



RE-IMAGINING THE PERRY COMMUNITY

BUFFALO, NY

BMHA Board Meeting

May 22, 2023

Presentation Overview [~20 minutes]

- Development Team
- Timeline To-Date
- Community Engagement
- Master Plan
- Demolition
- Phase 1 Details
- Community Impact
- Schedule



Development Team Established & Proven

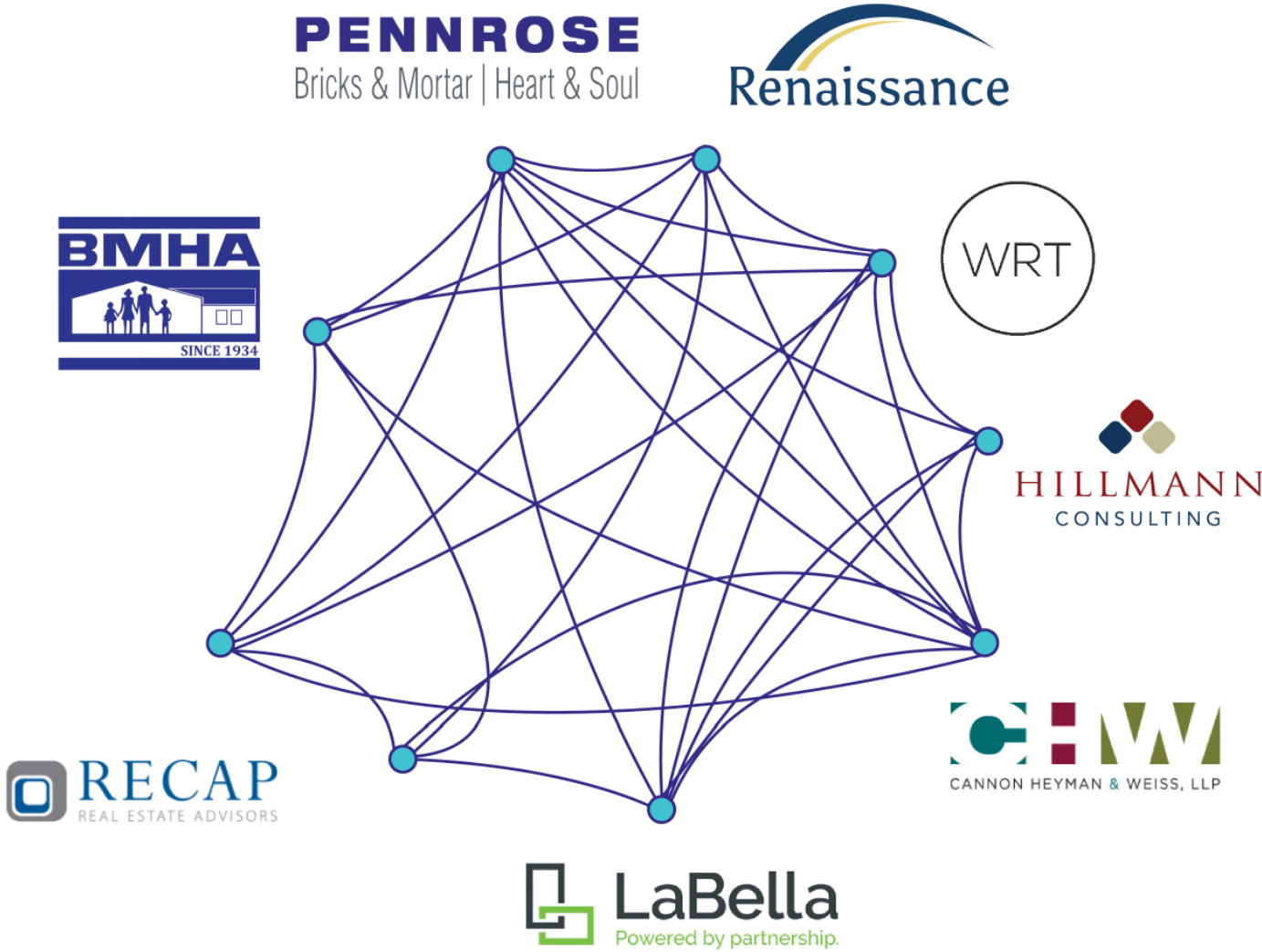


PENNROSE
Bricks & Mortar | Heart & Soul

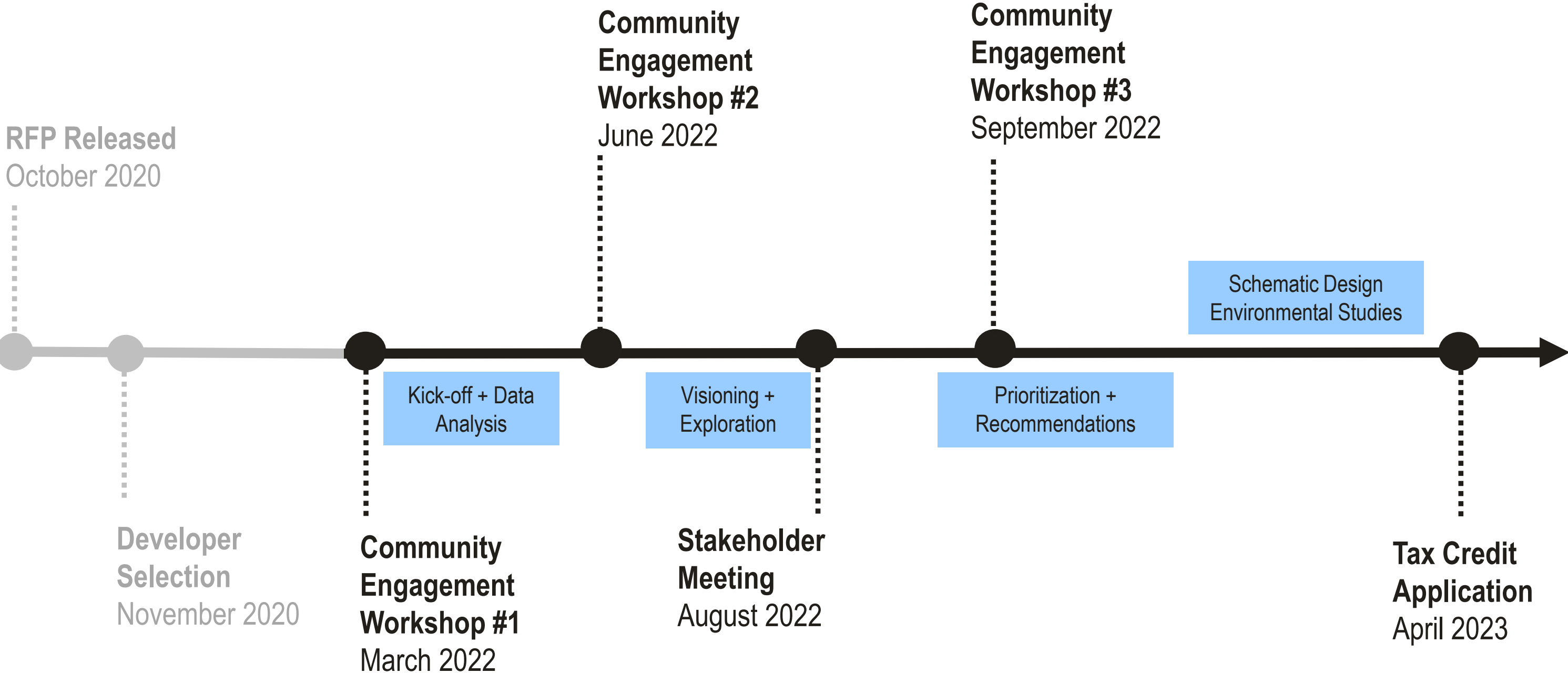
We have assembled a core team of professionals with unsurpassed qualifications, expertise, and local knowledge to partner with BMHA.

