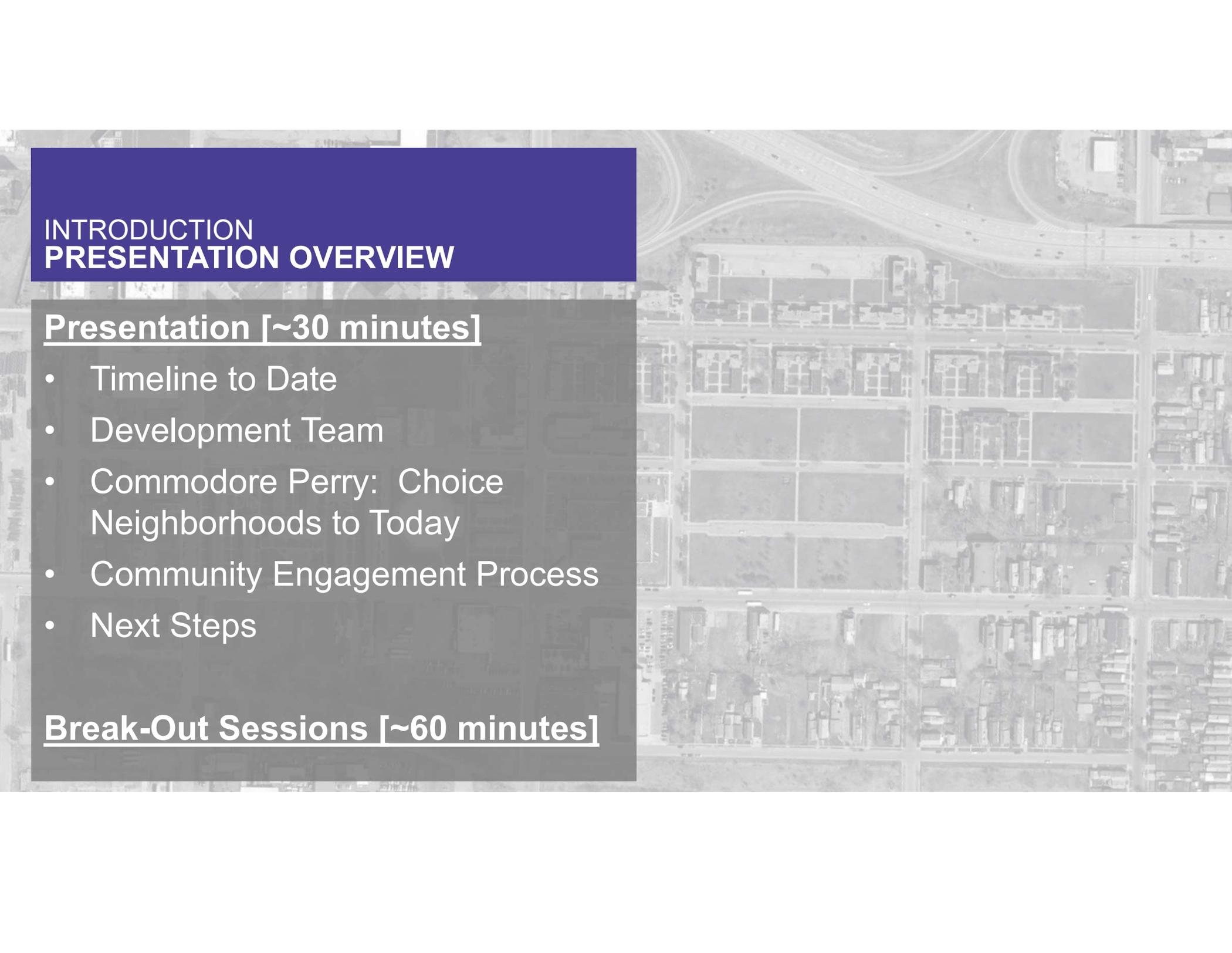




# COMMODORE PERRY RESIDENT MEETING

BUFFALO , NY

Thursday, March 3, 2022



## INTRODUCTION **PRESENTATION OVERVIEW**

### Presentation [~30 minutes]

- Timeline to Date
- Development Team
- Commodore Perry: Choice Neighborhoods to Today
- Community Engagement Process
- Next Steps

