



Revitalize Riverside

A Vision for Taylor Apartments

PENNROSE

Bricks & Mortar | Heart & Soul

12.08.2021 Community Meeting

INTRODUCTION & AGENDA

1. Status Update & Timeline
2. Taylor Apartments Master Plan
3. Taylor Phase 1 Update
 1. Program
 2. Design
 3. Amenities
 4. Residences
4. Relocation

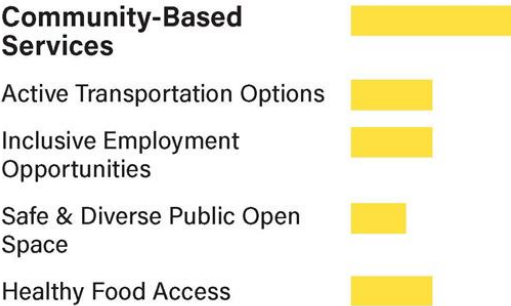


HOW WE GOT HERE

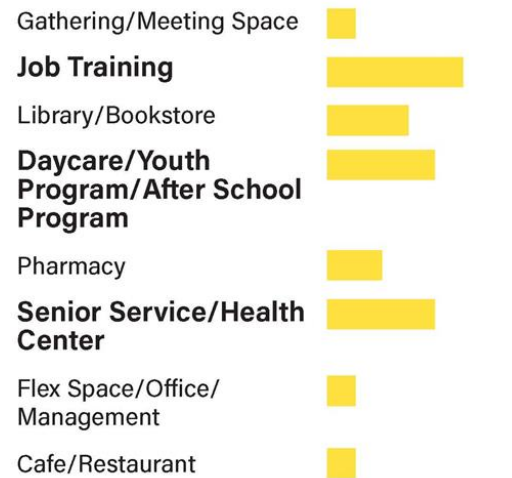
- **2019 – Present: Community engagement process**
 - **7 community engagement sessions held**
 - **Received your feedback on building and public amenity design**
 - **Advanced Memorandum of Understanding**
- **Q1 2021: Submitted application to New York State HCR for funding**
- ~~**Q2 2021: Application for funding not granted**~~
- **Q3 2021 – Ongoing**
 - ~~**September 2021: Reengage Tenants**~~
 - ~~**October 2021: Advance Design**~~
 - **December 2021: Community Design Meeting**