Developer	Penrose & BMHA
Property Manager	BMHA
Architect + Landscape	WRT
Environmental Consult.	Hillman Consulting
Civil Engineer	LaBella
MBE/WBE Consultant	Renaissance

EXPERIENCE WORKING TOGETHER

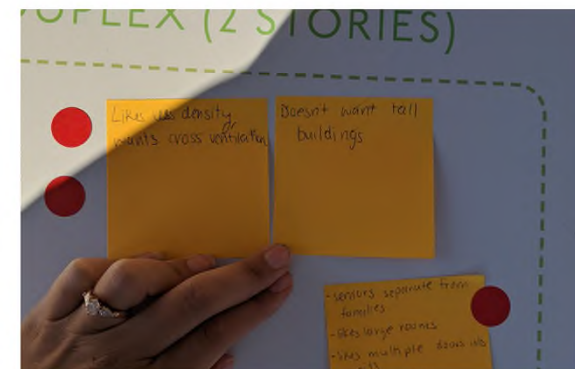
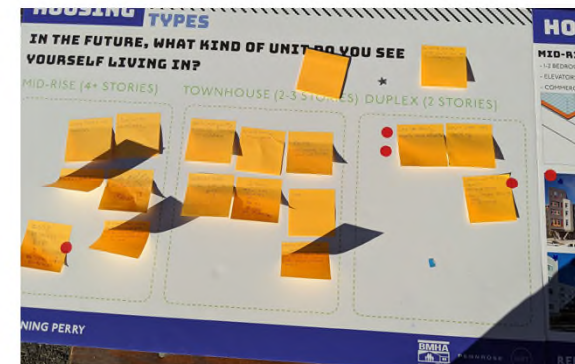
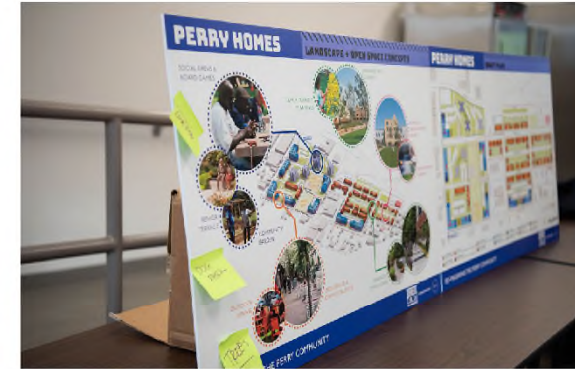
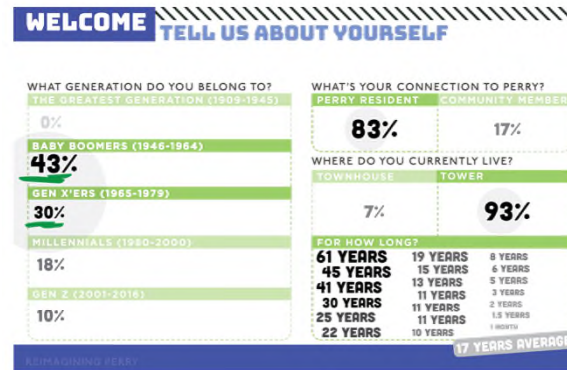


