



# TIMBER SHORE

## COMMUNITY ENGAGEMENT MEETING #2

78 Bridge Street, North Tonawanda, NY

April 28, 2021

# INTRODUCTION EVENT HOUSEKEEPING

1. This webinar is being recorded.
2. Recording link will be shared post-meeting.
3. Various polling questions will be asked of attendees throughout. Vote via the virtual pop-up box.
4. Ask questions through:
  - Q&A Feature
  - “Raise your hand” to be unmuted





# INTRODUCTION HOUSEKEEPING – POST-EVENT

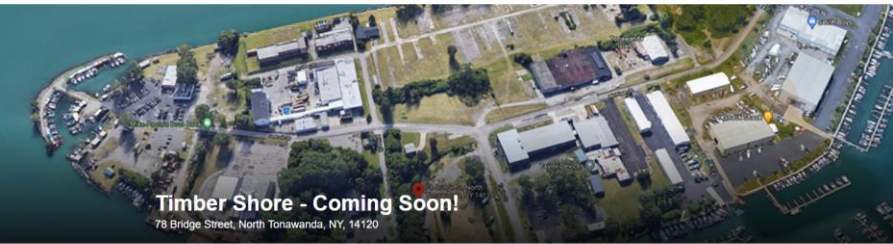
To receive continuous updates, please fill out the “Contact” section on the Pennrose Timber Shore website:

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

A post-event survey will be sent out to those signed-up to be contacted, and future events will be listed here.

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


Menu




**Timber Shore - Coming Soon!**  
78 Bridge Street, North Tonawanda, NY, 14120

Overview | Contact

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. 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.



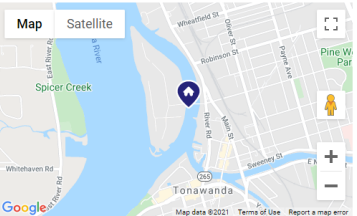
The new community will comprise of approximately 70 new apartments designed for family occupancy. One-, two- and three-bedroom workforce and market rate apartments will be available. Residents will enjoy an inviting community room, in-unit laundry facilities, a fitness center, retail, a playground, ample on-site parking, and a communal waterfront terrace on ground level. Construction has not yet begun as Pennrose is in the process of identifying funding for the new development. This site will be updated as more information becomes available.



**Contact**

Please complete the Contact Us form below to be contacted when Community Engagement session details are released and to receive ongoing project updates. This is not an application or pre-application and in no way implies or ensures any order of notification or residency.

First Name *	Last Name *
<input type="text"/>	<input type="text"/>
Email Address *	Phone
<input type="text"/>	<input type="text"/>
Address	City
<input type="text"/>	<input type="text"/>
State	Zip Code
<input type="text"/>	<input type="text"/>