WHAT WE HEARD FROM YOU

PRIORITIES OF IMPROVEMENTS



PREFERRED ON-SITE PROGRAMS



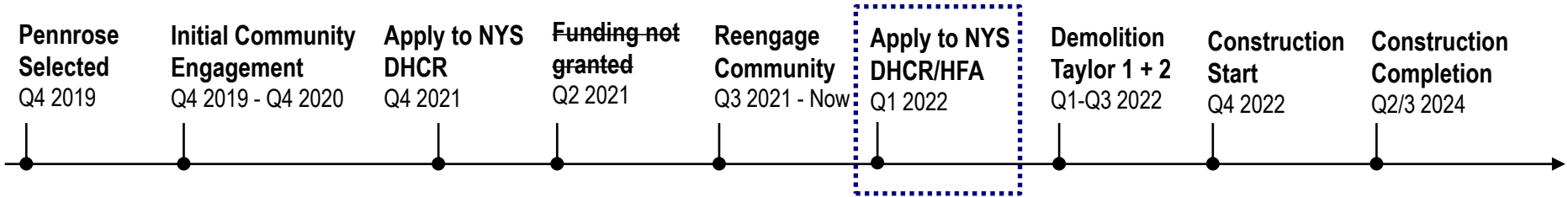
PREFERRED OUTDOOR AMENITIES



TIMELINE AND NEXT STEPS

NEXT STEPS

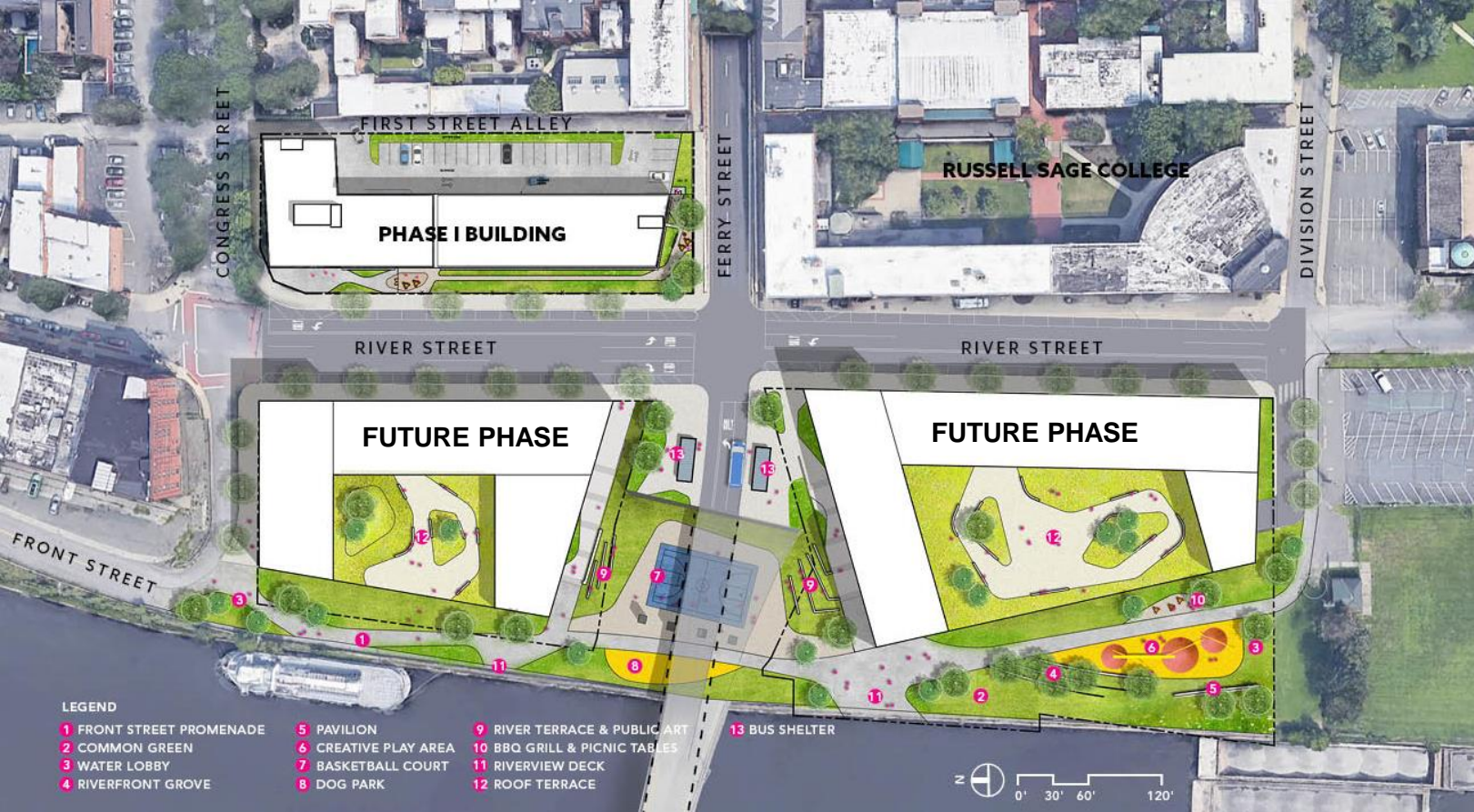
- Reapply for funding (Q1 2022)
- Demolish existing Taylor 1 & 2 (Q1 – Q3 2022)
- Start construction of Taylor Phase 1 (Q4 2022)
- Complete construction and begin leasing (Q2/Q3 2024)



EXISTING CONDITIONS



ACTIVE RIVERFRONT



- LEGEND**
- 1 FRONT STREET PROMENADE
 - 2 COMMON GREEN
 - 3 WATER LOBBY
 - 4 RIVERFRONT GROVE
 - 5 PAVILION
 - 6 CREATIVE PLAY AREA
 - 7 BASKETBALL COURT
 - 8 DOG PARK
 - 9 RIVER TERRACE & PUBLIC ART
 - 10 BBQ GRILL & PICNIC TABLES
 - 11 RIVERVIEW DECK
 - 12 ROOF TERRACE
 - 13 BUS SHELTER

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.