Timeline to Date



WHAT WE HEARD & LEARNED

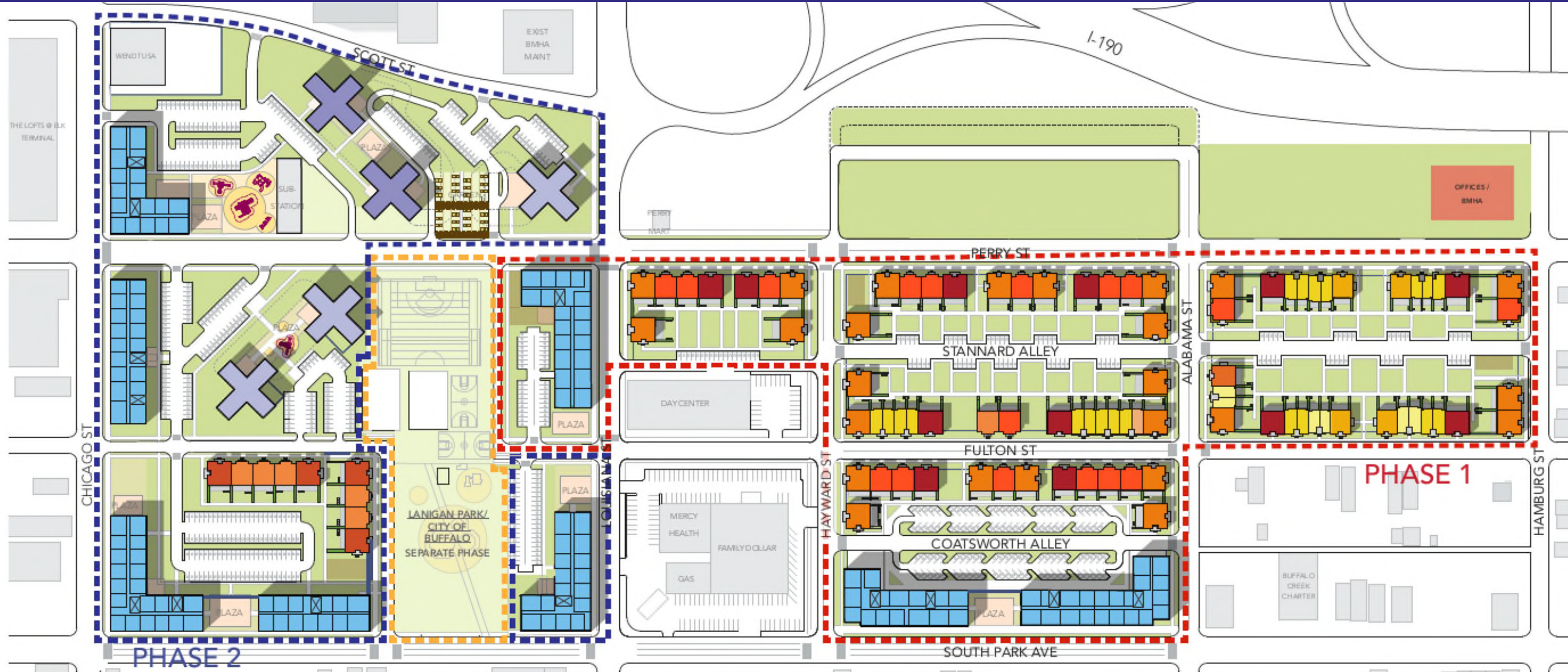
- Pride in “Old Perry”
- Integrate the neighborhood with other neighborhood amenities
- Desire for outdoor amenities and open space
- Bring new services and programs
- Variety of building types and architectural styles
- Diverse unit sizes to accommodate numerous family types



