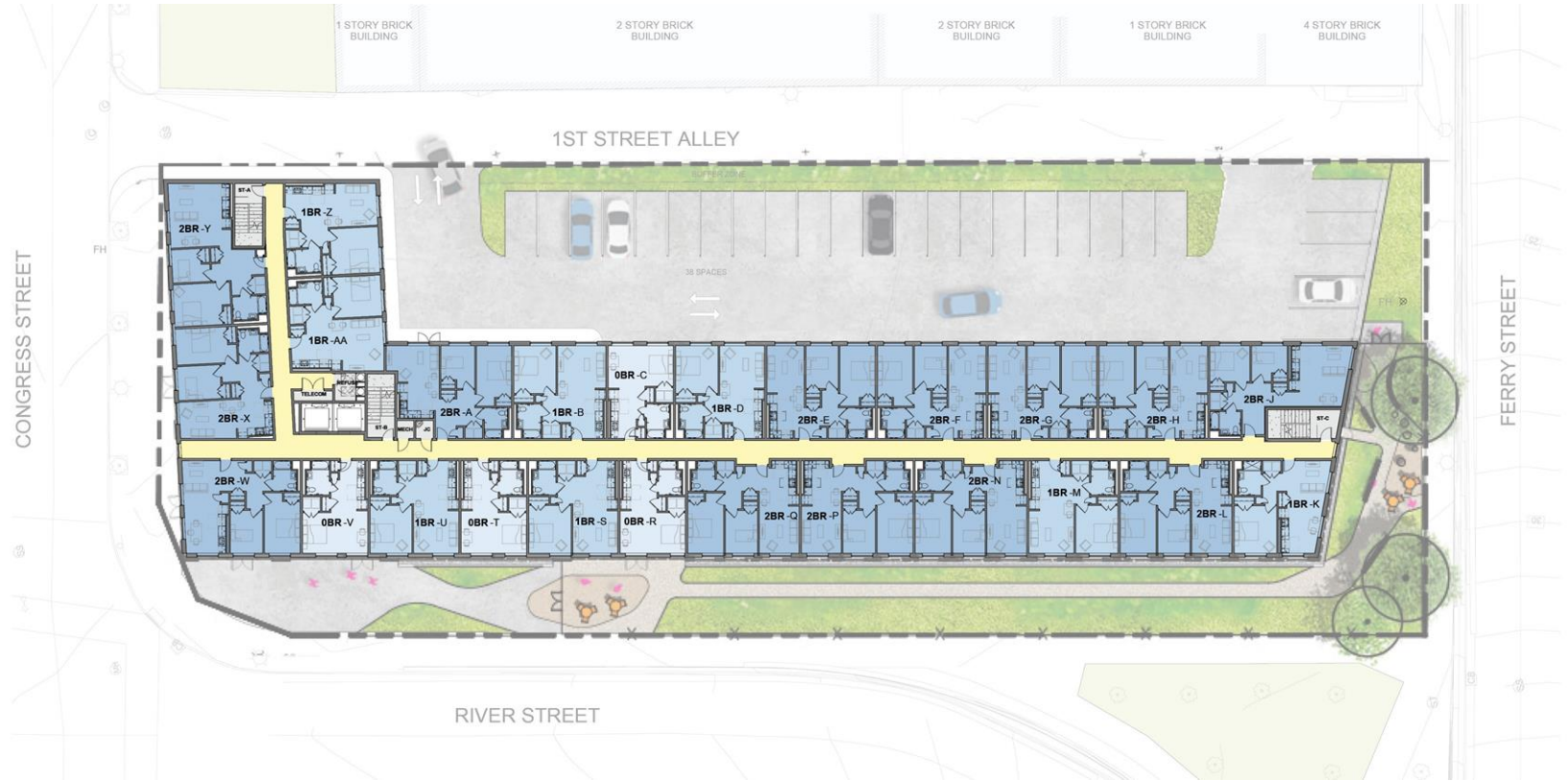
Create healthy & resilient homes and outdoor space to promote wellness.

GROUND FLOOR PLAN



**Draft Plans*

TYPICAL FLOOR PLAN



**Draft Plans*

DRAFT UNIT LAYOUTS + FEATURES



TYPICAL 1 BR



TYPICAL 2 BR

UNIT LAYOUTS



TYPICAL 3 BR



TYPICAL 1 BR - UFAS

**Draft Plans*

UNIT LAYOUTS + FEATURES

- Washer/dryers in all units
- Central air conditioning
- Open floor plans
- Efficient layouts
- Ample storage
- Accessibility features incorporated
- Thermostatic controls
- Dishwashers
-