DEVELOPMENT PROGRAM

	Existing 1 + 2	Current Plan
Apartments	143	141
Parking Stalls	34	78
Gross SF	127,000 sf	149,460 sf
Height	76'6"	73'
Amenities	None	Roof Deck, Fitness Room, Rec Room, Retail, In Unit W/D

There are 34 cars currently registered at Taylor 3 + 4

ROOFTOP AMENITY SPACE



CROSS SECTION – RIVER STREET



HEIGHT COMPARISON



2 River Street (Bulkhead)
 2 River Street (6 Story Portion)
 155 River Street (Bulkhead) and 621 River Street (Bulkhead)
 155 River Street, 621 River Street and 2 River Street (5 Story Portion)
 214 River Street



Proposed Taylor Apartments (125 River Street Phase 1)



155 River Street

621 River Street

2 River Street

214 River Street
Rice Building

RIVER ST HISTORICAL CONTEXT & NEIGHBORHOOD FACTORS



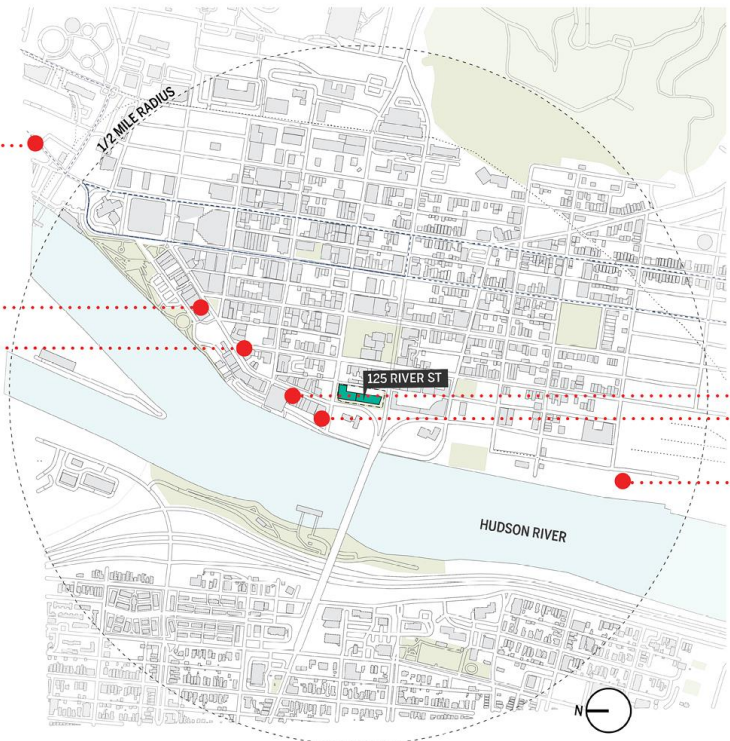
621 RIVER ST



257 RIVER ST