Map data ©2021 Terms of Use Report a map error

# INTRODUCTION PRESENTATION OVERVIEW

## Presentation (~ 30 min)

Community Event #1 Recap

Building Design

- *Exterior Façade*
- *Solar*
- *Ground Floor Layout*

Open Space

Neighborhood Linkages

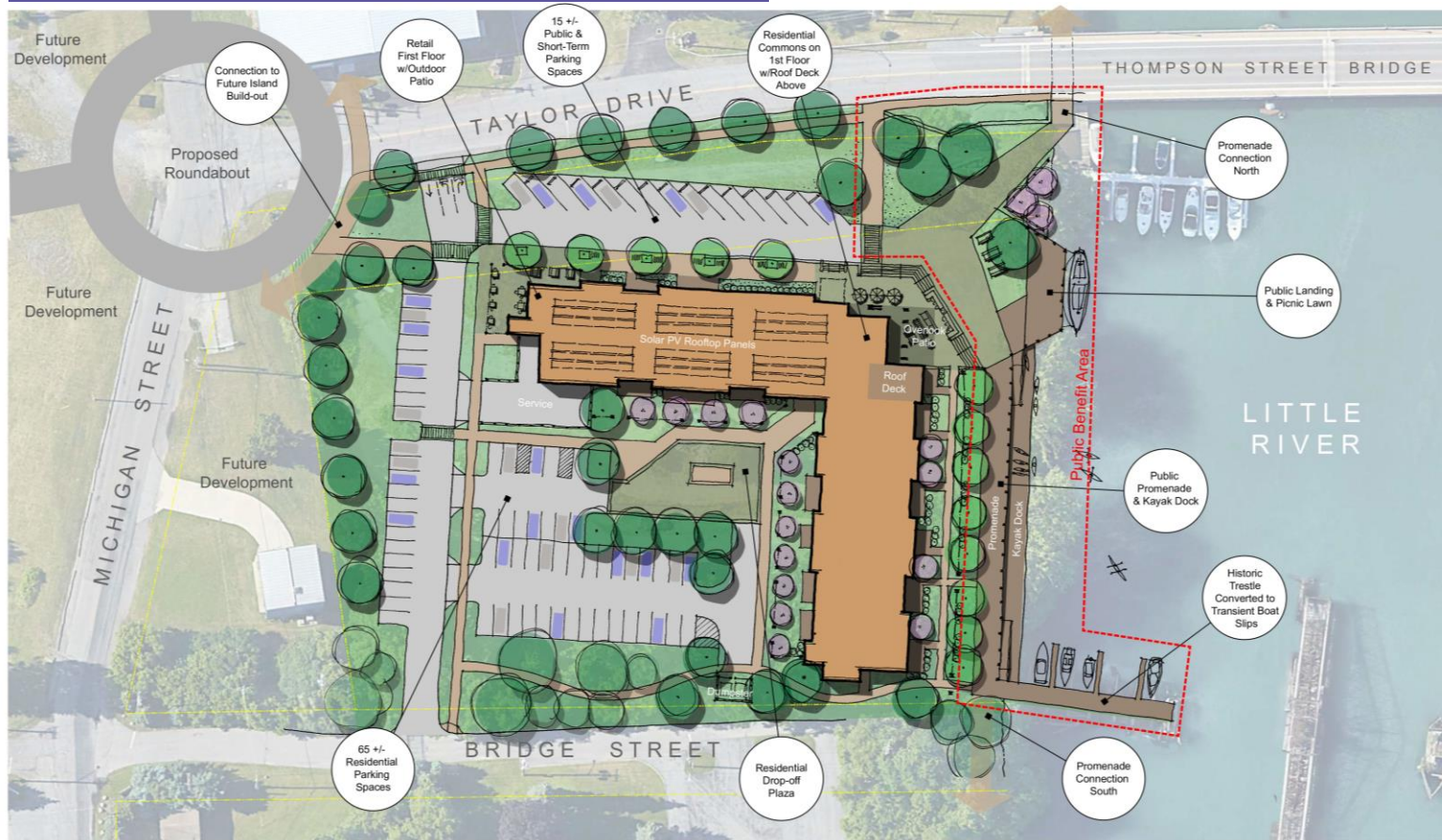
Community Letter of Support

## Questions & Answers (~ 20 min)



# COMMUNITY EVENT #1 RECAP

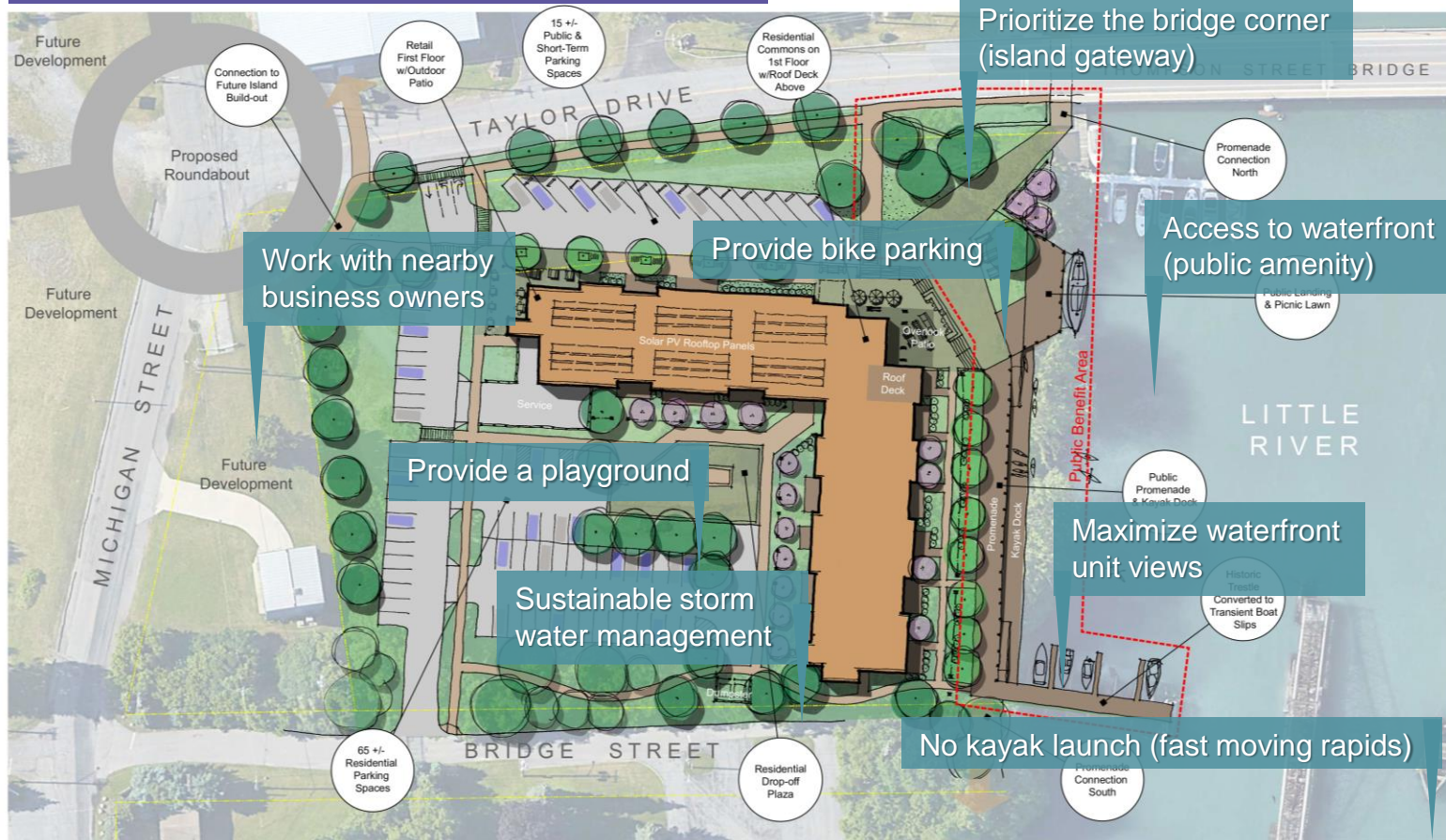
## WHAT WE HEARD FROM YOU





# COMMUNITY EVENT #1 RECAP

## WHAT WE HEARD FROM YOU



# COMMUNITY EVENT #1 RECAP WHAT WE HEARD FROM YOU

## Challenges

- Increased footprint due to infrastructure and support space
- Units are not maximizing the waterfront
- Challenging soil conditions

## Responses

- Reduce footprint to increase site flexibility and access to water
- More units facing water
- Costs shifted from foundation