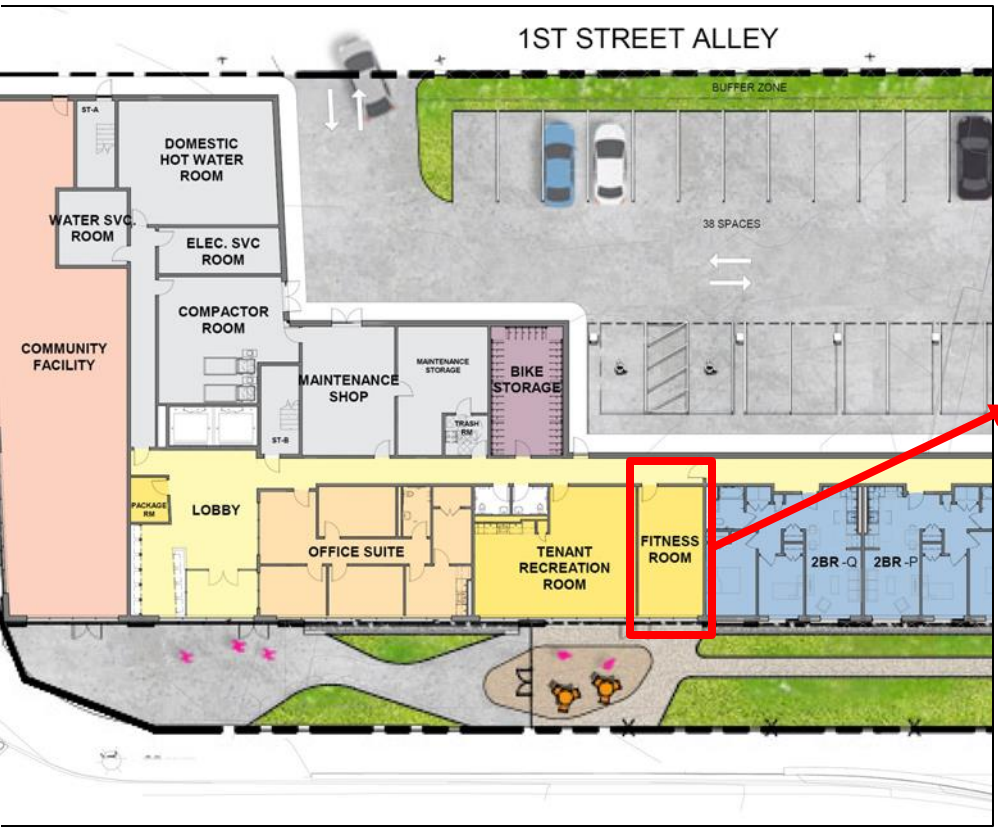
**Example Pennrose Apartments*

BUILDING FEATURES AND AMENITIES



Example of a Pennrose Tenant Recreation Room

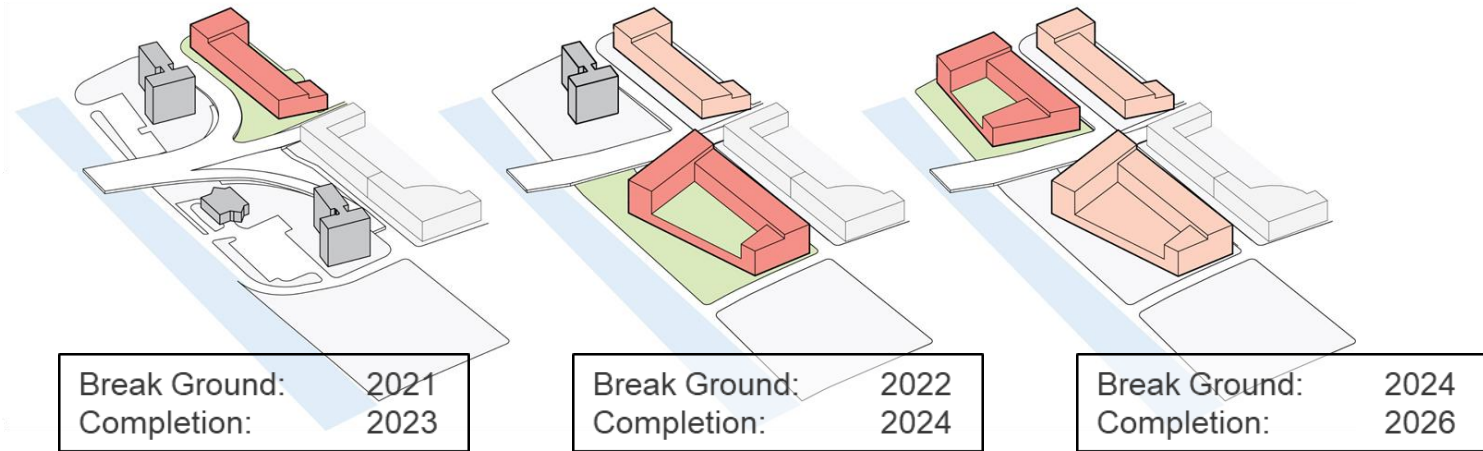
BUILDING FEATURES AND AMENITIES



Example of a Pennrose Fitness Room

NEXT STEPS

- **5th Engagement Meeting (November 2020):** Phase 1 design reveal!
- **Apply to New York State HCR for funding (Q4 2020)...** If awarded,
- **Begin construction of Phase 1 (Q3 2021)**
- **Complete construction, Taylor 4 residents move to new project (Q1 2023)**



WE WANT TO HEAR FROM YOU!