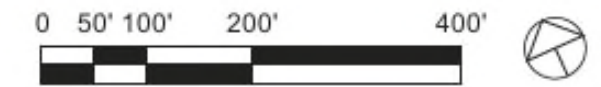
Master Plan



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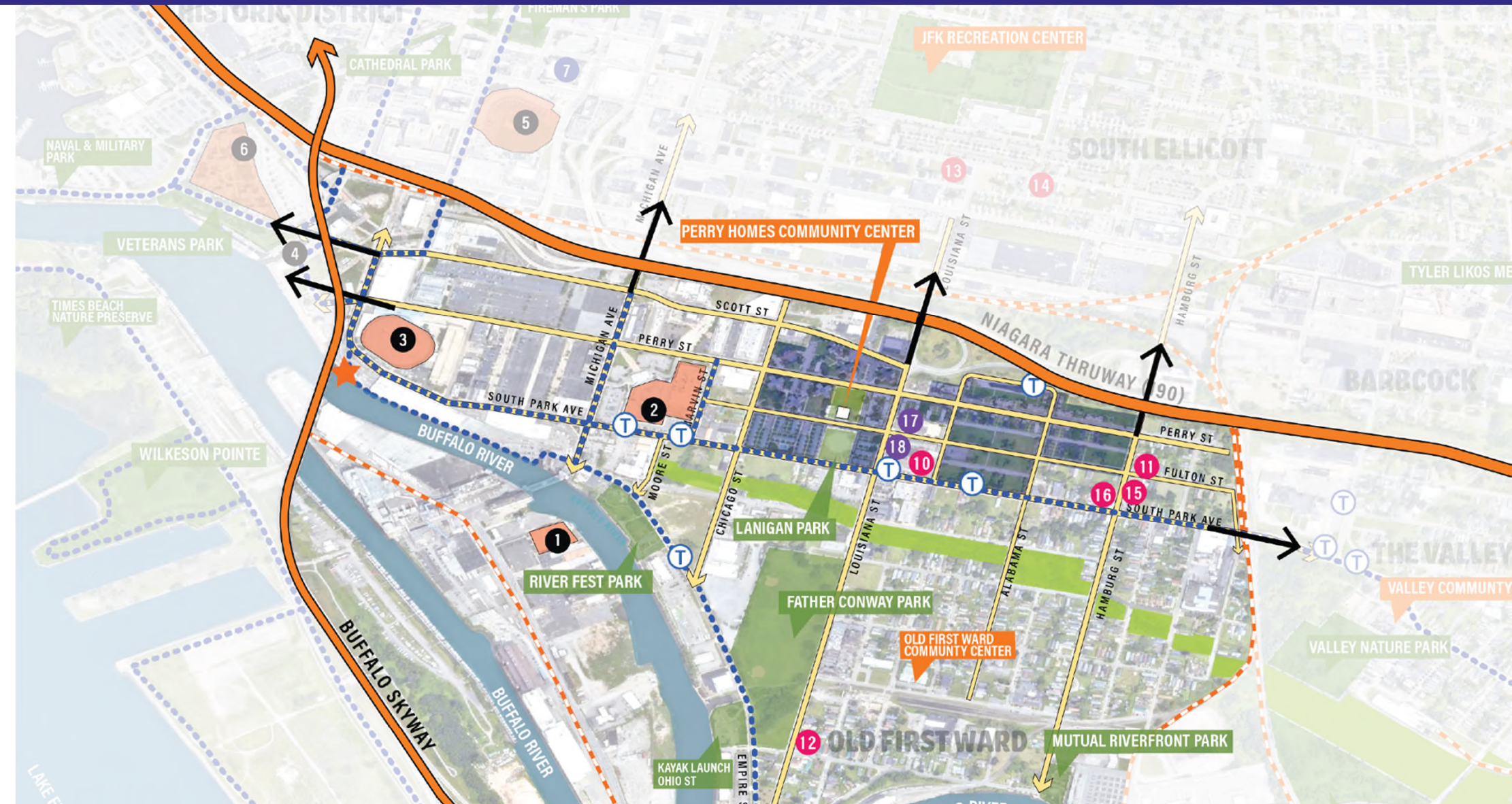


- | | | | |
|---|--|---|--|
|  5-BDRM TOWNHOUSE |  3-BDRM TRIPLEX |  MIDRISE BUILDING |  EXISTING MULTI-FAMILY TOWERS |
|  4-BDRM STACKED FLATS |  3-BDRM TOWNHOUSE |  SENIOR COMMUNITY TOWERS | |
|  3-BDRM/4-BDRM TRIPLEX |  2-BDRM TOWNHOUSE | | |



CONNECTION

- **Goal: Knit the neighborhood back into adjacent areas**
- Connect Perry to amenities in adjoining neighborhoods
- Address resident concerns of feeling isolated and cut-off
- Provide multimodal transportation options
- Simplify access to amenities, physical and social services, and greenspaces
- Reuse existing right of ways



LEGEND

- | | | |
|-------------------------------|---------------------------|--|
| ① RIVER WORKS | ④ CANALSIDE | ⑦ ERIE COMMUNITY COLLEGE LIBRARY |
| ② SENECA BUFFALO CREEK CASINO | ⑤ SAHLEN FIELD | ⑧ BUFFALO & ERIE COUNTY PUBLIC LIBRARY |
| ③ KEY BANK CENTER | ⑥ MARINE DRIVE APARTMENTS | ⑨ BUFFALO CITY HALL & NIAGARA SQUARE |
| ⑩ FAMILY DOLLAR GAS STATION | ⑭ MONTES GROCERY DELI | ⑰ SCHOFIELD ADULT DAY HEALTH CARE |
| ⑪ PROGRESS FOOD MARKET | ⑮ UNDERGROUND COFFEE | ⑱ MERCY COMPREHENSIVE CARE CENTER |
| ⑫ MASTER FOOT MART | ⑯ CARBONES PIZZA | |
| ⑬ SWAN ST GROCERY | | |

- PERRY HOMES
- EXISTING PARKS
- RIVERLINE FUTURE DEVELOPMENT
- Ⓣ NFTA BUS STOP
- ★ NFTA LIGHT RAIL STATION
- EXISTING BIKE LANE