### **Original: 3-Story**



### **Update: 4-Story**



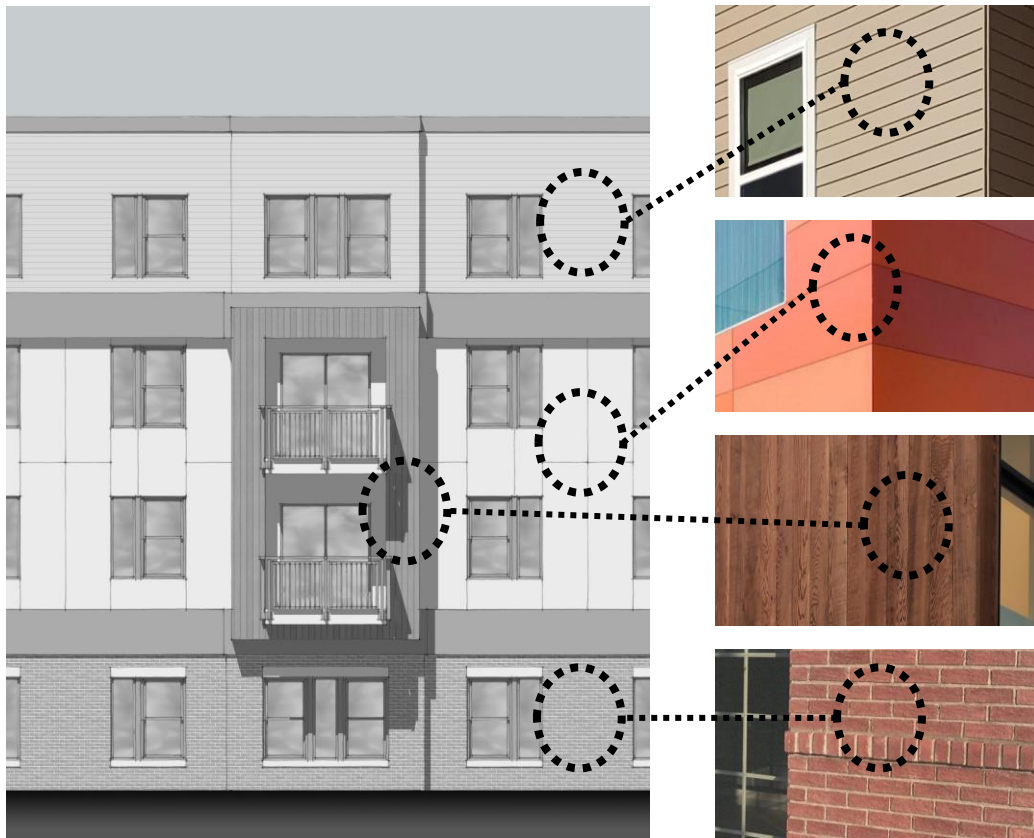


# BUILDING DESIGN EXTERIOR PRECEDENT IMAGES

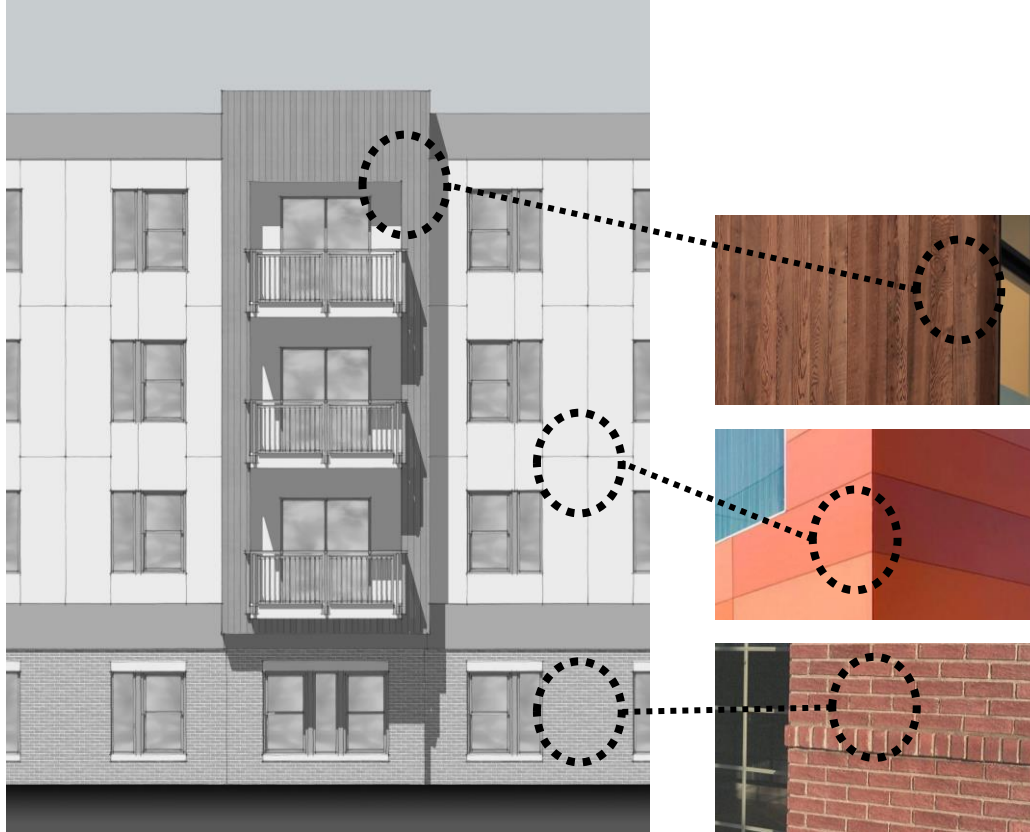




# INTRODUCTION EXTERIOR FAÇADE STUDIES

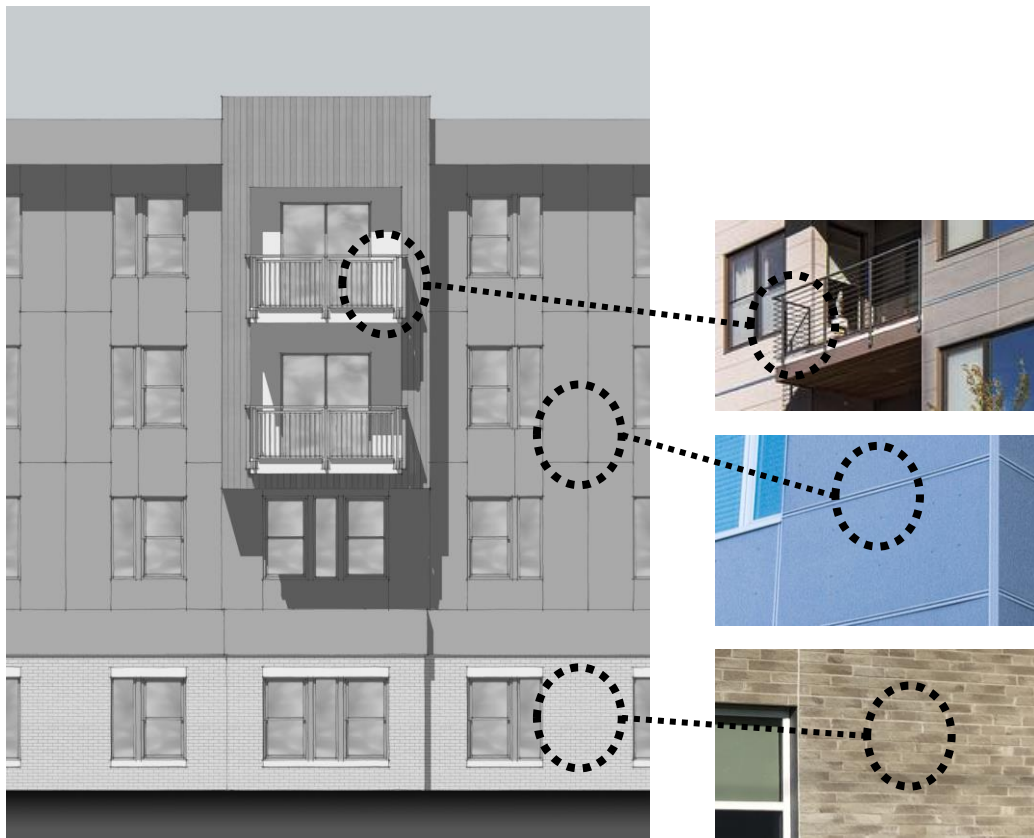


# INTRODUCTION EXTERIOR FAÇADE STUDIES

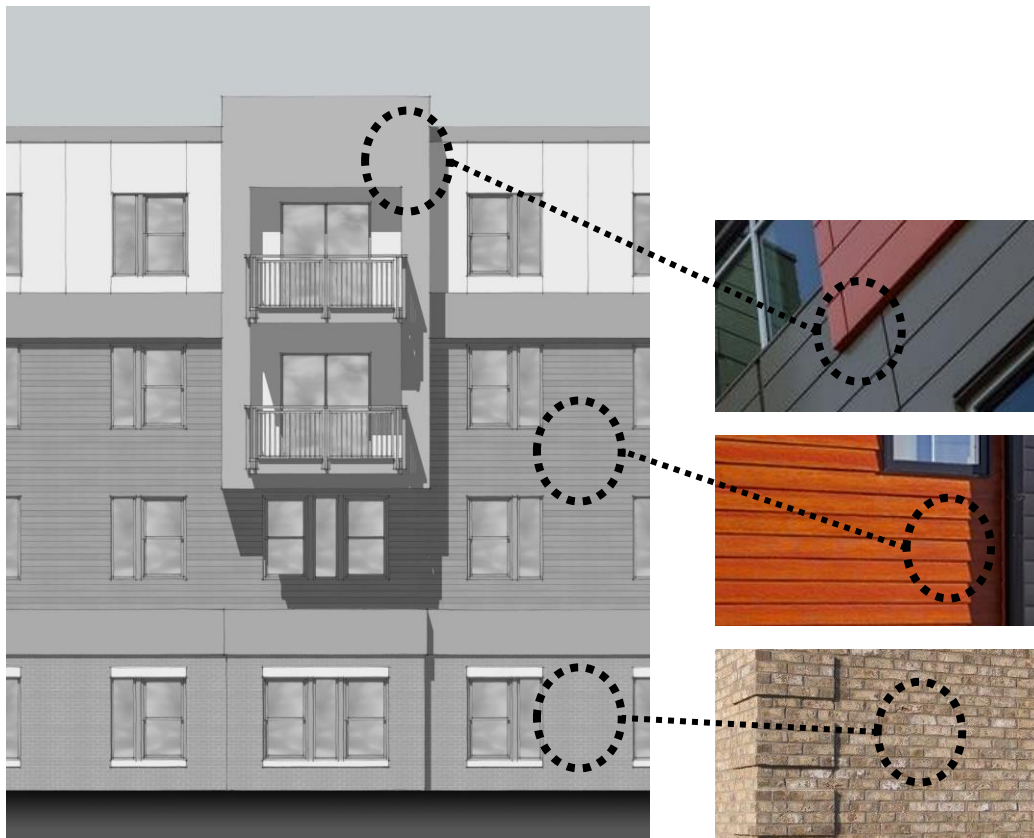




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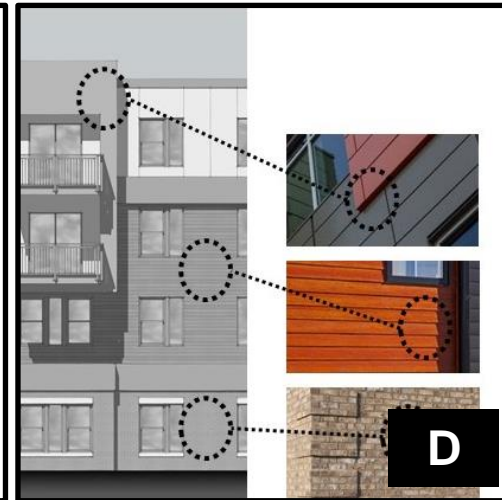
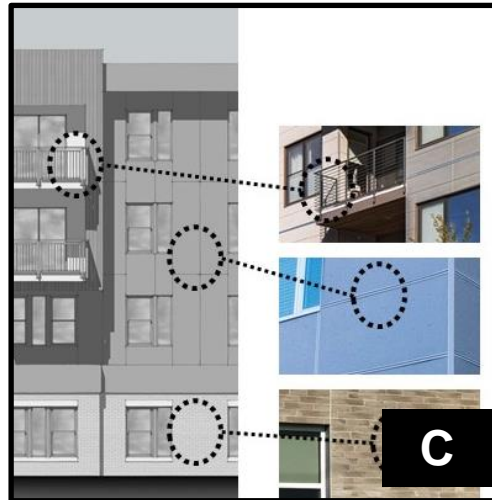
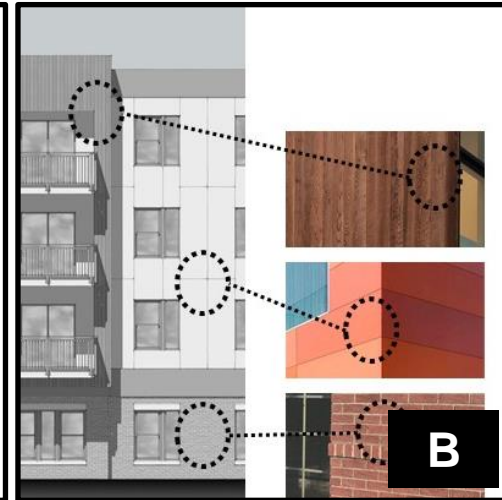
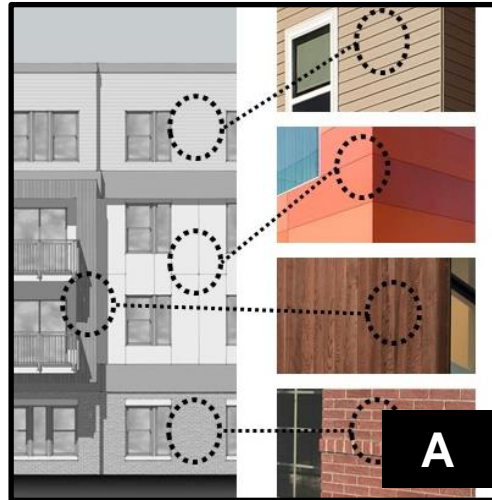


