

# **TIMBER SHORE**

**78 BRIDGE ST**

**NORTH TONAWANDA, NY**

## **Community Engagement Meeting #3 Summary Report**

**June 9, 2021**

**78 Bridge Street, North Tonawanda, NY**

# executive summary

## INTRODUCTION

This document is a summary of what the project team learned through the two virtual and one in-person engagement opportunities during the master planning process. It includes an overall summary of comments and feedback received from the residents, as well as a detailed summary of survey questions and results.

## ABOUT NT MOMENTUM MASTER PLANNING

NT Momentum is a revitalization strategy for a 546-acre study area in North Tonawanda. As a community-driven effort managed by the Lumber City Development Corporation, the project is focused on implementing redevelopment projects that spurs redevelopment and revitalization in North Tonawanda, from downtown to the waterfront.

## COMMUNITY ENGAGEMENT

### Process

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

The team commits to working side by side with LCDC, and the City of North Tonawanda to engage residents, local groups and others in formulating the revitalization, employment, and management plans for the community.

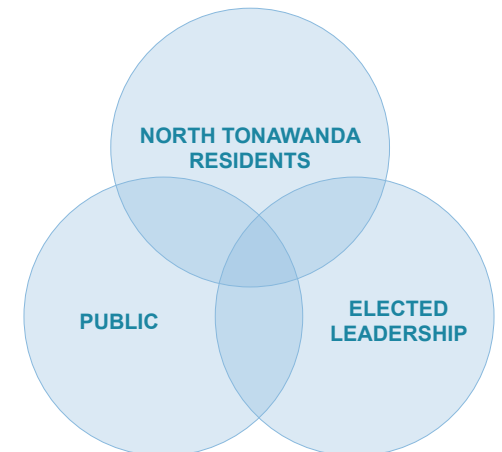
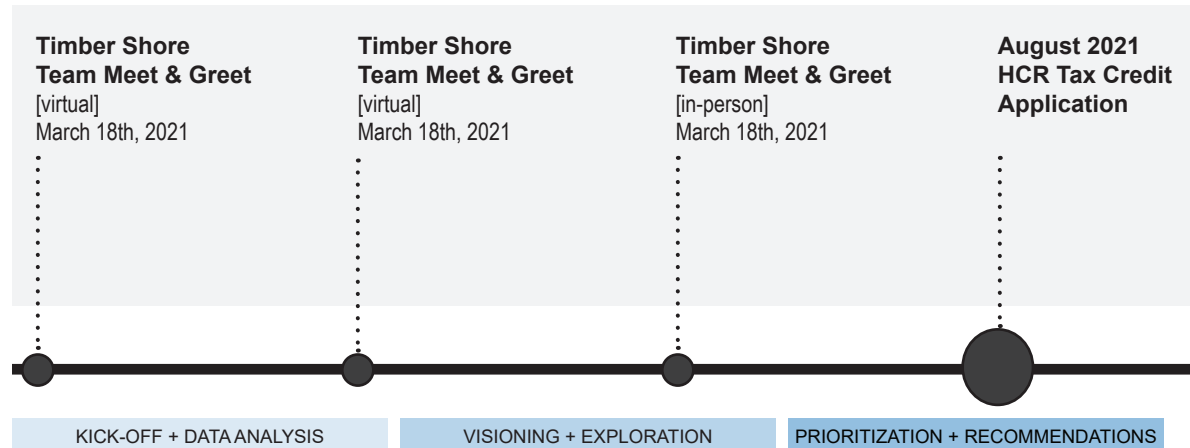
### Tools

Participatory Design has engaged all stakeholders in the design process, encouraging input from all voices, inviting end users, neighbors, and other stakeholders to shape the future of the site.

- Workshops and Charettes
- Storyboarding
- Online Surveys
- Resident Ballots
- Stakeholder Vision Statements
- Resident Leadership



NT Momentum Master Plan



To effectively communicate with the participants, the project team developed visuals that were user-friendly, visually-attractive and written with easy-to-understand language. The materials were oriented to participants who may not be familiar with planning processes and projects. Bright stickers, post-it notes, pens, and markers were provided for participants to share comments.

WHAT WE LEARNED

We received input on the priorities of the redevelopment, the vision, and how the on-site programs and outdoor amenities can promote wellness and make a safe and more connected community. From this input, the design team prioritized the strongest preference and recurrent concerns to refine development around those topics.

PRIORITIES OF IMPROVEMENT		PREFERRED ON-SITE PROGRAMS		PREFERRED PUBLIC BENEFIT AREA PROGRAMS	
Waterfront Unit Views	<div></div>	Daycare/Youth Program	<div></div>	Social Flex Patio	<div></div>
Access to Waterfront	<div></div>	Meeting Spaces	<div></div>	Walkway Lighting	<div></div>
Playground	<div></div>	Library/Bookstore	<div></div>	Riverview Seating	<div></div>
Retail Space for Local Businesses	<div></div>	Senior Services	<div></div>	Picnic Tables	<div></div>
Prioritizing of Bridge Corner	<div></div>	Flex Office Spaces	<div></div>	Pavilion with Seating	<div></div>
Bike Parking	<div></div>	Job Training	<div></div>	Farmer's Market	<div></div>
Sustainable Storm Water Management	<div></div>	Environmental Education Center	<div></div>	Play Area: Log Run	<div></div>
		Health Services	<div></div>		

KEY THEMES

Several key themes emerged through this engagement effort. They are summarized below.