### Break-Out Sessions [~60 minutes]

# COMMODORE PERRY TIMELINE TO DATE

**Choice  
Neighborhood  
Initiative Study**  
2013

**Choice  
Neighborhood  
Implementation  
Grant Not Awarded**  
2014

**RFP Released**  
October 2020

**Developer  
Selection**  
November 2020

**MDA Executed**  
January 2022

Choice Neighborhood  
Initiative

Stadium Location Discussions and  
Analysis of Funding Alternatives

Repairs and Maintenance of Community

Revitalization Planning

*We are here*  
**Community Engagement  
Meeting #1**

## COMMODORE PERRY RECENT INVESTMENTS



- Parking Lot Repairs & Paving
- Masonry Repair Projects
- Common Area Improvements
- New Playgrounds

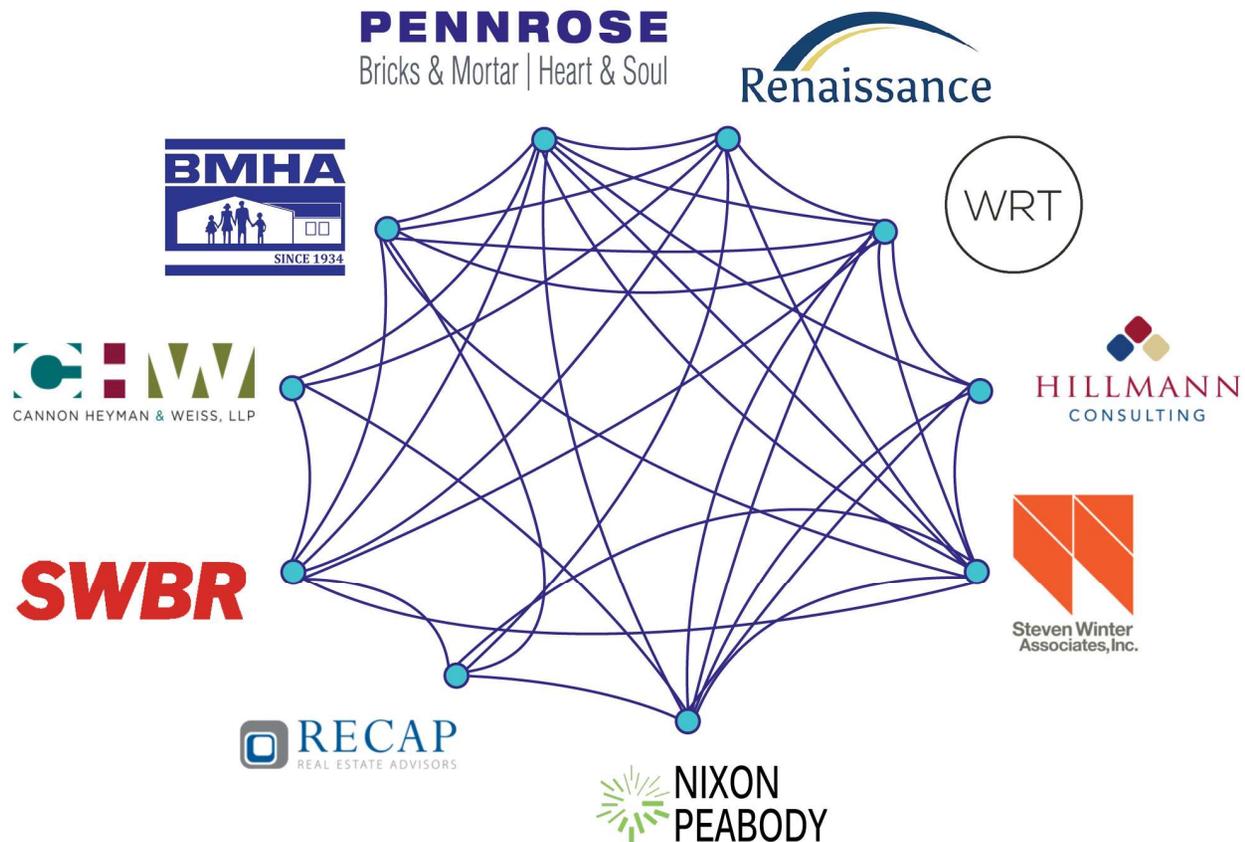


**Over \$3.9 Million in Capital Improvements**

## DEVELOPMENT TEAM ESTABLISHED & PROVEN

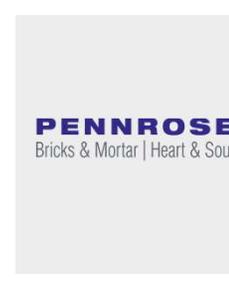
We have assembled a core team of professionals with unsurpassed qualifications, expertise, and local knowledge to partner with BMHA.