# BUILDING DESIGN EXTERIOR FAÇADE STUDIES

## Polling Question #1

Which exterior façade composition/concept is your favorite for this waterfront building?  
(Single Choice)

- A – Concept/Palette A
- B – Concept/Palette B
- C – Concept/Palette C
- D – Concept/Palette D

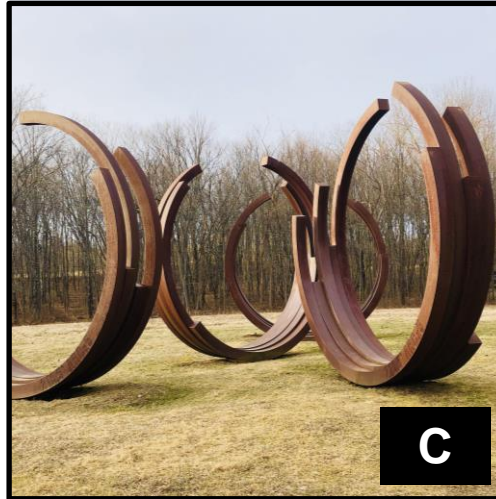


# BUILDING DESIGN HISTORICAL RECOGNITION

## Polling Question #2

How should the Timber Shore site recognize the historical significance of the site? *(Multiple Choice)*

- A – Use wood as a material  
*(on the building)*
- B – Use wood in site features
- C – Incorporate public art on-site
- D – Host cultural events
- E – **\*Other** – Please place your  
unique response in the Q&A





# BUILDING DESIGN SOLAR ARRAYS

- Install solar driven by cost benefit analysis
- Enterprise Green Communities PLUS certification (NZE Ready)
- Specifying tight, well-insulated buildings
- Select ultra-high efficiency inverter-driven air-source heat pumps
  - *Programmable thermostats w/ high and low limits*
- High efficiency (0.93% EF+) electric tank water heaters

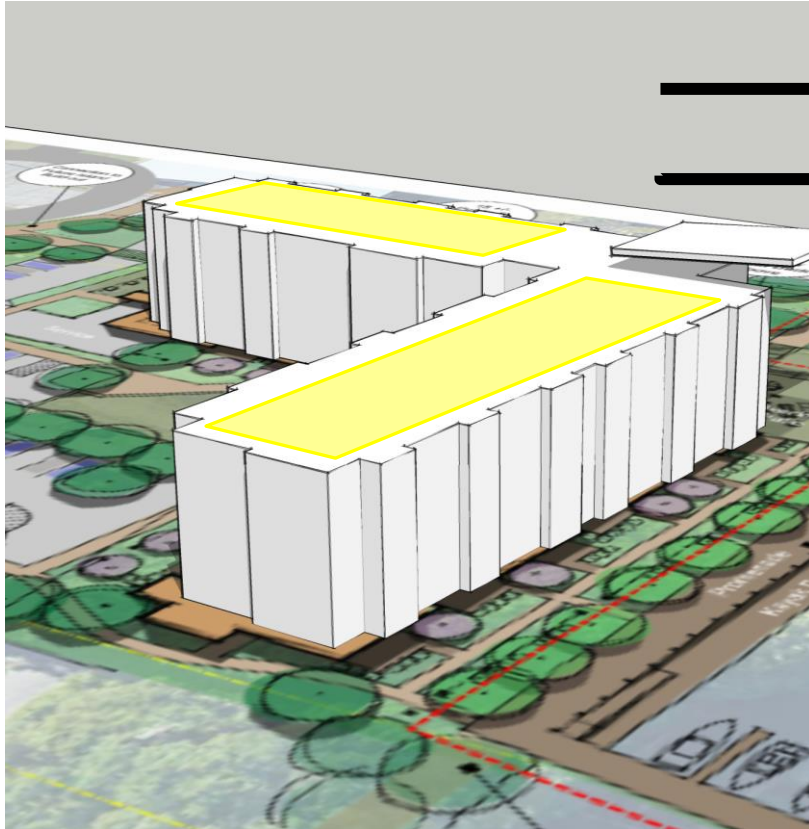
**West Turner Residences** – Allentown, PA  
*2018 Passive House Certified*



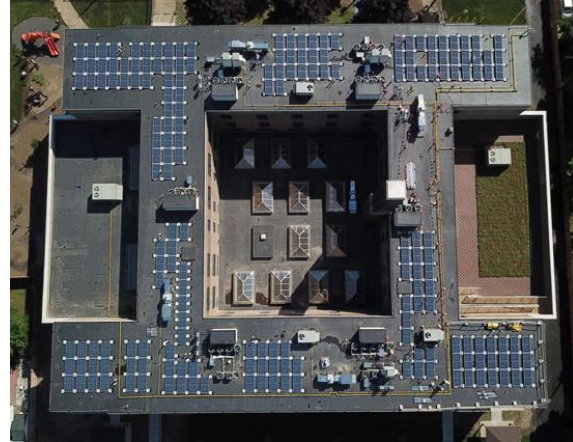
**50 Penn** – Brooklyn, NY  
*Enterprise Green Communities w/ Solar Array*



# BUILDING DESIGN SOLAR ARRAYS



## *Rooftop Solar Examples*



# BUILDING DESIGN

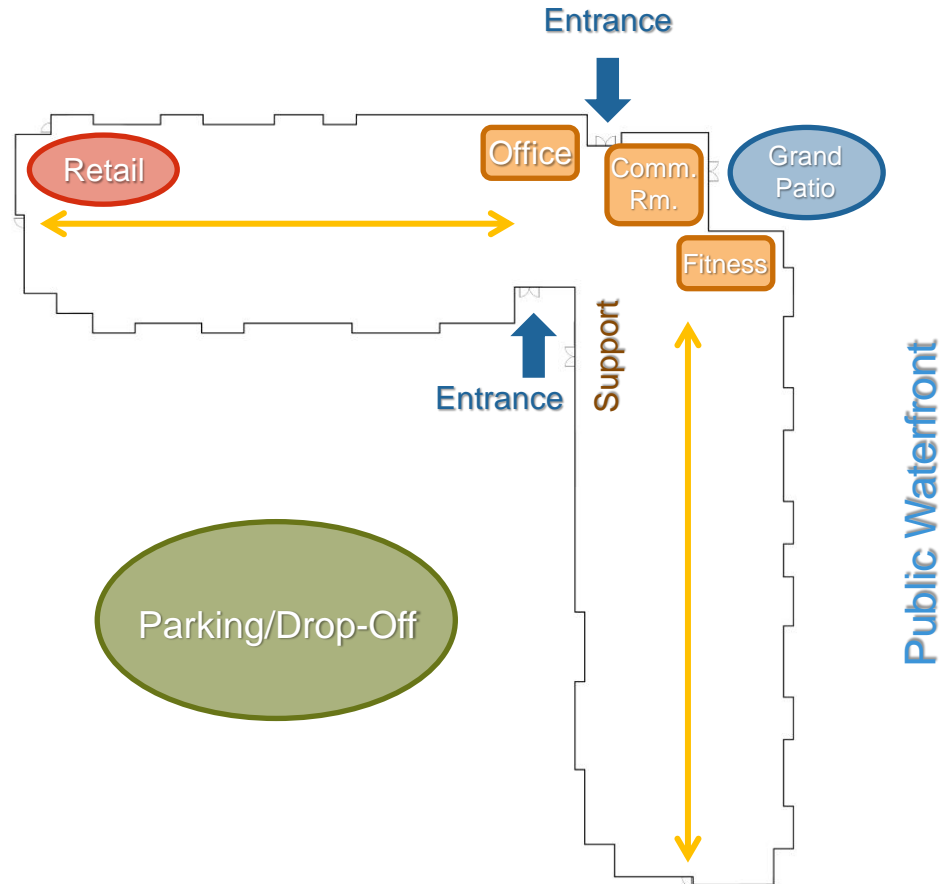
## GROUND FLOOR LAYOUT

### Approximately 75,000 SF

- Apartments: ~58,000
- Community Gathering: ~2,000 SF
- Retail: ~1,275 SF
- Management/Support: 3,200 SF
- Circulation: Remainder SF

### 72 total units

- 1BR: 22 units
- 2 BR: 39 units
- 3BR: 11 units





# BUILDING DESIGN PRIORITIZED AMENITIES

## Planned Amenities

- Fitness center
- Community space
- Event programming
- Active play area
- Waterfront views
- On-site renewable energy
- On-site local retail



St. Stephens - Fitness Center



Upper Falls - Terrace Community Space



Village at Park River – Active Play



Equal Justice Center – Retail

# BUILDING DESIGN GROUND FLOOR RETAIL

## Polling Question #3

What type of commercial business would you be most likely to visit on the Timber Shore site?