PRIORITIES

- Sustaining community commitment
- Underscoring site viewsheds
- Waterfront access
- Natural surroundings

PROGRAMS

- Fitness Center
- Community Space
- Event Programming
- Active Play Area
- Waterfront Views
- On-site Renewable Energy
- On-site Local Retail



Project team presenting to stakeholders.



On-site program board being developed with stakeholder and design professional interaction.

The end users of any space –especially public space – are the experts of how the place is used, how it feels, and how it should be designed. Participatory design allows for the harnessing of local expertise, resulting in the best process and design.



# PRESENTATION

## 3rd Engagement Meeting

Wednesday, June 9th, 2021, 6:00pm - 7:00pm EST

The project team -- including Pennrose, SWBR, and Lumber City Development Corporation-- gave a short presentation to kick-off the master planning phase to the North Tonawanda community. The presentation provided an overview of the RFP process, project team relevant experiences, project goals, challenges & opportunities, what we heard from the 2nd residents engagement meetings, and the project timeline. A 30-minutes Q&A was held, followed by the visioning activities.



Site features preference board being developed with stakeholder and Pennrose professional interaction.





Participants learning about NT Momentum Master Planning.



Stakeholders and project team interacting about Timber Shore project.



Stakeholder participating in design process.



Pennrose professionals presenting Timber Shore project.



# TIMBER SHORE

78 BRIDGE ST  
NORTH TONAWANDA, NY

## WHY WE ARE HERE

Pennrose was selected as the preferred developer by the Lumber City Development Corporation (LCDC) and the City of North Tonawanda to develop the Island of Tonawanda's 78 Bridge Street site, known as "Timber Shore". The site plays a critical role in unlocking the future development envisioned by the City's adopted "North Tonawanda Momentum" Master Plan. Timber Shore will enhance public waterfront open space, preserve shoreline housing for local families, act as a direct downtown connector, and emphasize climate resiliency via sustainable design.

## WHERE WE ARE IN THE PROCESS

In order to further the Timber Shore vision, Pennrose and LCDC are actively working with the City and locally-based organizations, small businesses, elected officials, and residents to craft a unified vision to support the community's diverse needs and nurture residents for generations to come.

## OUR GOALS

- Underscoring site viewsheds, waterfront access + natural surroundings
- Workforce Housing Transformation
- Diverse Multi income + Mixed use Complex , Layered Financing
- Public private Open Space Stewardship
- Deep, Sustaining Community Commitment
- Local Retail Partnerships
- Key to Future Island Development

**Overview of goals and master planning process.**  
Demonstrate to participants why are we here, and the community engagement opportunities throughout the master planning.



# welcome

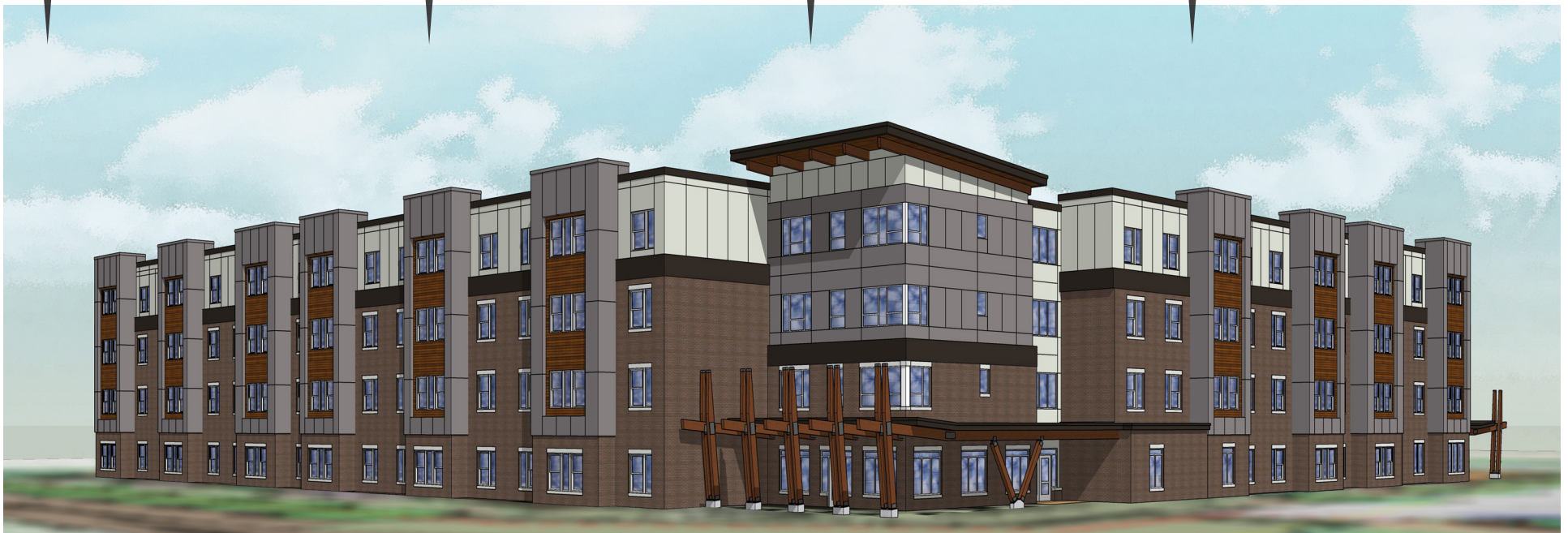
## COMMUNITY EVENTS RECAP WHAT WE HEARD FROM YOU