Developer	<b>Penrose &amp; BMHA</b>
Property Manager	<b>BMHA</b>
Architect + Landscape	<b>WRT &amp; SWBR</b>
Environmental Consult.	<b>Hillman Consulting</b>
Sustainability Consult.	<b>Steven Winters Associates</b>
MBE/WBE Consultant	<b>Renaissance</b>



## DEVELOPMENT TEAM PENNROSE: DEVELOPER

- Premier multifamily developer
- Successful delivery of 27,000 rental housing units in 17 states
- Leader in mixed-income, mixed-use developments
- Worked with over 100 public and private partners
- Private, Tax Credit, State and Federal financing program experts
- Broad Experience throughout NY State



# DEVELOPMENT TEAM PENNROSE BY THE NUMBERS

**27,000+**  
UNITS DEVELOPED

**350+**  
DEVELOPMENTS

**200+**  
INDUSTRY AWARDS WON

**\$5 billion**  
OF DEVELOPMENT COMPLETED

**5<sup>th</sup>**  
LARGEST AFFORDABLE HOUSING DEVELOPER (2020)

**470**  
EMPLOYEES

**100+**  
PARTNERS

**50**  
YEAR HISTORY

**12,000+**  
UNITS MANAGED

**15+**  
NEW DEVELOPMENTS EACH YEAR

**WALLACE, ROBERTS & TODD (WRT)  
LEAD ARCHITECT/MASTER  
PLANNER**

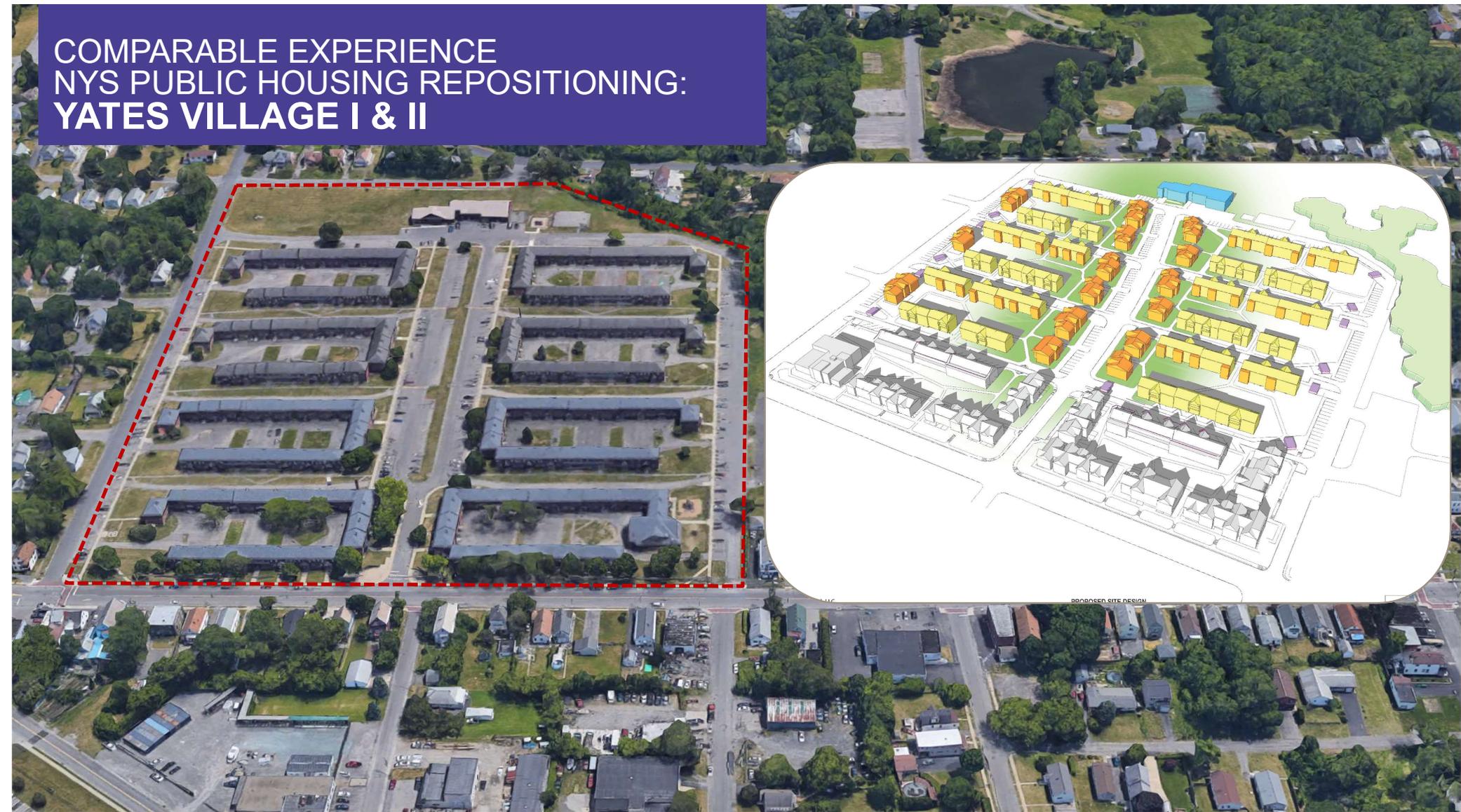
For almost 60 years, WRT has been recognized for the design and planning of sustainable, mixed-income communities.

