

## TIMBER SHORE

### Community Engagement Meeting Questions

#### Virtual Meeting

03/18/2021

#### Questions Raised at the Meeting

**1. When is the Timber Shore Apartment Redevelopment process going to take place?**

The selection of Pennrose as the preferred developer for the 78 Bridge Street site by the Lumber City Development Corporation (LCDC) and the City of North Tonawanda kicked-off the formal redevelopment process. The team will continue hosting community engagement events and progressing the Schematic Design (SD) process in anticipation of a New York State Homes & Community Renewal (HCR) Spring/Summer 2021 9% tax credit application submission, which will provide a financing avenue for the Timber Shore project to further design and construction.

**2. How many units are planned?**

Approximately 70 units are currently planned for the site. Zoning, the community engagement process, and design development will further refine the number of units on site.

**3. What will the square footage of the Timber Shore development be?**

The current building program contemplates a total gross square footage (GSF) of approximately 75,000 SF. This GSF is subject to change based on furtherance of the design process.

**4. Has the team considered placing areas for bike parking on the site for visitors to the development?**

Yes, a covered bike parking area is being considered within the onsite visitor amenities to promote multimodal transportation to and from the 78 Bridge Street site.

**5. How much of the surrounding area is Pennrose going to develop to beautify the area's very industrial-looking nature now?**

For now, the Pennrose and LCDC team are planning to develop the 78 Bridge Street site. By developing on this site, which is situated as a gateway to the Island on Tonawanda, we expect an uptick in development energy to realize the additional development potential for the island, as detailed in the approved NT Momentum Master Plan. This will facilitate additional greening and beautification on the island.

**6. Is the Public Benefit Area part of the land that Pennrose is developing, or is the City of North Tonawanda responsible for this portion of the development?**

The Little River waterfront Public Benefit Area is a separate project from the Timber Shore multi-family development project. The City, LCDC, and Pennrose are working to identify additional funding sources to expand and fully-landscape the waterfront Public Benefit Area simultaneously with Timber Shore's housing development.

**7. Does the 78 Bridge Street site need to be environmentally remediated for residential use? Who is paying for this remediation?**

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Penrose has commissioned a Phase I environmental site assessment (ESA) that is currently underway. Any Recognized Environmental Contaminants (RECs) will be addressed, pursuant to State guidelines, as part of the project.

**8. Are there any rain gardens, permeable areas, etc., planned for the parking and site concrete additions?**

The corresponding site design will inform onsite rain gardens, bioswales, permeable paving areas, and other stormwater cleaning, containment, and discharge landscaping features. The Timber Shore development will, at a minimum, meet or exceed all stormwater criteria set forth by the New York Department of Environmental Conservation and will apply various onsite stormwater management design strategies to reduce runoff and enforce erosion and sediment controls. The Penrose team is committed to improving water quality, habitat, and shore resiliency along the 78 Bridge Street Little River waterfront. A critical component to future healthy water infrastructure will be the simultaneous development of the envisioned Public Benefit Area.

**9. If kayaks launches are incorporated as part of the Public Benefit Area, how will the team ensure user safety with the swift currents near this site?**

The kayak launch envisioned in the Timber Shore rendering shared on March 18, 2021, was a hypothetical design visualization. Based on numerous forms of feedback, the team recognizes that the Little River currents' speed near the 78 Bridge Street site is not conducive for a non-motorized boat launch. Thank you to all parties who brought this to our attention.

**10. Have you considered incorporating facilities for young children, such as an onsite playground and maybe a childcare facility?**

Yes, our design team is exploring possible locations for an outdoor playground at Timber Shore. Presently, the development anticipates having a community room that could be utilized by local service groups (i.e., youth programming). As the design and financing plans are further refined, we look forward to determining viable candidates to program the community room.

We look forward to receiving more feedback on this in future community engagement sessions.

**11. How do the nearby commercial properties feel about the new development?**

The team has met with nearby commercial neighbors on the Island of Tonawanda and within the City of North Tonawanda. We welcome all input and insights from commercial stakeholders, elected officials, community-based organizations, residents, and all others interested in participating in the engagement process.

**12. What does affordable housing mean?**

Many regions have a shortage of affordable housing. The National Housing Coalition publishes a report annually showing the "housing wage" that a person would need to earn full time (40 hours a week, 52 weeks a year) for a two-bedroom rental unit to be affordable by the official government standard. Ultimately, the federal Department of Housing and Urban Development (HUD) defines an "affordable dwelling" as one that a household can obtain for 30% (percent) or less of its income.

**13. Is this going to be Section 8 housing?**

No. Timber Shore is not envisioned to utilize the Section 8 housing program.

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**14. Is the project receiving any tax incentives from the City, County, or a reduction in school taxes?**

No. The 78 Bridge Street site is currently vacant and owned by the City, and therefore does not currently produce any taxes.

**15. Who is responsible for the sewer, water, power lines, and sidewalk curbs?**

The Project will be responsible for all water and utilities inbound of the lot area.

For more information on the Timber Shore project, and to receive regular project updates, please visit the Timber Shore website: <https://www.penrose.com/apartments/new-york/timber-shore/>