Maximize waterfront unit views

Prioritize the bridge corner (Island Gateway)

Preference for neutral exterior materials

Inclination to use wood in building design



# what we heard

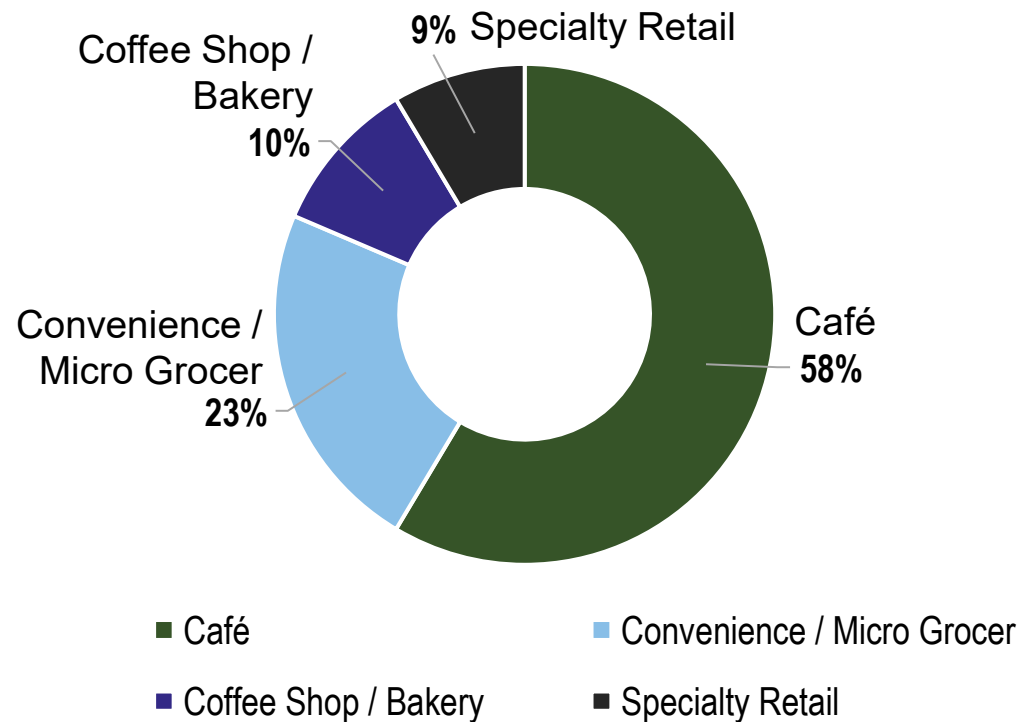


## COMMUNITY EVENTS RECAP GROUND FLOOR RETAIL

### What We Heard From You

- Preference for **local** business
- Café / Coffee Shop or Convenience / Micro Grocer

What type of commercial business would you be most likely to visit on the Timber Shore site?  
(17 poll respondents)



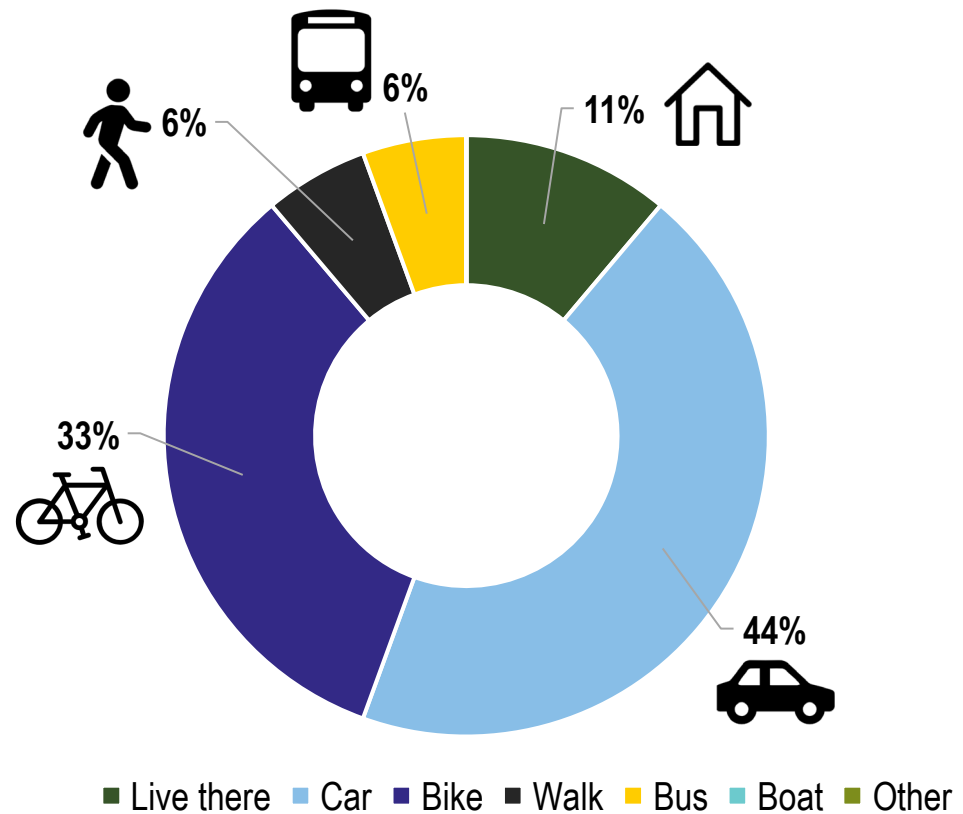
# what we heard

## COMMUNITY EVENTS RECAP ARRIVING AT TIMBER SHORE

### What We Heard From You

- **Nearly half** of respondents plan to arrive by car
- **One-third** of respondents plan to arrive by bicycle
- Remaining respondents will either **walk, bus, or live** at Timber Shore