*(Multiple Choice)*

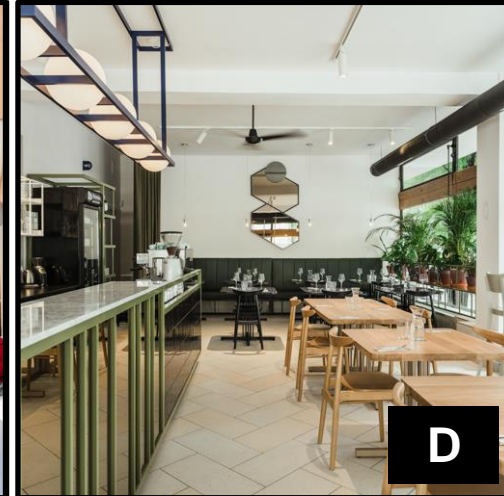
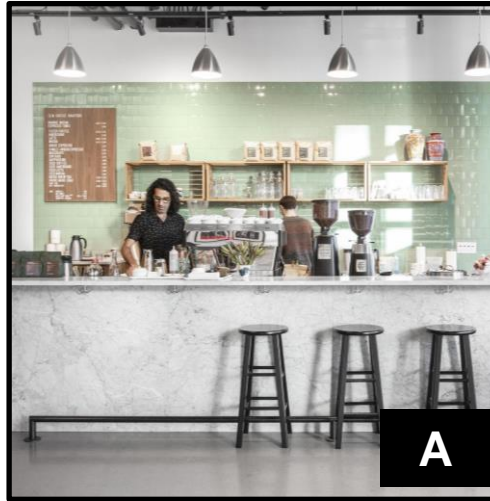
A – Coffee Shop / Bakery

B – Convenience/Micro-Grocer

C – Specialty Retail

D – Cafe

**\*Other** – Please place your unique response in the Q&A





# OPEN SPACE RETAIL FRONTAGE

## Polling Question #4

Would you prefer the retail area to face Taylor Drive, or face the Little River waterfront?

*(Single Choice)*

**A** – Face Taylor Drive

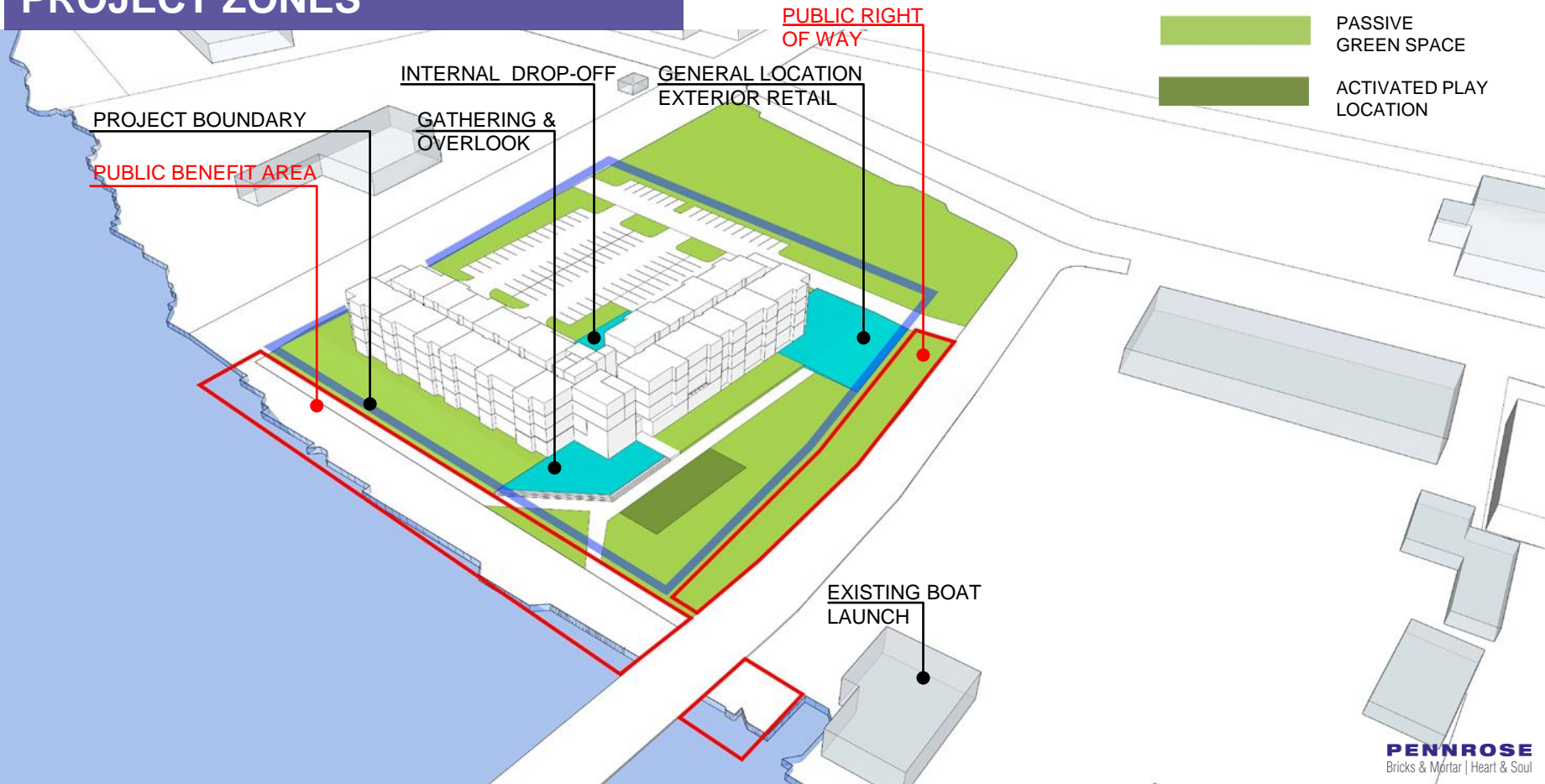
**B** – Face the Waterfront

**\*Other** – Please place your unique response in the Q&A





# OPEN SPACE PROJECT ZONES



PROGRAMMED  
EXTERIOR SPACE



PASSIVE  
GREEN SPACE



ACTIVATED PLAY  
LOCATION

## OPEN SPACE PARKING LOCATION

### Polling Question #5

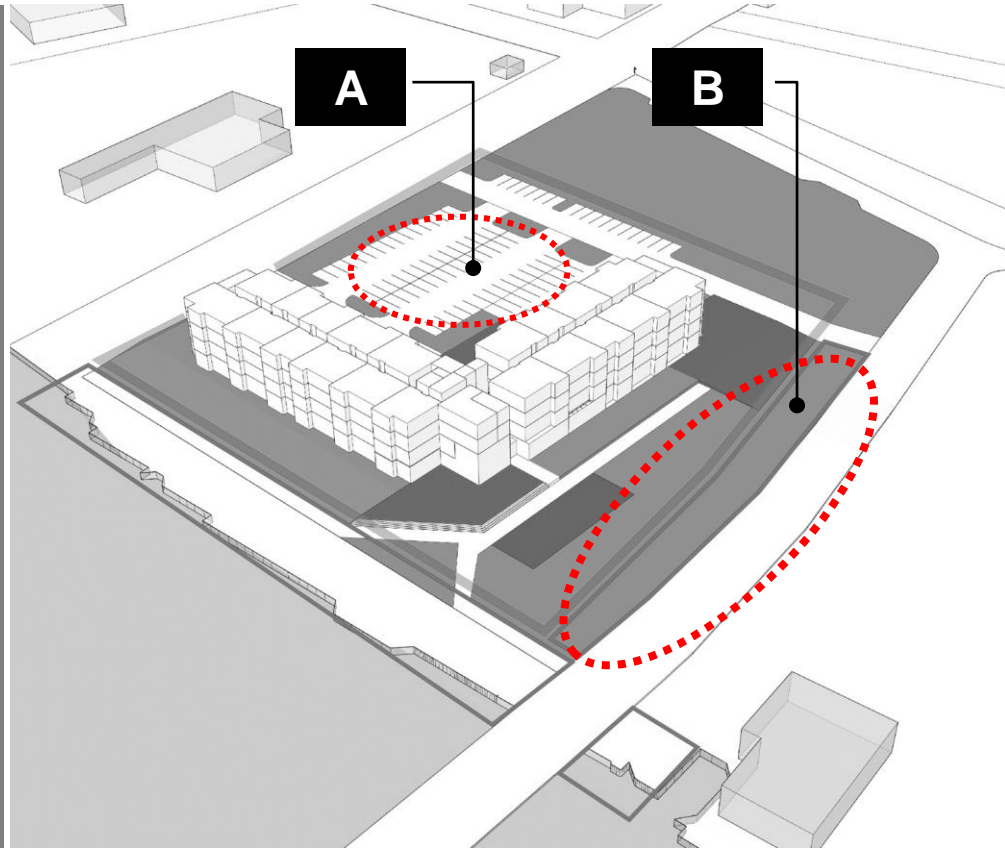
Would you prefer vehicular parking in the rear of the building, or in the front near the retail space?