WRT is the nation's seminal public housing redevelopment architecture and planning firm and has prepared Revitalization Plans in partnership with more than 130 public housing authorities.

WRT developments have been awarded over \$1 billion in HUD implementation grants and are responsible for over 15,000 mixed-income housing units nationwide.



COMPARABLE EXPERIENCE  
NYS PUBLIC HOUSING REPOSITIONING:  
YATES VILLAGE I & II



3D-BASED SITE DESIGN

## COMPARABLE EXPERIENCE NYS PUBLIC HOUSING REPOSITIONING: YATES VILLAGE I & II



### *Existing Conditions*

- 100% Public Housing
- Super block street network
- Monolithic barracks buildings
- No green spaces, defensible space
- Aged utility infrastructure
- Outmoded community space
- No lines of sight

### *Revitalized Conditions*

- Mixed-income, mixed-use resident center + community facility
- Interconnected street grid
- Detached, stacked-flats and townhouses
- Open green spaces, with range of passive and active programs
- All new utility infrastructure
- Renovated management and maintenance facilities
- New green infrastructure, including bioswales and green streets;

**COMPARABLE EXPERIENCE  
NYS PUBLIC HOUSING REPOSITIONING:  
YATES VILLAGE I & II**



COMPARABLE EXPERIENCE  
NYS PUBLIC HOUSING REPOSITIONING:  
YATES VILLAGE I & II



# COMPARABLE EXPERIENCE NYS PUBLIC HOUSING REPOSITIONING: HOPE & BUSHWICK GARDENS



## COMPARABLE EXPERIENCE HOPE & BUSHWICK GARDENS

### Overview:

- 1,321 units, 61 buildings, 20 acres
- Scattered site; low, mid- and high-rise; all in disrepair
- Multiple Senior Buildings
- Community centers, 36 play areas, open space
- 20+ introductory and design driven public meetings held prior to closing
- Tenant in place, limited relocation



*330 Wilson Senior Building Courtyard*

**COMPARABLE EXPERIENCE  
NYS PUBLIC HOUSING REPOSITIONING:  
HOPE & BUSHWICK GARDENS**



*85 Palmetto Senior Building*

**COMPARABLE EXPERIENCE  
NYS PUBLIC HOUSING REPOSITIONING:  
HOPE & BUSHWICK GARDENS**



*330 Wilson Senior Center*

# COMMODORE PERRY CHOICE NEIGHBORHOOD INITIATIVE (2013)



COMMODORE PERRY  
CHOICE NEIGHBORHOOD INITIATIVE (2013)



# COMMODORE PERRY CHOICE NEIGHBORHOOD INITIATIVE (2013)

What type of public open space do you prefer?

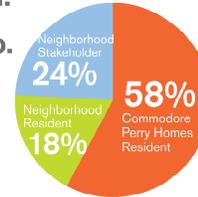


Comments: \_\_\_\_\_

## Buffalo Perry Choice Neighborhood

On June 20<sup>th</sup> we had a design workshop for our neighborhood.