How are you most likely to visit the  
Timber Shore community?  
(16 poll respondents)



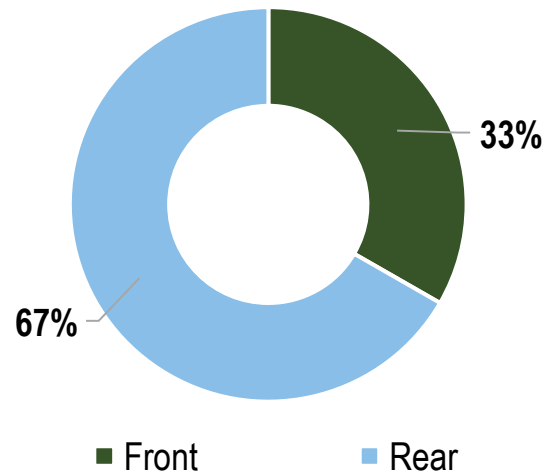
# what we heard

## COMMUNITY EVENTS RECAP PARKING

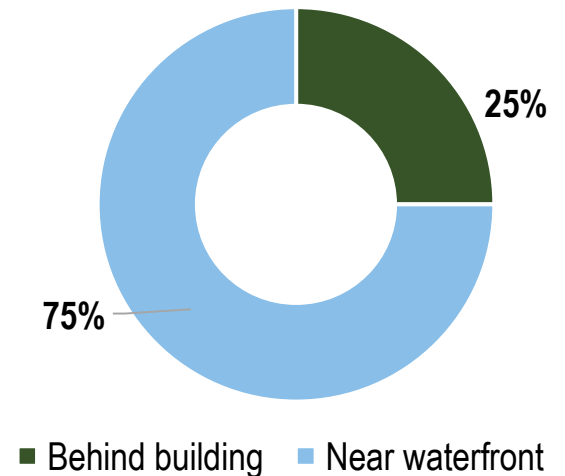
### What We Heard From You

- **Vehicular parking** should be located in the rear of the building
- **Bicycle parking** should be located near the Little River waterfront

Would you prefer  
**vehicular parking**  
in the rear of the  
building, or in the front  
near the retail space?  
(18 poll respondents)



Would you prefer  
**bicycle parking**  
in the rear of the  
building, or in the front  
near the retail space?  
(16 poll respondents)