MCCARTHY BUILDING



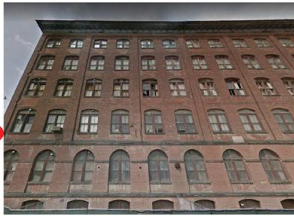
214 RIVER ST
RICE BUILDING



177 RIVER ST

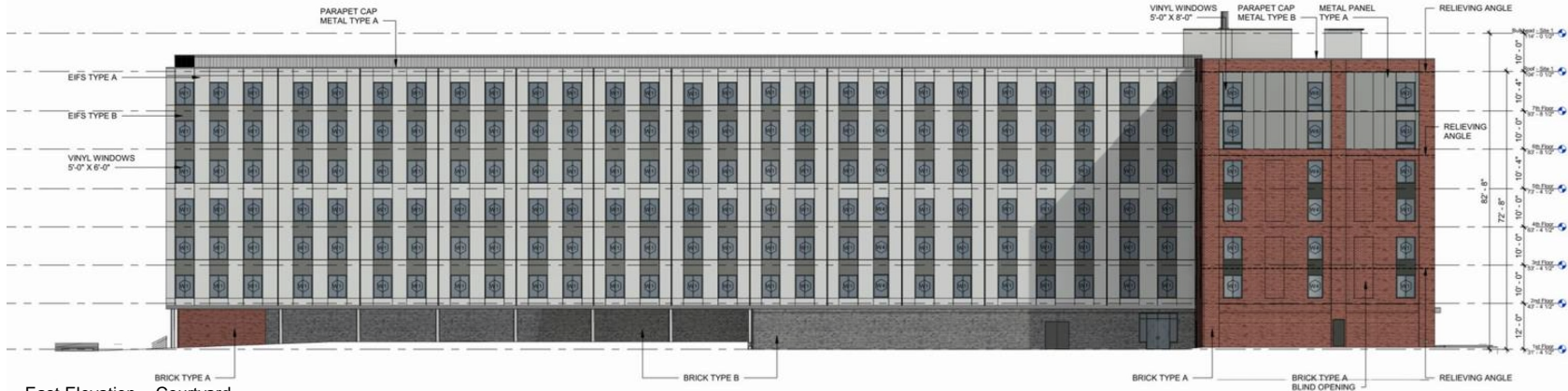


155 RIVER ST



1 RIVER ST

REAR FACADE



East Elevation – Courtyard



South Elevation – Ferry Street



South Elevation - Courtyard

REAR FACADE OPTIONS



CURRENT DESIGN OPTION 01



OPTION 02

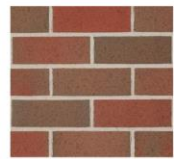


OPTION 03



OPTION 04

MATERIALS