LANIGAN PARK AS THE CULTURAL HEART

- Revitalize and establish as the “core” of the Perry Neighborhood
- Create public resource for the community
- Bring new services and amenities

STREET FRONTS

Create a walkable safe community

- Welcoming, pedestrian friendly
- Street wall with secured perimeters
- More eyes on the street
- New sidewalks
- Urban scale setbacks
- Commercial ground floor offering services
- A sense of safety
- New site lighting



Outdoor Dining



Expanded Tree Canopy



Enhanced Streetscapes



Shared Spaces

RESIDENT AMENITIES

Alongside general **outdoor space** for access to light and air, specifically programmed areas include:

- Gardens
- Senior zones
- Outdoor social areas
- Playgrounds
- Exterior seating



Outdoor Social
Areas



Senior
Zones



Community
Gardens



Playground

BACKYARDS

Promoting a sense of ownership and understanding the desire for residences to have a visual connection to outdoor areas:

- Shared backyards/green space
- Patios
- Direct access to alley parking
- Side and rear entrances



Family Friendly
Plantings

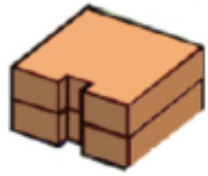


Individual Yards
& Shared Spaces



Welcoming
Entrances

TOWNHOUSES



Townhouses are single family homes within 2 story “row home” style houses.

- 2 stories
- 2, 3, 4 and 5 bedroom homes
- Every home has a front door and yard space
- Stairs are located inside of the unit



TRIPLEXES



Triplexes are 3 story homes that contain 3 units: a ground floor unit and 2 multi-story units on the upper floors.

- 3 stories
- 2, 3 and 4 bedroom homes
- Ground floor flats and walk-ups above



MID-RISE BUILDINGS



These multi-family apartment buildings range from 4-5 stories tall and contain a variety of unit types.

- 1, 2 and 3 bedroom apartments
- Shared lobby and amenities
- Mixed-use commercial and community spaces at the ground floor
- Elevators



TOWER RENOVATIONS



The existing towers on-site are 8 stories tall and will be renovated for:

- Comprehensive renovations
- Newly reconfigured apartments
- Modernized access and safety
- Improved amenities, lobbies and entrances



SENSE OF PRIDE

The new construction and renovated units will breathe new life into these houses and instill a sense of ownership and pride in their home.

- New, modern kitchens
- New, modern baths
- Inviting entrances and front porches
- Tenant-focused backyards and side yards
- Safe and well-lit walkways and site fencing