# what we heard

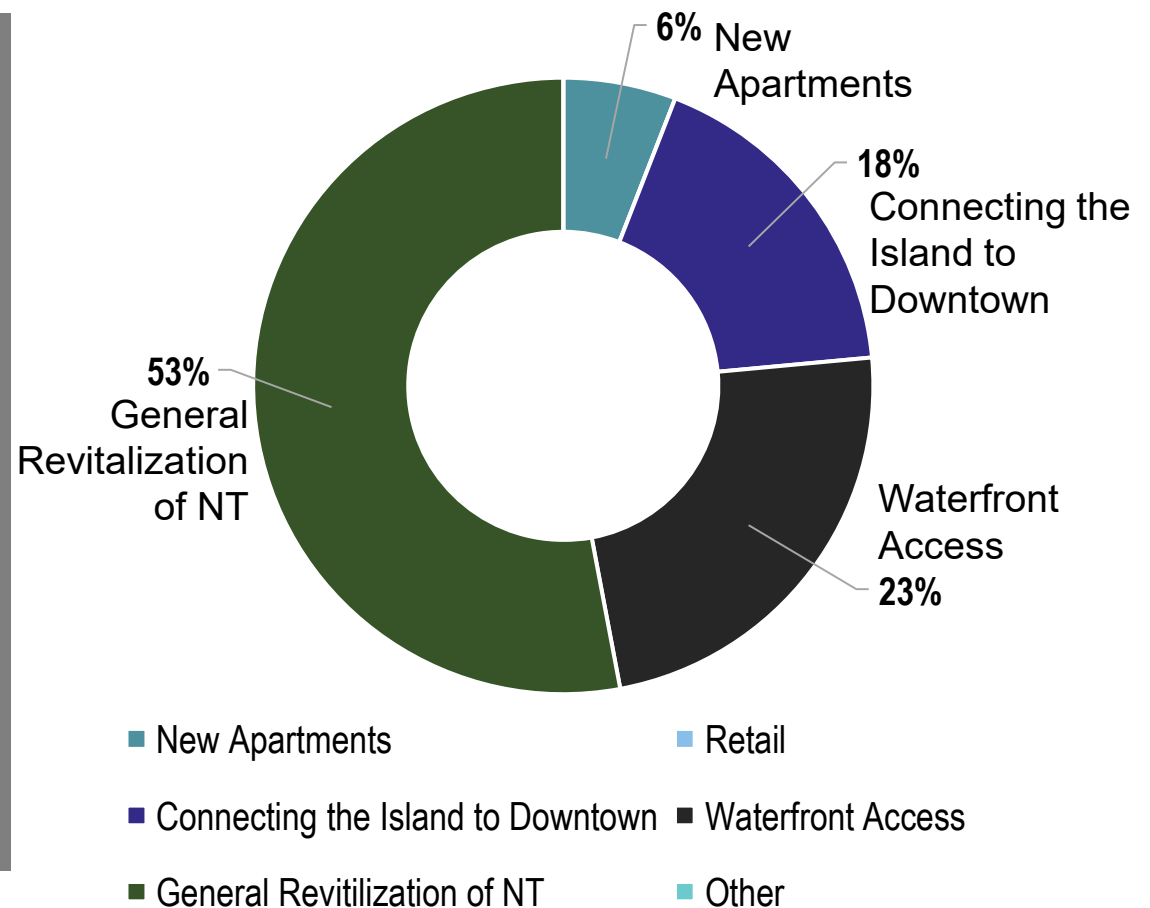


## COMMUNITY EVENTS RECAP EXCITEMENT SENTIMENT

### What We Heard From You

- More than 50% of respondent community members are *most excited about what Timber Shore means for the general revitalization of North Tonawanda*

What part of the proposed project are you most excited about?  
(17 poll respondents)



# what we heard



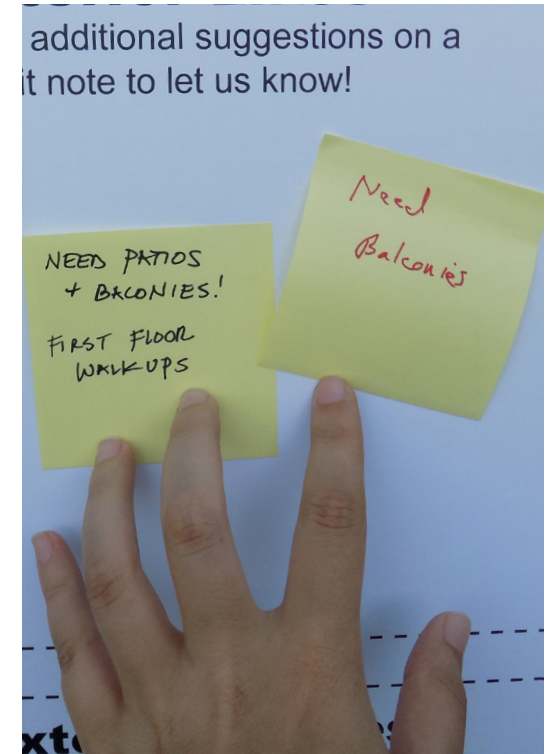
### Exterior Likes

Write additional suggestions on a post-it note to let us know!



### Exterior Dislikes

Write additional suggestions on a post-it note to let us know!



## what we learned

### Comments:

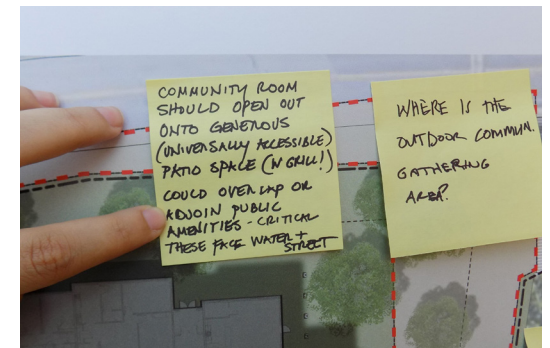
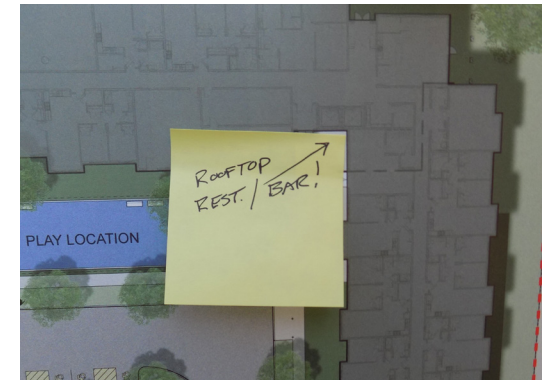
- Need Balconies
- Need Patios
- First Floor Walk Ups



Participants add notes to exterior design board.

# exterior





## what we learned

### Comments:

- Rooftop Restaurant/Bar
- Outdoor Common Gathering Area
- Who will own and maintain PBA?

- More Outdoor Spaces/Amenities for Resident
- Community room should open out onto generous (universally accessible) patio space (with grill).

# new site plan



Site design preference board being developed with stakeholder and design professional interaction.



## Regarding Housing?

Use a:

- orange post-it to describe important housing amenities
- blue post-it to describe important housing affordability considerations/concerns
- green post-it to describe housing services + community connections
- yellow post-it to add other housing reflections

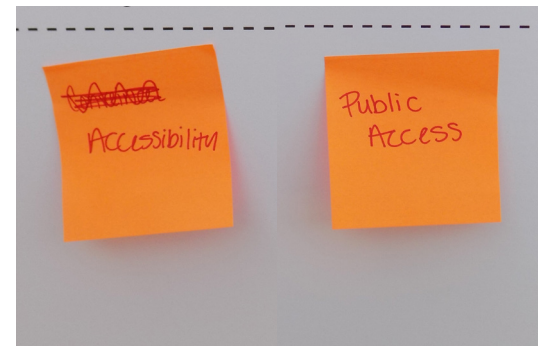
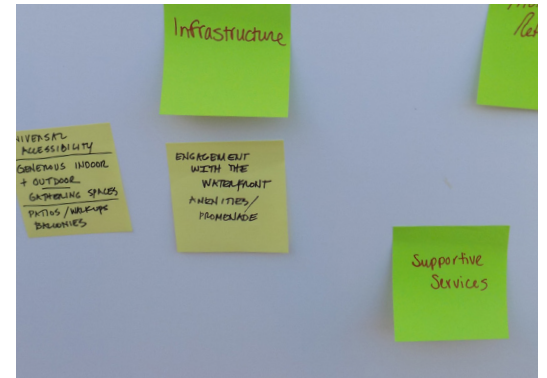
Amenities

Affordability  
Considerations  
/ Concerns

Services +  
Community  
Connections

Housing  
Reflections

A large dashed rectangular box intended for participants to add their housing concerns or reflections using the provided post-it notes.