This is who showed up.



This is what we did.



This is what you said.

Desire for private amenities 🍷 BBQ areas 🌻 private gardens  
 Concern about how parks are programmed, security, and connectivity 🌳 curbside trash pick-up 🗑️ parking in the back  
 No basketball courts, no loitering, no superblocks 🚗  
 New blocks should be mindful of tenant type – senior, family, disabled 📧 mailboxes

What type of mixed-use buildings do you prefer?



Comments: \_\_\_\_\_

What type of community center do you prefer?



Comments: \_\_\_\_\_

What type of private open space do you prefer?



Comments: \_\_\_\_\_

What is the scale of development that you'd like to see?



Comments: \_\_\_\_\_

What type of parking do you prefer?



Comments: \_\_\_\_\_

Walk-ups

Duplex / Twins



Townhouses

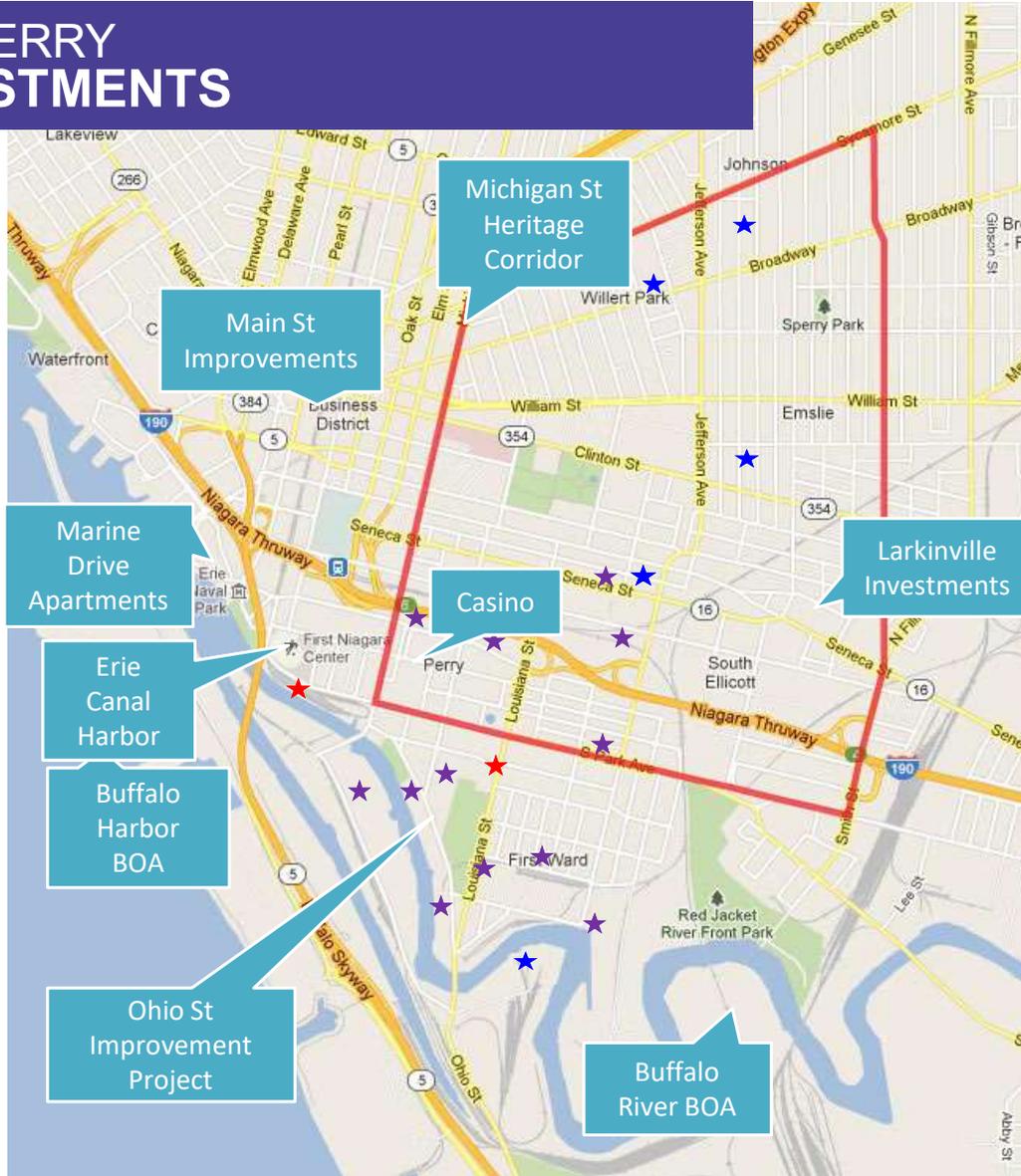
What type of contemporary architecture do you prefer?