BRICK TYPE A - RED BRICK



METAL PANEL TYPE A



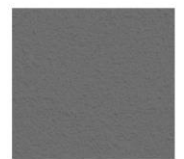
EIFS TYPE A



BRICK TYPE B - GRAY BRICK



METAL PANEL TYPE B

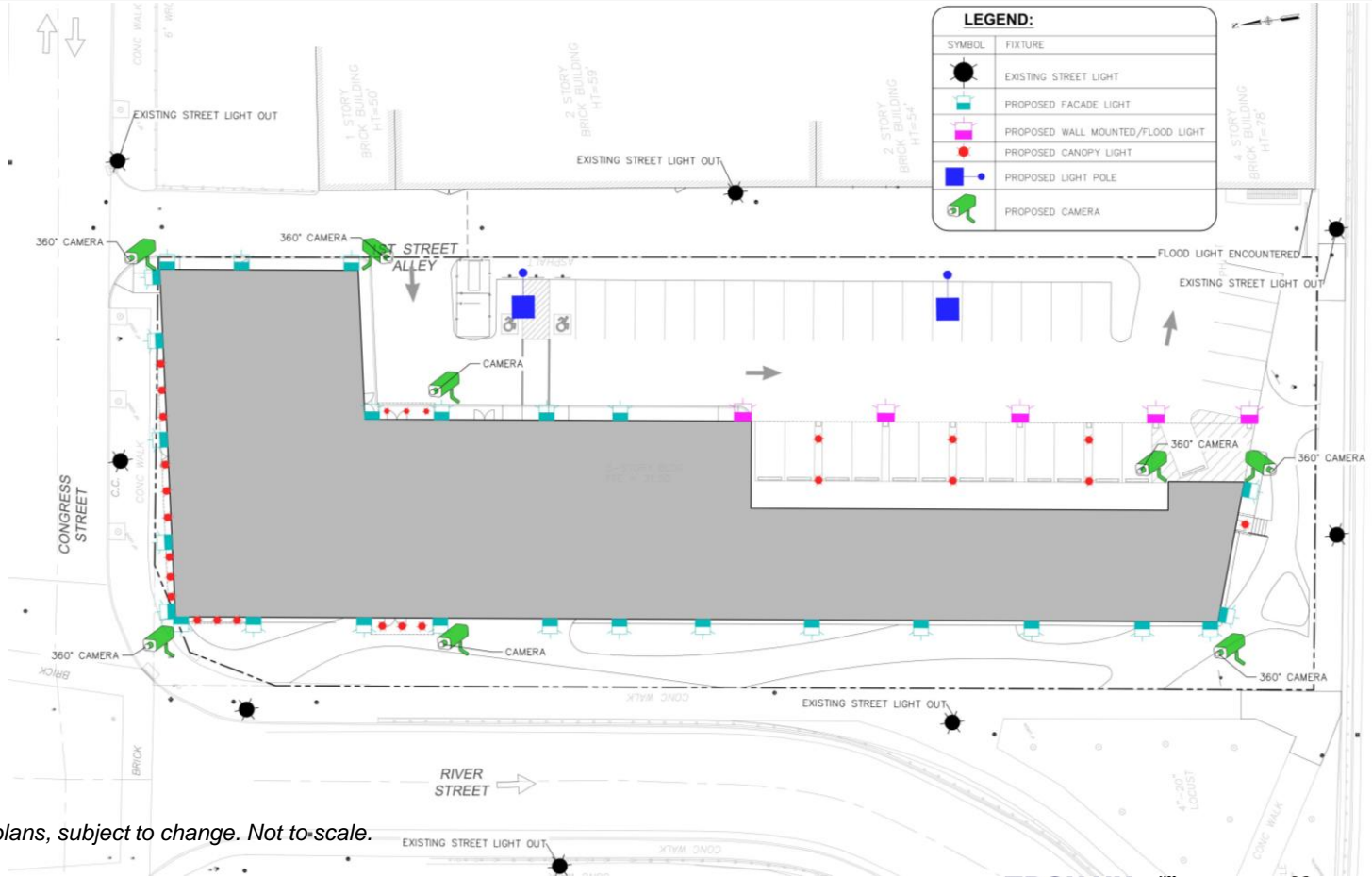


EIFS TYPE B

REFERENCE PROJECT EIFIS EXAMPLE

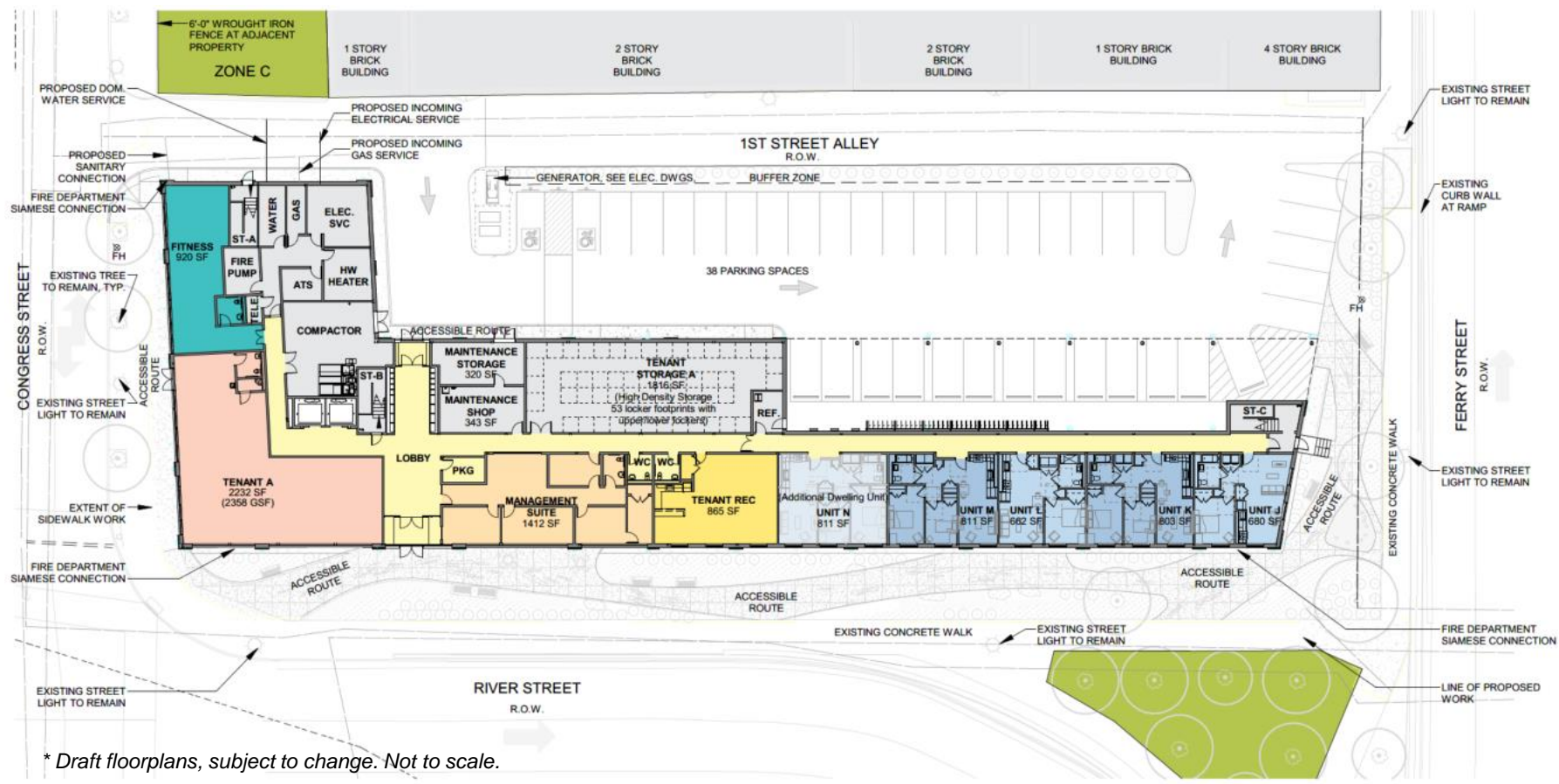


EXTERIOR LIGHTING AND SECURITY



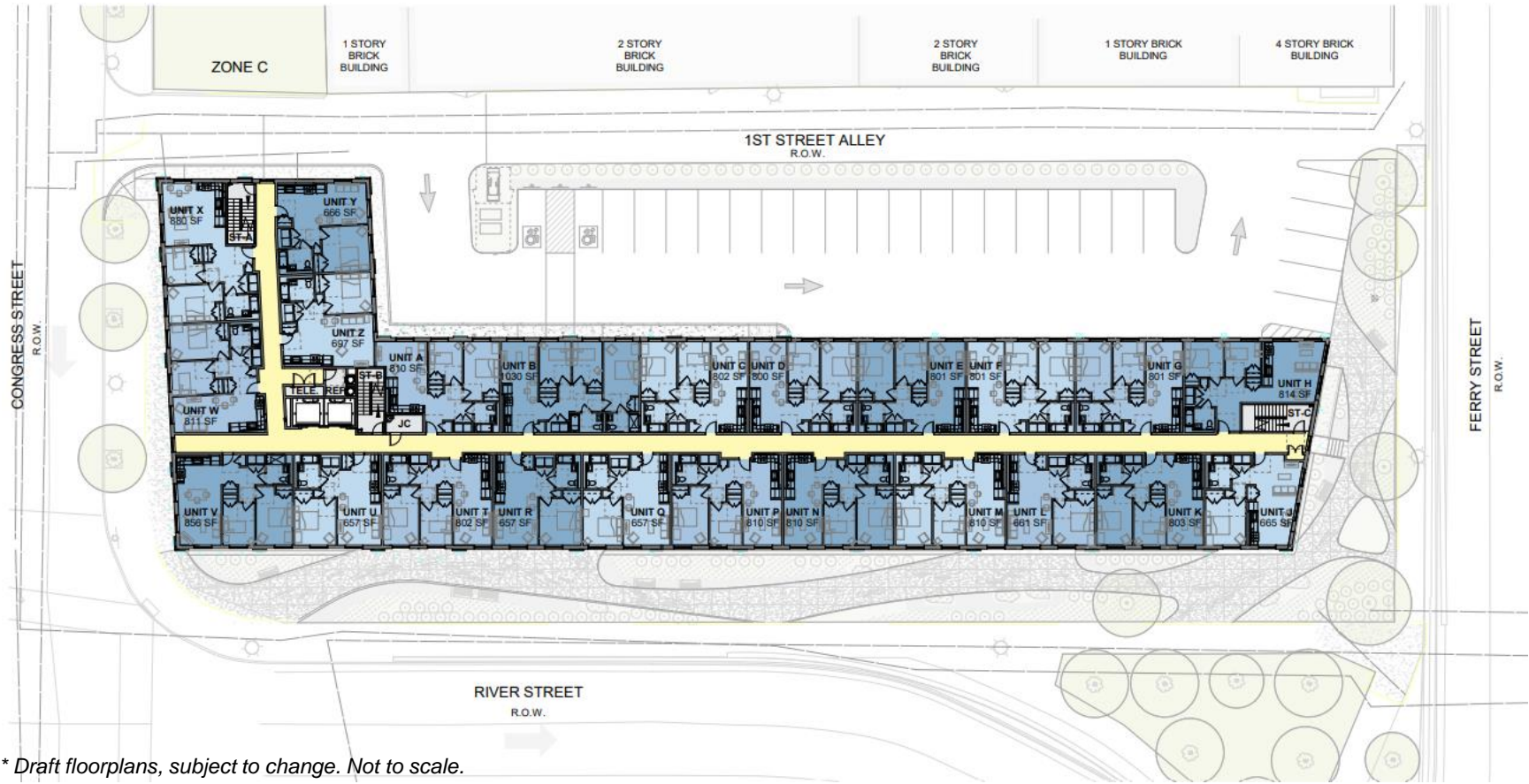
* Draft floorplans, subject to change. Not to scale.