## what we learned

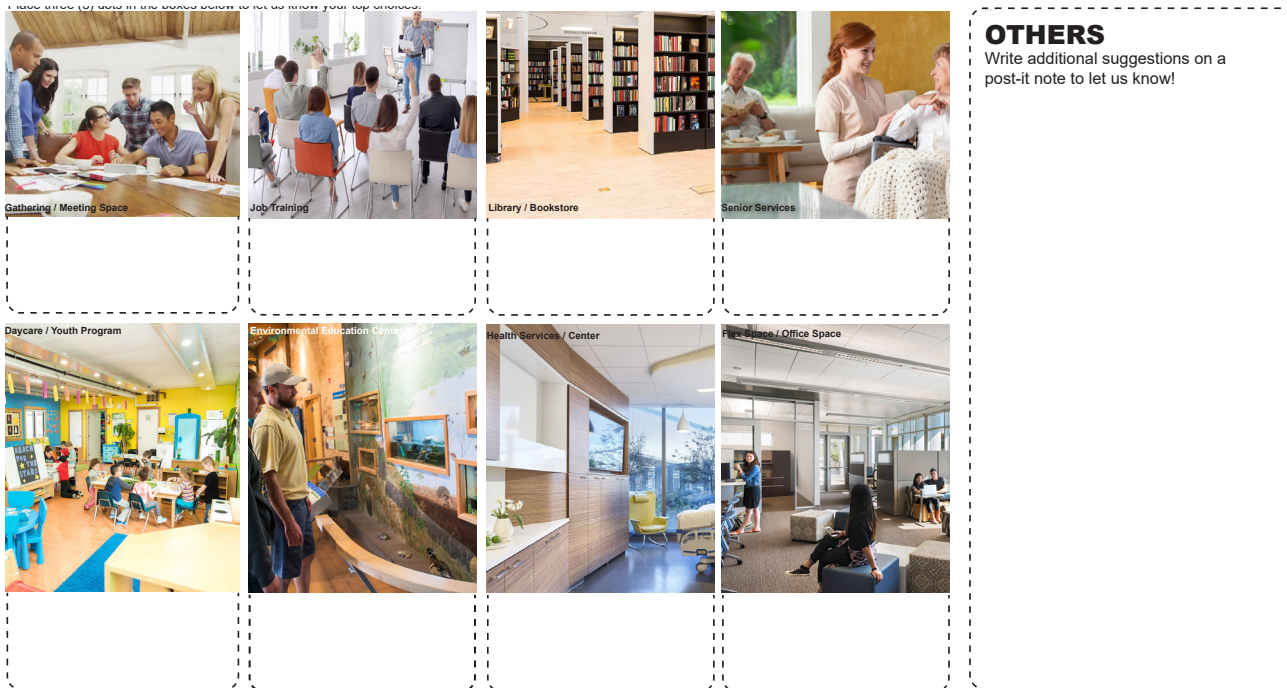
Comments:

- Accessibility
- Public Access
- Supportive Services
- Engagement with the Waterfront
- Generous Indoor and Outdoor Spaces



Participants add notes to housing concerns board.

# housing concerns



Timber Shore - Program

**LUMBER CITY** DEVELOPMENT CORPORATION  
**PENNROSE** Bricks & Mortar | Heart & Soul  
**SWBR**

## what we learned

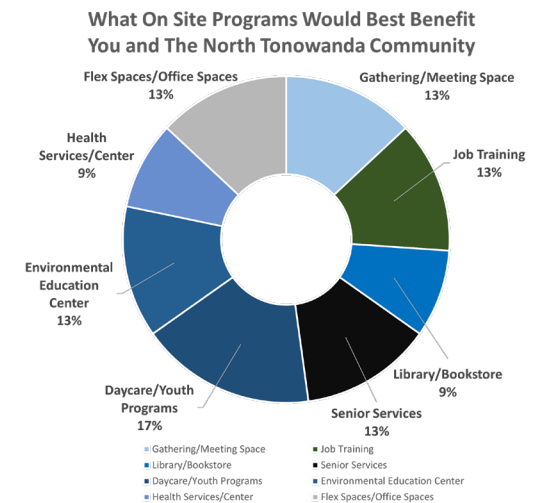
- The **Daycare/Youth Programs** is the top preferences for the on-site programs that would best benefit the resident and their household members.
- The **Flex/Office Spaces, Gathering/Meeting Spaces, Job Training,**

**Environmental Education Center,** and **Senior Services** were also received positively.

- Library and Health Services were the least preferred by residents.