Comments: \_\_\_\_\_



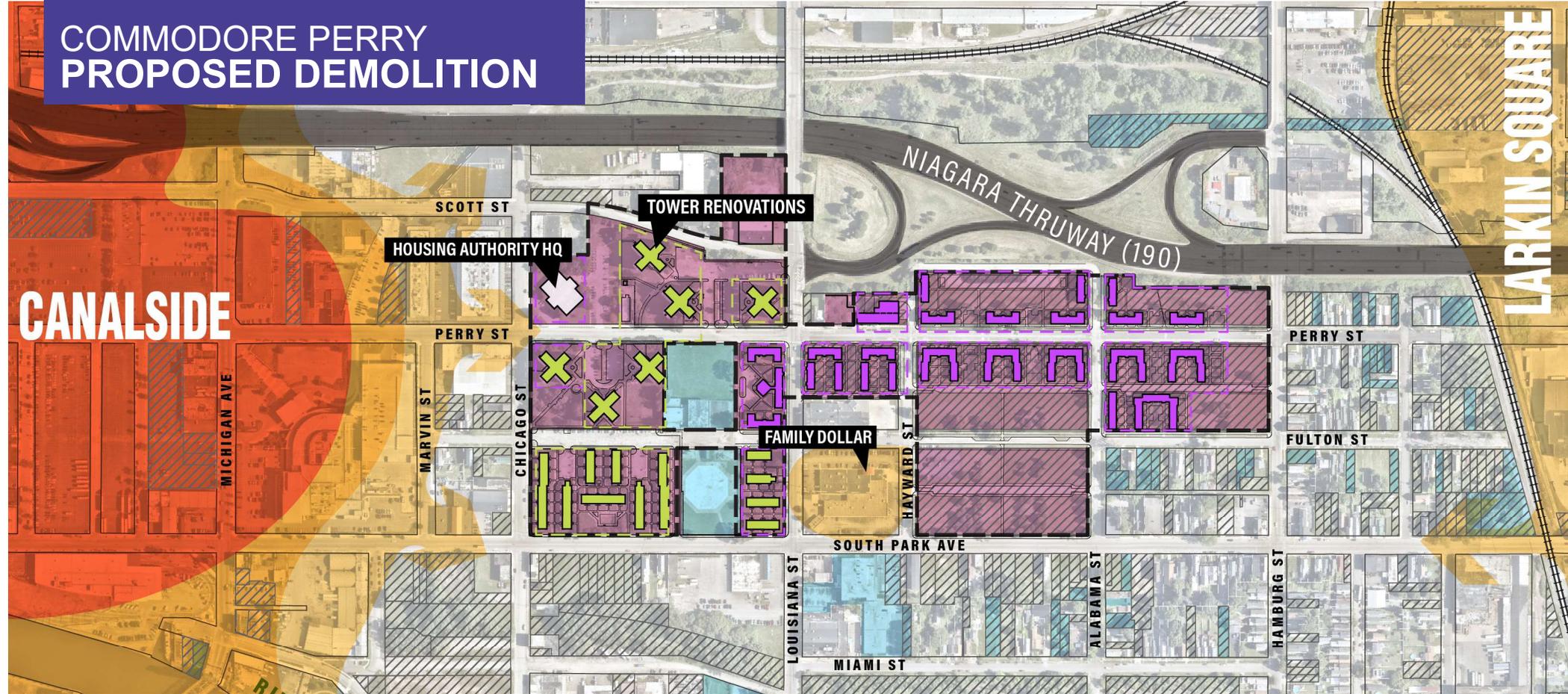
# COMMODORE PERRY NEARBY INVESTMENTS



# COMMODORE PERRY PROPOSED DEMOLITION

## CANALSIDE

## LARKIN SQUARE



### LEGEND

-  Buffalo Housing Authority
-  City of Buffalo
-  Vacant Land
-  Proposed Renovation Area
-  Proposed Demolition Area