Demolition, Then New Construction



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Phase 1 Demolition

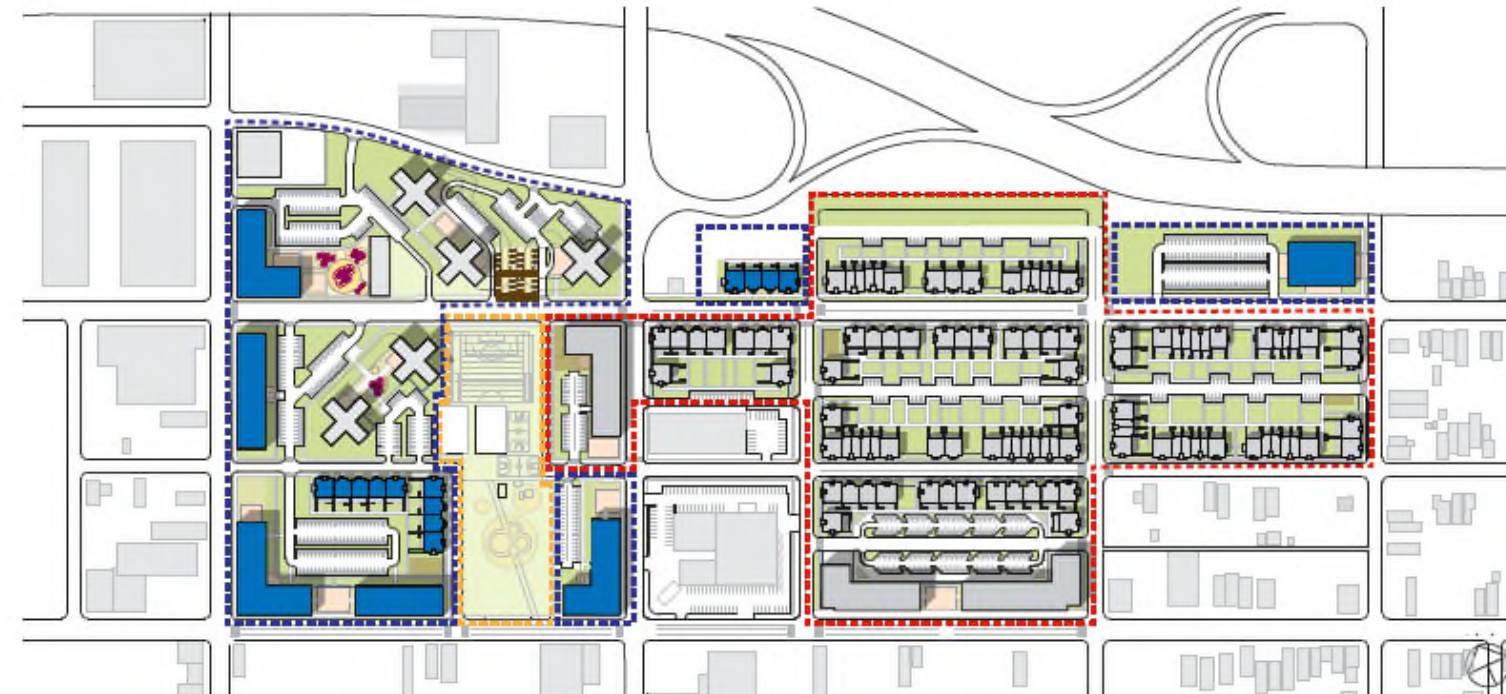


Phase 1 New Construction

Demolition, Then New Construction



Phase 2 Demolition



Phase 2 New Construction

Timing To Be Determined

Phase 1



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	Quantity	%
1-Bedroom	108	27%
2-Bedroom	110	27%
3-Bedroom	136	34%
4-Bedroom	37	9%
5-Bedroom	14	3%
TOTAL	405	100%

LAWN	5-BDRM TOWNHOUSE	3-BDRM TRIPLEX	RESIDENT COMMON AREAS	PLAYSACES
HEDGES	4-BDRM STACKED FLATS	3-BDRM TOWNHOUSE	COMMERCIAL SPACE	PLAZA
CONCRETE PAVING	3-BDRM/4-BDRM TRIPLEX	2-BDRM TOWNHOUSE	FENCE	

Architectural Variety + Styles



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BUILDING TYPE A
TRANSITIONAL / TRADITIONAL



BUILDING TYPE B

INTERPRETATING TRADITIONAL ELEMENTS



OPTION A
MODERN STYLE

OPTION B
TRANSITIONAL STYLE



GROUND FLOOR GLASS / COLUMNS

BRICK TREATMENT



Sense of Home & Pride (Tenant Experience)