*(Single Choice)*

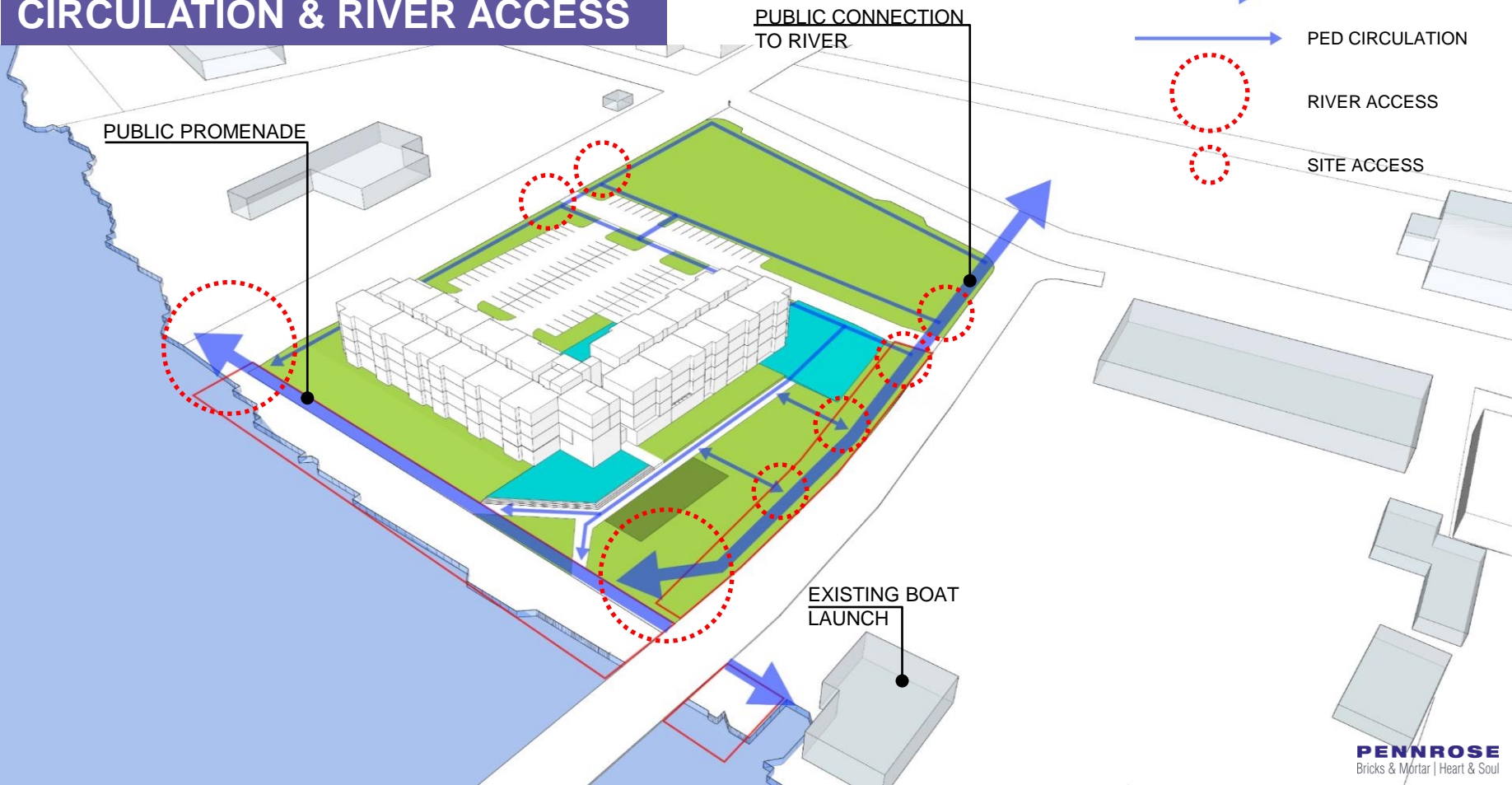
A – Rear of Building

B – Front of Building

**\*Other** – Please place your unique response in the Q&A



# OPEN SPACE CIRCULATION & RIVER ACCESS





## OPEN SPACE BICYCLE ACCESS + PARKING

### Polling Question #6

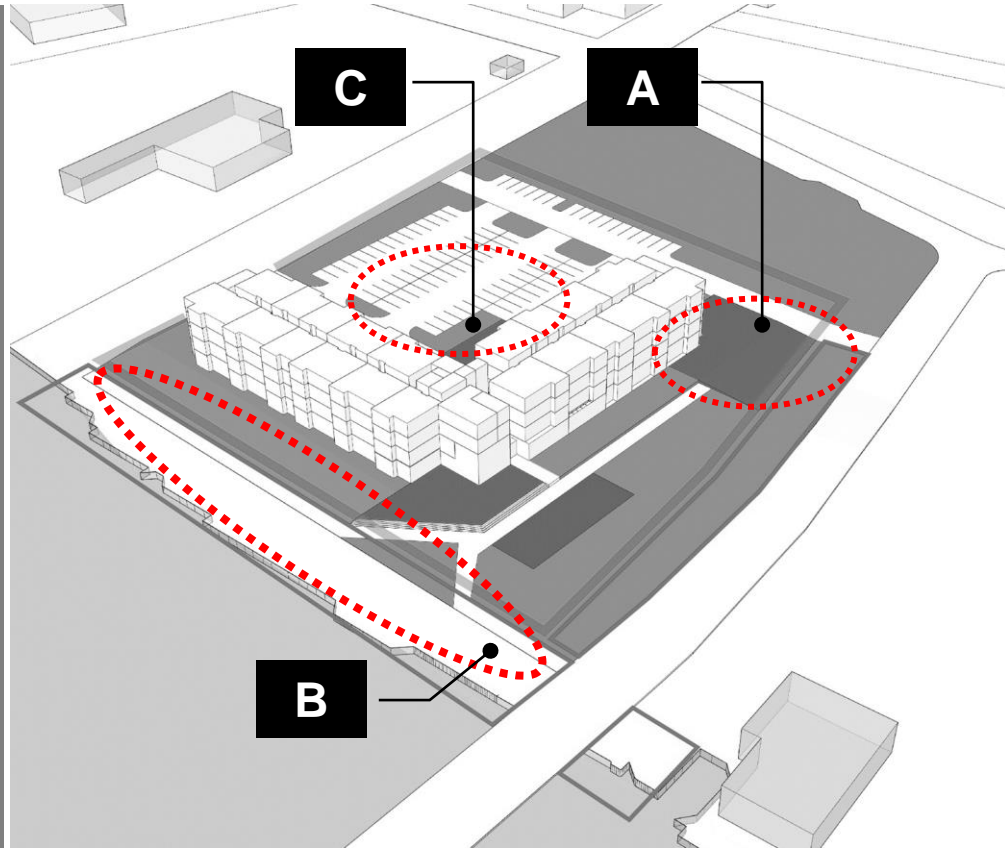
Would you prefer bike parking to be located near the retail, near the waterfront, or behind the building?  
(Single Choice)