# COMMUNITY ENGAGEMENT APPROACH



**Flexible Meetings**  
Monthly daytime + evening offerings to accommodate resident's busy schedules.

**Accessible Content**  
In-person meetings to occur at Commodore Perry.

**Multi-Lingual**  
English and Spanish information will be readily available.

**APPROACH**  
Pennrose's and WRT's experience as developers and master planners underscores collaborative public involvement as an essential cornerstone to community transformation.  
In partnership with the Buffalo Municipal Housing Authority, the team will engage residents, local groups and others in formulating the revitalization, employment, and management plans for the community!

## COMMUNITY ENGAGEMENT PARTICIPATORY DESIGN

### What is Participatory Design?

Seeks to engage 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.

### Why Participatory Design?

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.



Photos: Haven Green Participatory Charette

# COMMUNITY ENGAGEMENT PARTICIPATORY DESIGN

## How to Engage

- Workshops and Charettes
- Storyboarding
- User Polling
- Surveys
- Stakeholder Vision Statements

## Outcomes

- Meaningful Stakeholder Participation
- Direct Community Input
- Community Letter of Support for TC Application
- Memorandum of Understanding

» Workshops and Charrettes (both large and small)



» Resident Leadership

» Resident Ballots ("Score Card")



» Storyboarding



» Resident Ballots/ Preference Survey Boards



» Community Planning Focus Groups



» Resident Vision Statement



» Online Survey



» Role Matrix

» Resident Engagement Packet



# COMMUNITY ENGAGEMENT COMMODORE PERRY WEBSITE

Commodore Perry Project Web Address:

<https://www.pennrose.com/apartments/new-york/commodoreperry>

## Features:

- Project Overview
- Interested Parties Contact Form sign-up
- Community Engagement Announcements
- Event Recording Postings
- Post Event FAQs

Apartment Search City or Property Name Radius State City or Property Name Radius State Rent Range # of Beds More Options Search

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

Menu

Ohio Basin Slip Park  
Perry St.  
Life Chances Center  
Perry Park  
New St. A  
New St. B

**Commodore Perry - Coming Soon!**  
386 Perry Street, Buffalo, NY, 14204

Overview Contact

In partnership with the Buffalo Municipal Housing Authority (BMHA), Pennrose was designated to be the lead developers of the redevelopment site comprised of three scattered site federal public housing properties known as sites known as:

- Commodore Perry Homes: 35 buildings, 284 units
- Commodore Perry Extension: 12 buildings, 84 units
- Commodore Perry Extension High-rises: 6 buildings, 326 units

The number of affordable, workforce and market rate units are still undetermined. No less than the existing 694 units is the overall parameters of the development plan.

The redevelopment site will be approved by HUD disposition, either through Section 18 or RAD. The site will act as a bridge between Canalside and Larkville, reimagining the 2014 Perry Choice Plan, bringing life back to acres of Perry which has hundreds of vacant, dilapidated apartment buildings. WRT Design + Planning, will continue their work and experience at Perry as vital part of the Pennrose team.

Pennrose will begin the engagement process with residents in March of 2022.

# COMMUNITY ENGAGEMENT TIMELINE

*We are here*

**Introduction**

**Workshop #1**

March 2022



**Workshop #2**



**Workshop #3**



**Workshop #4**



## KICK-OFF + DATA ANALYSIS

- Project Introduction
- Meet the Development team
- Introduce Engagement Process
- Understanding Current Context
- Confirming Goals + Priorities