GROUND FLOOR PLAN



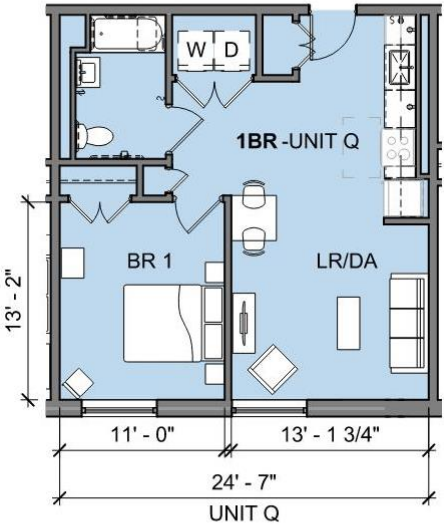
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TYPICAL FLOOR PLAN

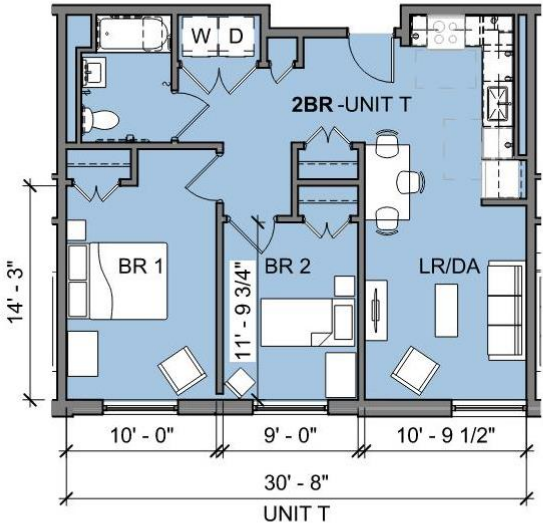


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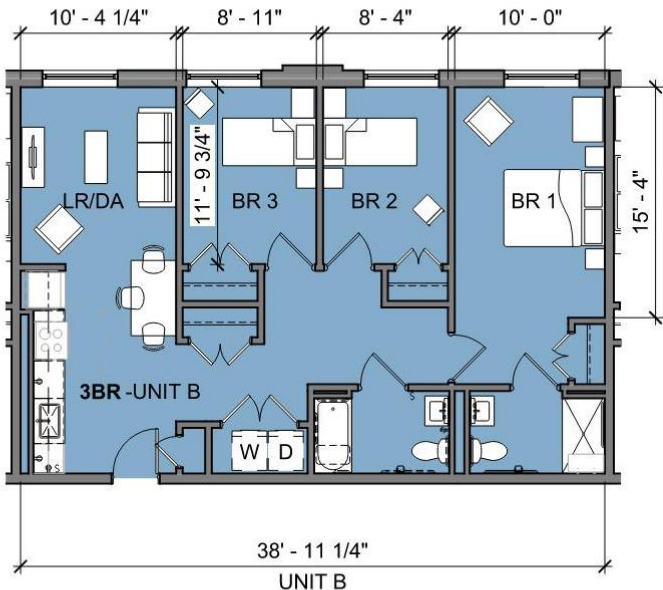
UNIT LAYOUTS + FEATURES



① Unit Plan 1-Bedroom



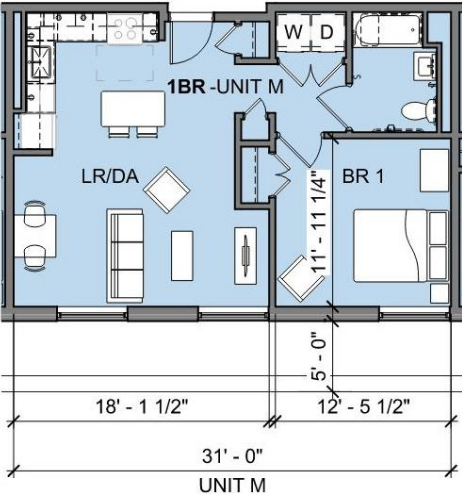
② Unit Plan 2-Bedroom



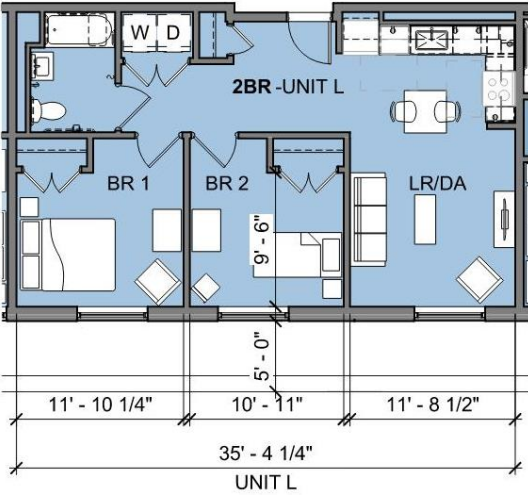
③ Unit Plan 3-Bedroom