Comments:

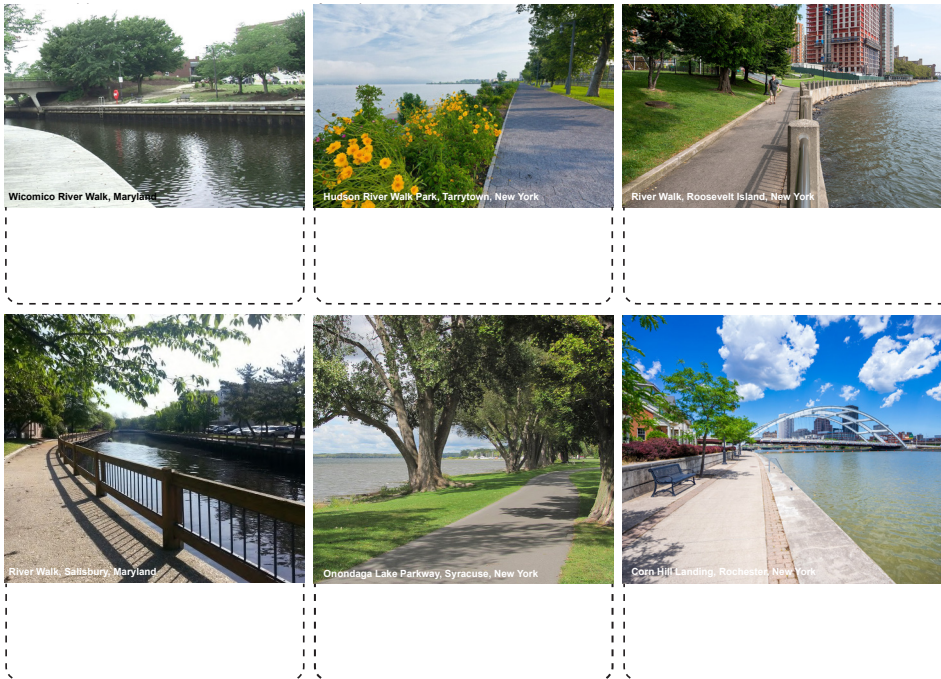
- Transient Boat Moor
- Wine Shop



Stakeholders demonstrate program preferences using colored stickers.

# program

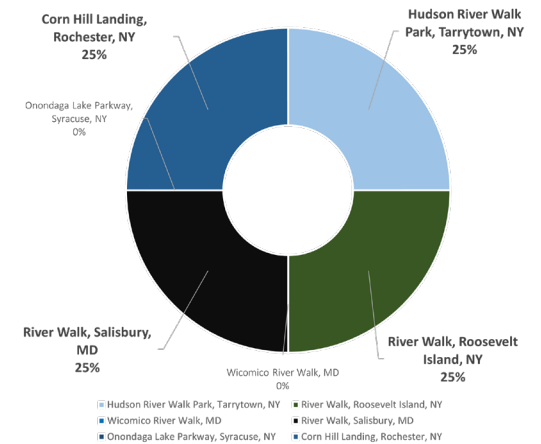




### OTHERS

Write additional suggestions on a post-it note to let us know!

### Public Benefit Ideas



### Timber Shore - Public Benefit Area Ideas

**LUMBER CITY**  
DEVELOPMENT CORPORATION

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

**SWBR**

## what we learned

In order to gauge how the Timber Shore community envisioned their Public Benefit Area, the team sourced photos from comparable waterfronts and recorded participant's preferences.

- The **Corn Hill Landing, Hudson River Walk Park, River Walk of Salisbury,**

**MD, and River Walk of Roosevelt Island, NY** were the most popular among participants.

Comments:

- No railing
- Stepped Concrete Seating
- Community Garden



Public Benefit Area preference board being developed with stakeholder and design professional interaction.

# public benefit area





### OTHERS

Write additional suggestions on a post-it note to let us know!

Timber Shore - Public Benefit Area Ideas

**LUMBER CITY**  
DEVELOPMENT CORPORATION

**PENNRose**  
Bricks & Mortar | Heart & Soul

**SWBR**

## what we learned

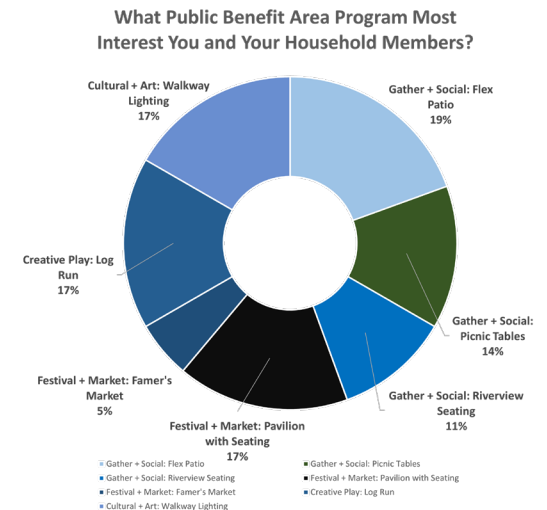
- The **Gather + Social: Flex Patio** received the most interest from the participants - space for gathering and socializing among friends and family was considered to priority.
- Pavilion with Seating, Picnic Tables, Walkway Lighting**, and a **Log Run** were

also received positively.

- Farmer's Market was the least preferred by residents.

Comments:

- Transient Boat Docking
- Restaurant/Retail facing the water
- Stepped Seating
- Small Public Pool



Stakeholders demonstrate outdoor programming preferences using colored stickers.

# public benefit area



### 3rd Engagement Meeting on June 9th, 2021, 78 Bridge Street, North Tonawanda, NY



Site features preference board being developed with stakeholder and design professional interaction.