A – Near Retail

B – Near Waterfront

C – Behind Building

**\*Other** – Please place your unique response in the Q&A

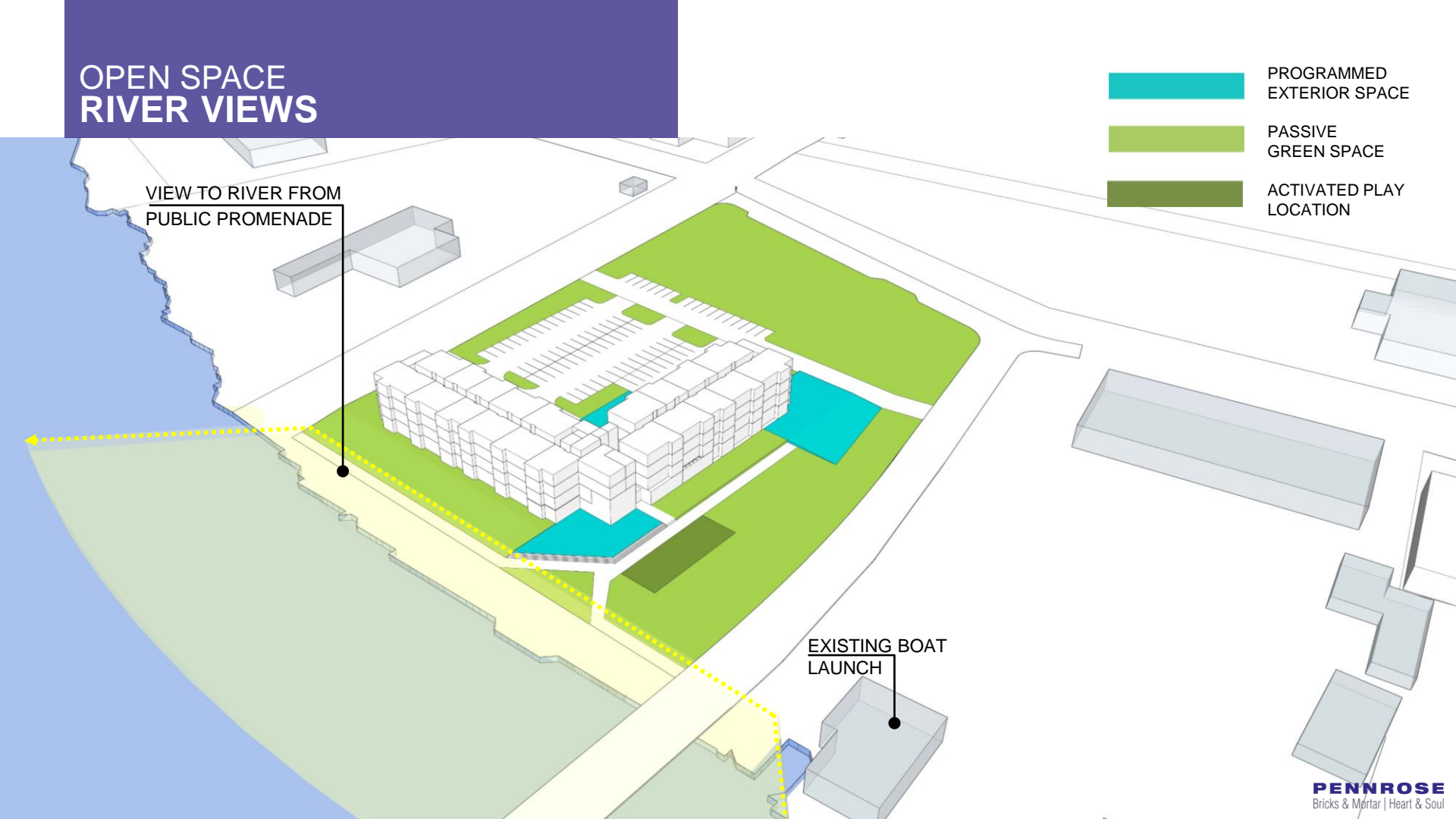


# OPEN SPACE RIVER VIEWS

VIEW TO RIVER FROM  
PUBLIC PROMENADE

- PROGRAMMED  
EXTERIOR SPACE
- PASSIVE  
GREEN SPACE
- ACTIVATED PLAY  
LOCATION

EXISTING BOAT  
LAUNCH



# OPEN SPACE ACTIVE VS. PASSIVE SPACE

## Polling Question #7

What is most important for you to have at the Timber Shore site?  
(Single Choice)

A – Active recreation

B – Passive recreation

\***Other** – Please place your unique response in the Q&A

**A**

**Active**



**B**

**Passive**





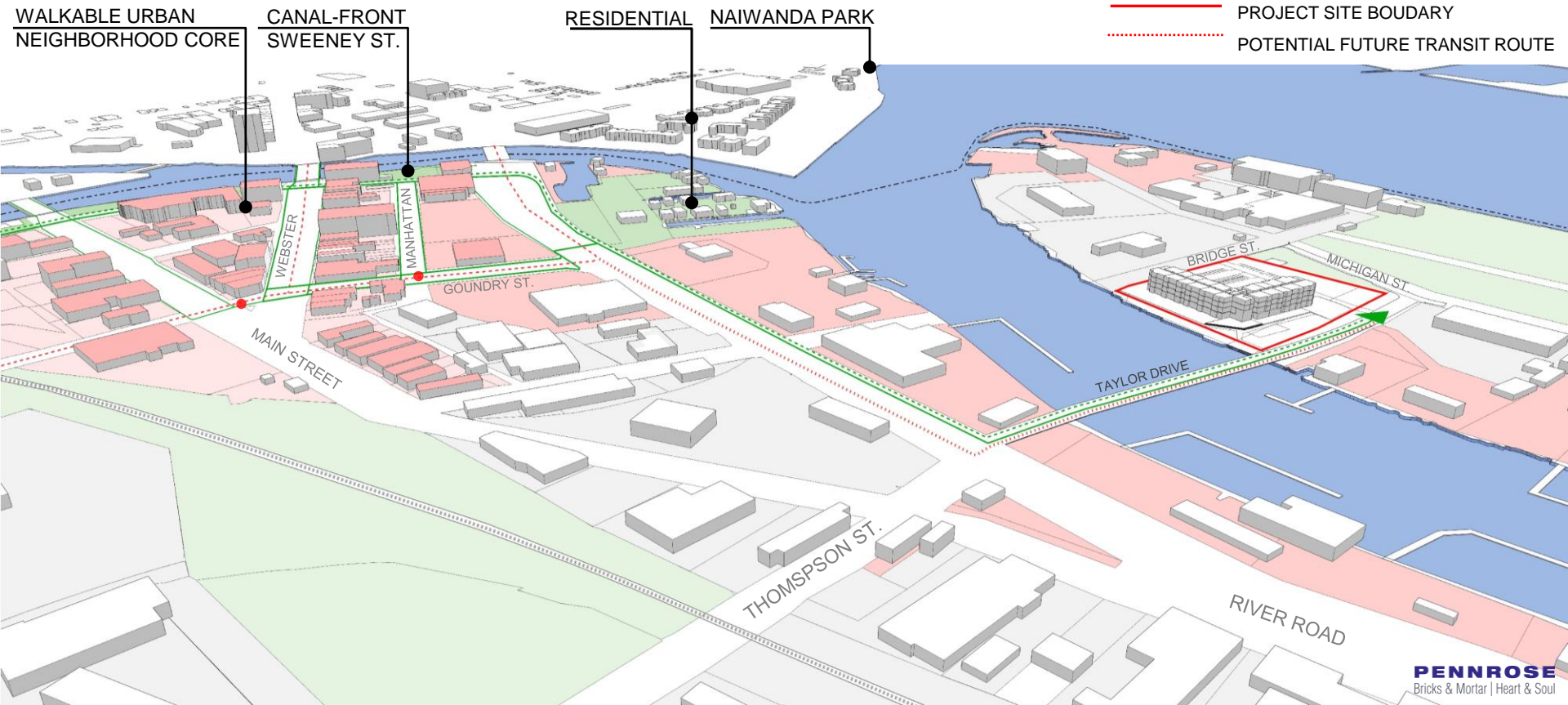
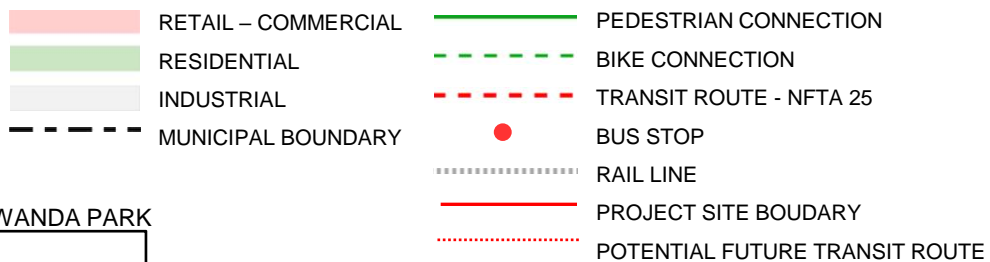
# OPEN SPACE RIVER VIEWS

VIEW TO RIVER FROM  
APARTMENTS

- PROGRAMMED  
EXTERIOR SPACE
- PASSIVE  
GREEN SPACE
- ACTIVATED PLAY  
LOCATION

EXISTING BOAT  
LAUNCH

# NEIGHBORHOOD LINKAGES MULTIMODAL CONNECTIONS



# OPEN SPACE SITE ACCESS

## Polling Question #8

How are you most likely to visit the  
Timber Shore community?  
(Multiple Choice)

A – Live there

B – Car

C – Bike

D – Walk

E – Bus (if route available)