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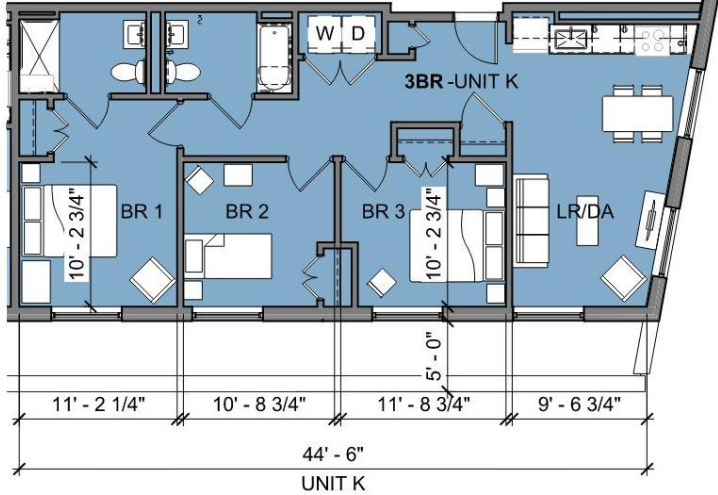
UNIT LAYOUTS + FEATURES



① Setback Unit Plan 1-Bedroom



② Setback Unit Plan 2-Bedroom



③ Setback Unit Plan 3-Bedroom

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BUILDING FEATURES AND AMENITIES



Example of a Pennrose Fitness Room



Example of a Pennrose Tenant Recreation Room

UNIT LAYOUTS + FEATURES

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



**Example Pennrose Apartments*