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Free Broadband



Washer/Dryers



Private Entry/Front Door



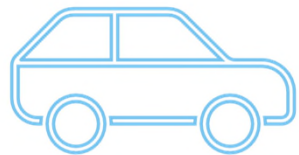
Energy Efficient Windows



Shared Backyards &
Green Space



Unit-Controlled Heating &
Cooling System



Parking Stalls for Residents



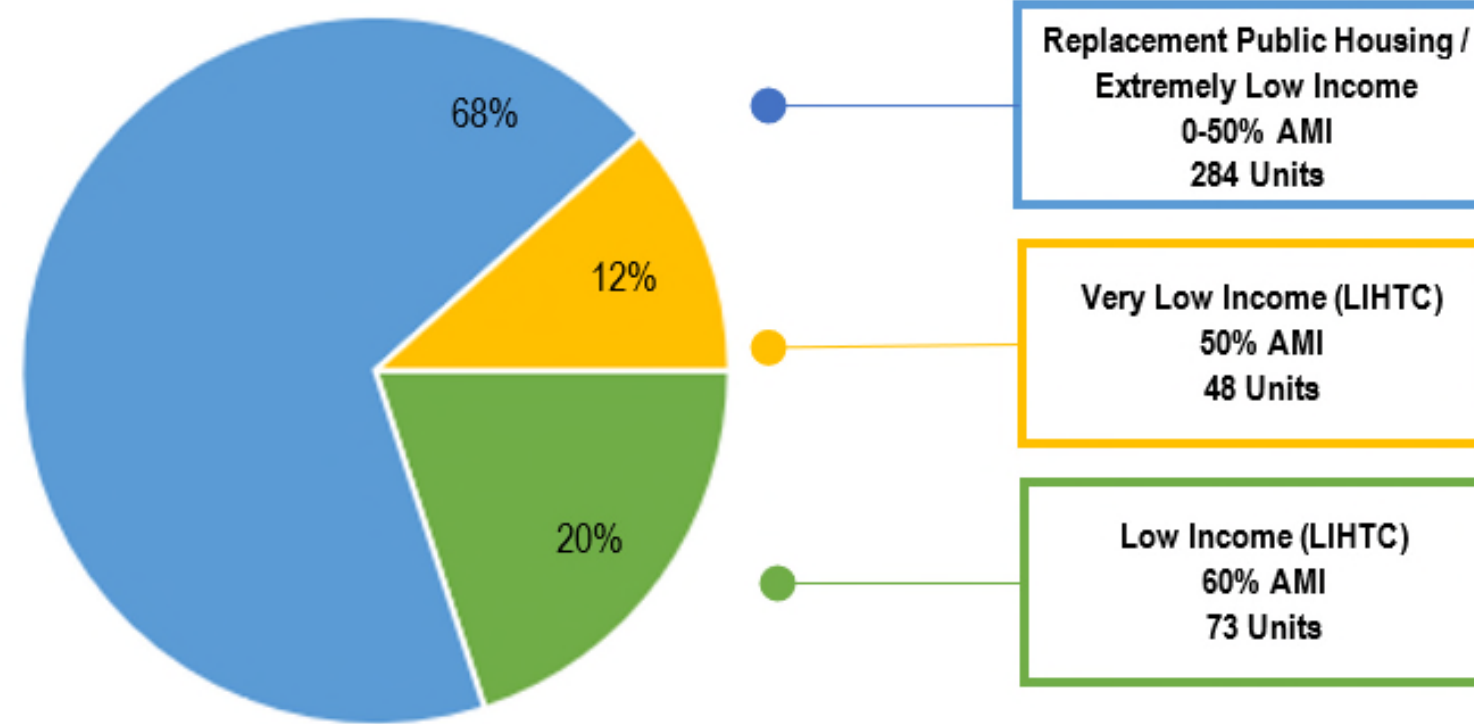
Sustainable Community



Electric Vehicle Chargers

Affordability Mix

Increasing the number of affordable units, in line with the Mayor's affordable housing plan



100% of units will not pay greater than 30% of their income towards rent

Rent	30% AMI	50% AMI	60% AMI
1-Bedroom	\$493	\$822	\$987
2-Bedroom	\$592	\$987	\$1,185
3-Bedroom	\$684	NA	\$1,368
4-Bedroom	\$763	NA	\$1,527
5-Bedroom	\$842	NA	NA

JOB CREATION

- **Construction Jobs:** Approximately 650 jobs
- **Permanent Jobs:** Property Management: Building Maintenance, Management & Administrative & Retail & Social Services
- **Grow Commercial Corridors:** along South Park, Louisiana and Chicago



M/WBE & SECTION 3 GOALS

- **GC selection** – Shortlist Bid
- **Extensive Outreach Plan Development with local WBE firm, Renaissance**
- **MBE Commitment** – 20% ~ \$18 Million **Strive to hit the City of Buffalo's 25% goal*
- **WBE Commitment** – 10% ~ \$9 Million
- **Section 3 Contracting Commitment** – 10% ~ \$9 Million
- **Hiring Commitment**
 - 40% of hours to Section 3 Workers
 - 20% of hours to MWBE Community Members

Past Performance

We **EXCEEDED** our MWBE and Section 3 Goals by \$30M+ on a recent project in Brooklyn, NY.

Community Workforce Development

- Committed to partnering with workforce training partners to prepare residents and community members for newly created jobs





Thank you!

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