F – Boat (if dock available)

**\*Other** – Please place your  
unique response in the Q&A



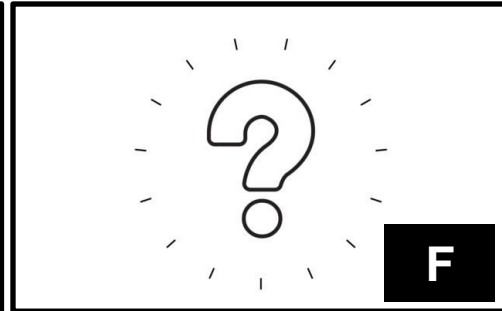
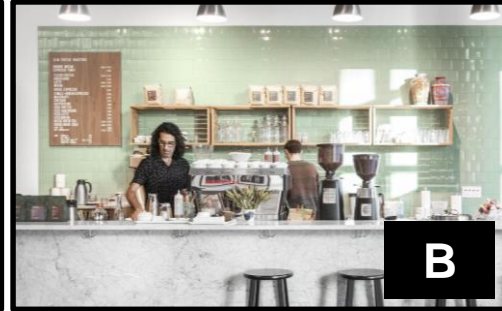


# TIMBER SHORE PROJECT PREFERENCES

## Polling Question #9

What part of the proposed project are you most excited about?  
(Multiple Choice)

- A – New Apartments
- B – Retail / Commercial Space
- C – Connecting the Island to Downtown
- D – Waterfront Access
- E – General Revitalization of NT
- \***Other** – Please place your unique response in the Q&A



## TIMBER SHORE PROJECT CONCERNS

### Polling Question #10

Do you have any concerns about the redevelopment of this site?  
(Multiple Choice)

A – Traffic

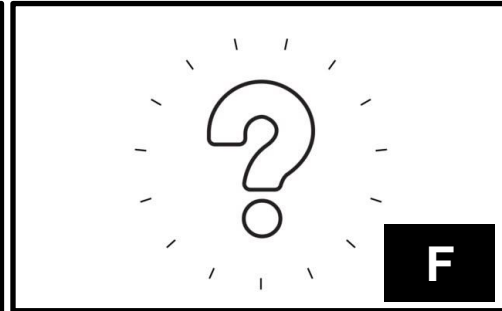
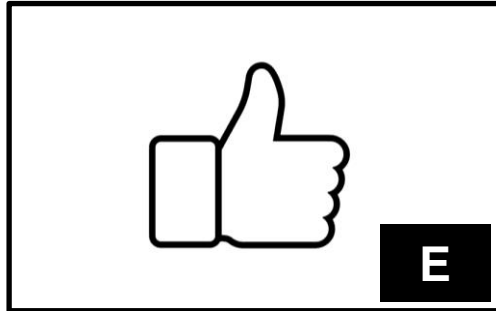
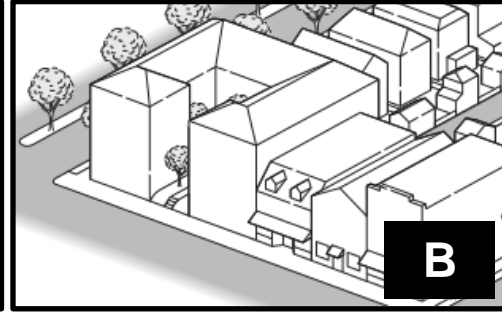
B – Design / Aesthetics

C – Increasing Housing Costs

D – Safety

E – N/A, none

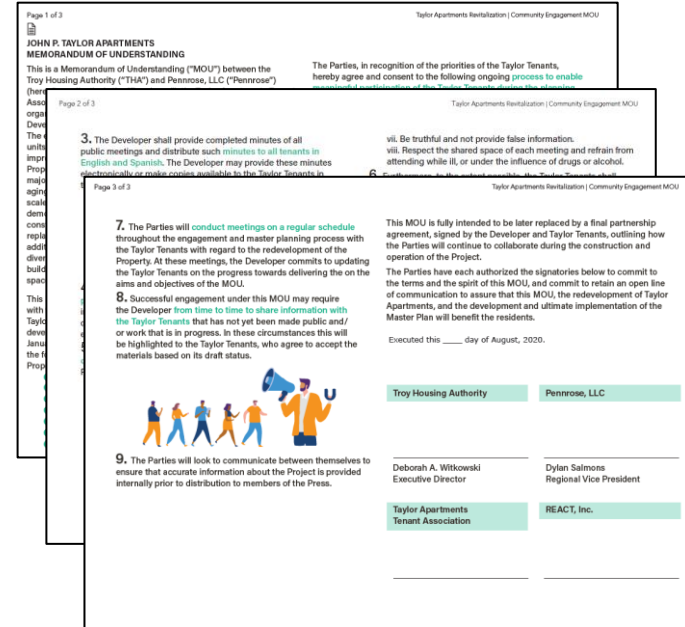
\***Other** – Please place your  
unique response in the Q&A



# TIMBER SHORE MEMORANDUM OF UNDERSTANDING (MOU)

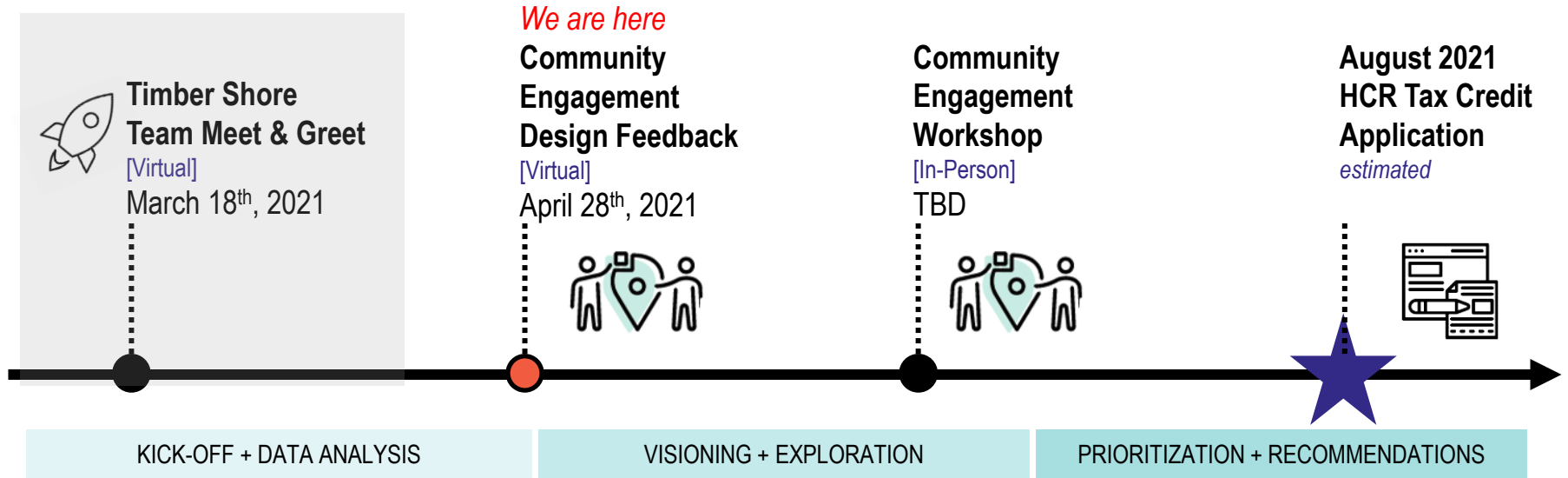
## Key Points

1. Timber Shore Team is **committed to receiving stakeholder input** + will facilitate engagement events
2. **Notices shall be provided** for all events
3. **Minutes, recordings, or FAQs** will be distributed publicly post-meeting
4. Copies of the **final design and planning documents** will be made available for inspection by Stakeholders
5. **Stakeholders shall use the community engagement platform to participate** and provide input into the site redevelopment
6. The **development team will conduct meetings on a regular schedule** with Stakeholders





# TIMBER SHORE ENGAGEMENT TIMELINE



## NEXT STEPS

Upon Tax Credit Award 3-4 more Community Engagement touchpoints are planned.

# TIMBER SHORE TIMELINE

<b>Concept Design</b>	March – August 2021
<b>Community Engagement</b>	March – August 2021
<b>Application Submission</b>	August 2021
<b>Funding Award</b> <i>(anticipated)</i>	December 2021
<b>Design + Documentation</b>	December 2021-May 2022
<b>Construction</b>	May 2022-July 2023
<b>Grand Opening</b>	July 2023



# TIMBER SHORE OPPORTUNITY

This project is...

- 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**





# QUESTIONS & ANSWERS