# MOU

## MEMORANDUM OF UNDERSTANDING

Page 1 of 3

Timber Shore Apartments | Community Engagement MOU + Letter of Support

### TIMBER SHORE APARTMENTS

#### MEMORANDUM OF UNDERSTANDING

This is a Memorandum of Understanding ("MOU") between the Lumber City Development Corporation ("LCDC") and Pennrose, LLC ("Pennrose") (hereafter collectively the "Developer"), the Community Members of North Tonawanda ("Community Stakeholders"). The Developer and Community Stakeholders shall together be known as the Parties. The existing 78 Bridge Street site includes one vacant fire training tower, a boat dock, and waterfront land (the "Property"). Most improvements currently on the Property are not utilized by residents of North Tonawanda, and the Parties acknowledge that a major physical transformation is needed at the Property to replace the aging, unused, and outdated infrastructure. The Developers propose a redevelopment of the Property that would include the demolition of the existing fire tower and the construction of a new mixed-use building comprised of a workforce, family-oriented housing units for North Tonawanda residents, diverse retail and commercial spaces, open space and amenities for building residents, and publicly accessible open promenade space along the Little River waterfront (the "Project").

This MOU sets forth the expectations of the Parties in connection with the development of the Property, with the interests of the Community Stakeholders recorded as a key component to the planning and development process. The following North Tonawanda Community Stakeholder priorities will be addressed in the redevelopment of the Property:

1. Affordability of new apartments for existing residents
2. Local Retail Space
3. On-site programs
4. Safe & diverse public open space
5. Active transportation options

The Parties, in recognition of the priorities of the Community Stakeholders, hereby agree and consent to the following ongoing process to enable meaningful participation of the Community Stakeholders during the planning, implementation, and monitoring of the Project. The Parties agree that, in connection with any redevelopment activities, and more specifically with any development activities regarding the Project, the following expectations shall be maintained:

1. The Developer is committed to securing Community Stakeholder input into the Project and will be responsible for orchestrating and funding the series of resident engagement meetings and workshops designed to facilitate communication, interaction, involvement, and exchange between the Parties in an effort to establish goals, objectives and desired outcomes for the Project's Site Plan that will guide the redevelopment.
2. The Developer shall provide (i) to all Community Stakeholders notices of all public meetings involving the redevelopment of the Property; and (ii) notice of meetings with regard to the re-development of Community Stakeholders shall be made available to community members by electronic flyers delivered to each interested party's email inbox and posted on public websites (i.e., LCDC's website, LCDC's Facebook page, Pennrose's unique Timber Shore project website). Each such Meeting notice shall be in English.



Page 3 of 3

7. The Parties will conduct meetings on a regular schedule throughout the engagement and master planning process with the North Tonawanda Community Stakeholders with regard to the redevelopment of the Property. At these meetings, the Developer commits to updating the Community Stakeholder on the progress towards delivering the on the aims and objectives of the MOU.

8. Successful engagement under this MOU may require the Developer from time to time to share information with the Community Stakeholders that is a work that is in progress. In these circumstances this will be highlighted to the Community Stakeholders, who agree to accept the materials based on its draft status.



9. The Parties will look to communicate between themselves to ensure that accurate information about the Project is provided internally prior to distribution to members of the Press.

This MOU and Letter of General Community Support is fully intended to be signed by the Developer and North Tonawanda Community Stakeholders, outlining how the Parties will continue to collaborate during the construction and operation of the Project.

Executed this \_\_\_\_ day of June, 2021

Lumber City Development Corporation  
Board of Directors

Pennrose, LLC  
Dylan Salmons  
Regional Vice President

North Tonawanda Community Stakeholders

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Page 2 of 3

3. The Developer shall provide completed minutes or a video recording of all public meetings and distribute such minutes via the project webpage.



4. The Developer shall make copies of final design and planning documents related to the Project available for inspection by Community Stakeholder by providing access to the documents electronically.

5. The Parties agree that meaningful resident participation cannot occur without attendance by North Tonawanda Community Stakeholders, and all Parties will strive to conduct and participate in meetings that:

- i. Respect the views of all members of those in attendance.
- ii. Refrain from confrontational behavior and verbal and physical abuse always.
- iii. Agree to disagree and abide by the majority decisions of the participants.
- iv. Listen attentively and allow all members to have their say.
- v. Represent the views of the wider community and not seek to further one's own interests.
- vi. Respect confidentiality – where issues have been identified as confidential or members have disclosed personal information or views in the course of a meeting, such information should not be used for personal benefit nor disclosed to any third party.
- vii. Be truthful and not provide false information.

viii. Respect the shared space of each meeting and refrain from attending while ill, or under the influence of drugs or alcohol.

6. Furthermore, to the extent possible, the Community Stakeholders shall use the offered Community Events to participate with the Developer in many aspects of the prospective transformation of the Timber Shore Apartment Redevelopment, which will include:

- i. The details of the major physical transformation or disposition activities that the Developer intends to undertake and the projected timeline for such activities.
- ii. The design of housing units, buildings, amenities, and common areas, including architectural design and landscaping.
- iii. Resident employment opportunities, and/or the use of resident-owned businesses in such major physical transformation or disposition activities and in future property management operations.
- iv. The future resident services, property management, security and any enrichment features affecting residents' quality of life.
- v. The level of occupancy that will be maintained at the Property prior to the start of the Project phases.
- vi. The affordability and qualifications for occupancy of the Project.
- vii. Any planned relocation, together with relocation benefits in accordance with applicable laws.



Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

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