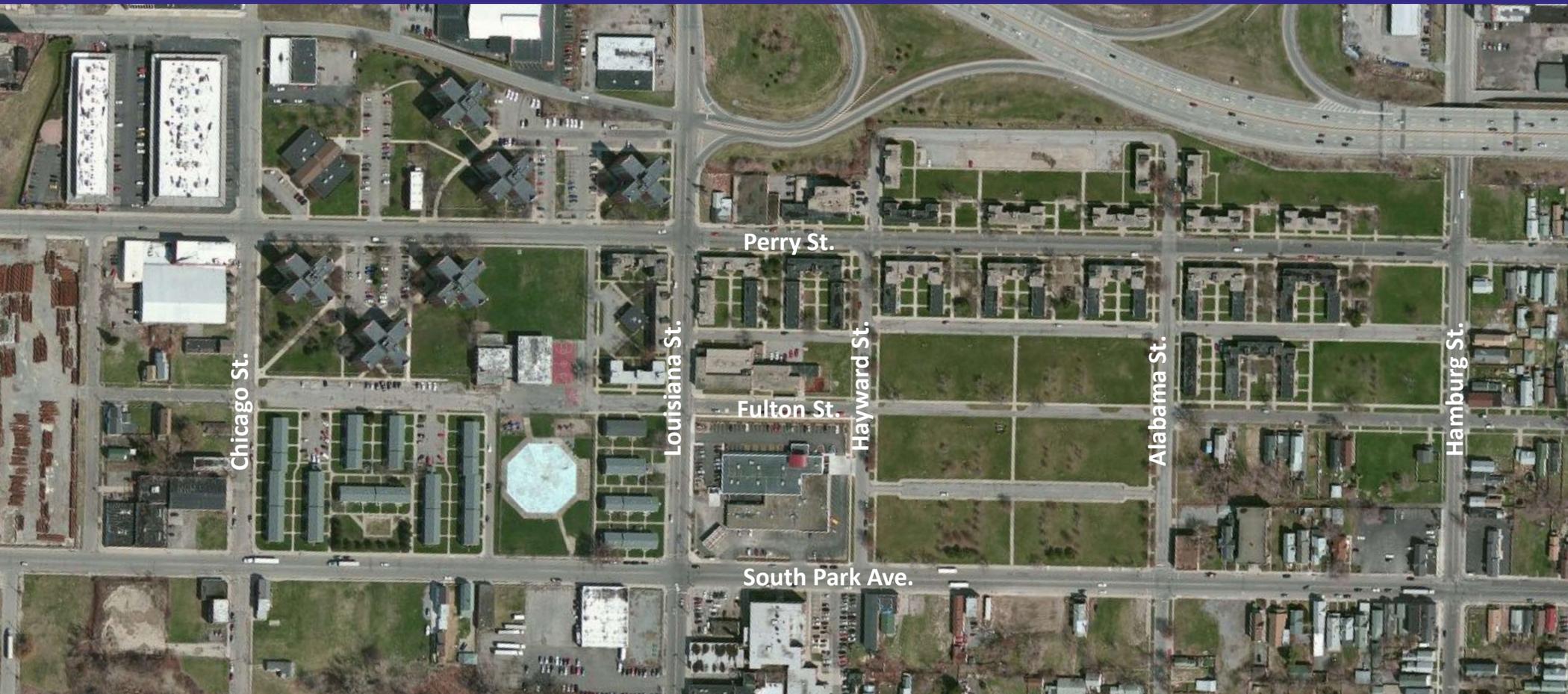
## VISIONING + EXPLORATION

- Master Plan Guiding Principles
- Opportunities + Constraints
- Concepts + Approaches
- Preferred Alternative

## PRIORITIZATION + RECOMMENDATIONS

- Concept Development
- Program and Phasing Approach
- Site + Building Design

# THANK YOU !



For more information head to the Commodore Perry website: <https://www.pennrose.com/apartments/new-york/commodoreperry>

Or Email us at: [perryplancomments@bmhahousing.com](mailto:perryplancomments@bmhahousing.com)

# BREAKOUT SESSION



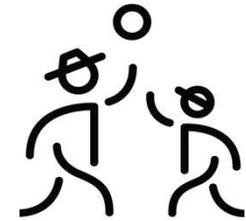
## QUESTIONS

SESSION GUIDE TAKES DOWN ANY QUESTIONS FOR THE DEVELOPMENT TEAM



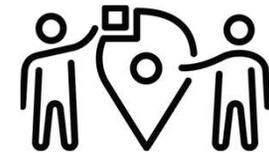
## FUTURE GENERATIONS

WHAT'S YOUR VISION FOR PERRY IN THE LONG TERM – BUILDING & SITE AMENITIES?



## SHORT TERM CAPITAL NEEDS

WHAT ARE THE URGENT BUILDING AND APARTMENT NEEDS & IMPROVEMENTS?



## ANYTHING ELSE

WHAT HAVEN'T WE THOUGHT ABOUT?