

Example Projects and Best Practices for the Midtown Thriving Neighborhood Plan



MIDTOWN THRIVING



**Department
of State**





28 Austin: Mixed-Use Modular Apartment Building

28 Austin St, Newton, MA 02460

Project Description

Newton's multi-use, mixed-income modular development, 28 Austin, was created as part of the city's initiative to increase diversity and business activity. The project used prefabricated modules that "stack" onto one another to create a quick, energy-efficient, and low-cost means of constructing high-density structures. The development process was spearheaded by Austin Street Partners, a joint venture between Dinosaur Capital Partners and modular consultant, GreenStaxx, and designed by Stantec Architecture.

When asked about the feasibility of modular construction in other parts of the United States, Austin Street Partners responded that, despite the difficulties of planning a modular building, they would recommend that other developers explore modular architecture.

Building Details

Size & Details

- 68 units
- 4 stories
- 82,000 sq ft.
- 23 designated affordable units
- LEED certification
- 123 public parking spaces
- EV charging
- Energy efficient HVAC
- Solar energy facilities

Commercial Features

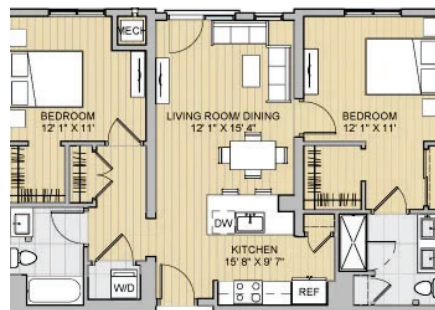
- 5,000 sq ft. commercial space
- Approximately 3 units

Residential Features

- Lounge & dining room
- Meeting spaces
- Fitness center
- Guest suite
- Public roof terrace
- Dog park
- 90-space resident parking
- Bike storage
- Playground
- EnergyStar appliances
- Community kitchen
- 24-hour maintenance
- Pet-friendly



Single-Bedroom Option



Double-Bedroom Option



Double-Bedroom Option



Henry Bear's toy store



Caffè Nero & outdoor seating



Resident Playground

Development Process

From Proposal to Assembly

When the City of Newton opened their request for proposals, the most important condition was that 85% of the city-owned parking lot occupying the space would be returned. This caveat inspired Austin Street Partners' modular ingenuity - stacking the modules onto columns above the now-underground municipal parking lot. The nature of modular construction also allowed for the building to be mostly constructed off-site - leaving the parking lot unscathed and unrestricted throughout the process.

Using GreenStaxx's digital library of 25 pre-designed units, Austin Street Partners and Stantec were able to customize the building's layout using 'stackable' modules. The 102 65'x13' building blocks were then manufactured in a Canadian factory from which they were transported by truck to Newton, MA. After arrival, Greenstaxx's assembly crew erected 28 Austin Street in a matter of weeks.

Limitations with Modular Building

Costs

Contrary to what many modular advocates believe, these buildings have equal potential to accrue high construction costs. While money is saved on labor and transportation, each module is a complete unit - meaning more material is used than a typical development. Once assembled, the building's walls, floors, and ceilings are essentially doubled - making for quieter, stronger, and more material-demanding buildings.

Transportation

For 28 Austin specifically, the developers were forced to use a Quebec-based modular factory - meaning each unit was transported along both federal and state borders. Cross-border transportation was a barrier because Canadian trailers sit too high for American roads. Each module had to be unloaded and reloaded after crossing the Canadian-American border - making for some difficult and expensive trips.

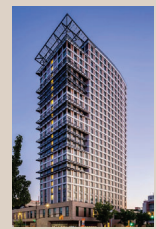
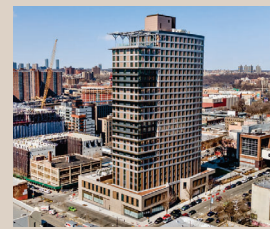
Financing

Funding Source	Approximate Amount	Funding Type
Eastern Bank*	\$30,167,000	Construction and permanent loan
MassHousing Workforce Housing Initiative	\$1,300,000	One-time grant

* Partnership between Austin Street Partners and Eastern Bank through Holliday Fenoglio Fowler, L.P.

425 Grand Concourse

425 Grand Concourse Bronx, NY 10451



Project Details

425 Grand Concourse is the Bronx's innovative mixed-use, high-density solution to New York City's shortage of affordable housing. The \$122 million high-rise is the largest Passive Housing project in North America to date - hosting 277 rental units, a medical center, a supermarket, educational facilities, and community spaces. 425 Grand Concourse is considered a low-to-moderate income housing development and uses 'income tiers' to ensure housing to occupants with a wide variety of AMI statuses.

Size & Details

- 26 stories
- 311,000 sq ft.
- 277 residential rental units
- Accessible by four trains and two bus lines

Sustainability & Certifications

- Passive House (PHIUS+) certified
- 70% energy consumption savings
- Energy recovery ventilation (ERV) systems
- Enterprise Green Communities Certified
- 1,000 REHA uPVC windows
- Energy consumption monitoring dashboard

Commercial Features

- Supermarket
- Medical facility
- Community/recreational spaces
- CUNY Hostos student services center
- Miscellaneous retail space

Residential Features

- Rent-stabilized units*
- Recreation & lounge spaces
- Roof terrace
- Fitness room
- Laundry room
- Bike storage

Development Details

Development Process

From the start, PHIUS+ certification was of upmost importance to 425 Grand Concourse's developers. The project is located in one of the state's poorest congressional districts which happens to have the highest rates of pervasive asthma due to traffic congestion and solid waste transfer stations.

During the design phase, Trinity Financial partnered with representatives of Passive House certifications to conduct feasibility studies and consultations to achieve PHIUS+ certification.

After this assessment, Monadnock Construction was brought onto the team to plan the construction process with a focus on speed and Passive House standards.

The project was proposed in 2015 during NYC Department of Housing Preservation and Development's call for proposals to create affordable housing in a mixed-use building on a city-owned site. After year of planning, construction began in June of 2020 and concluded in November of 2022.

Key Players

Developer: Trinity Financial & MBD Community Housing Corp.

General Contractor: Monadnock Construction

Architect: Dattner Architects

Mechanical Engineering: Dagher Engineering

Passive House Consultant: Steven Winter Associates, Inc.

Window Manufacturer: Starr Windows & Doors, Inc.

Awards & Distinctions

- 2024 ULI Twilliger Center Award
- 2023 National Affordable Housing Management Association Vanguard Award for New Construction
- 2024 NYSERDA Buildings of Excellence Round 1
- ACEC NY - Engineering Excellence Diamond Award
- Impact for Community Investment Award (CHPC)
- PHIUS Award for Best Multifamily Project
- PHIUS Award for Best Overall Project
- Bronx Borough President's Award
- Chicago Athenaeum's Green Good Design Sustainability Award for Green Architecture



CUNY Student Center



Residential roof-top terrace



Residential kitchen example



Project exterior map

Financing

Funding Source	Approximate Amount	Funding Use
NYSERDA** Multifamily New Construction Program	\$214,000	Construction
NYSERDA** Buildings of Excellence Competition Award	\$750,000	Construction
Residential Rent & Security Deposits	Varied by month	Maintenance
Commercial Rent	Varied by month	Maintenance
Low-Income Housing Tax Credit Equity	\$8,000,000	Construction
Red Stone Equity Partners Tax Credit Equity	Portion of \$100,000,000	Unknown
Tax exempt & recycled bond proceeds	Unknown	Construction
Conventional & developer equity	Unknown	Construction

* (75% at 30-80% AMI & 25% at 100% AMI)

** New York State Energy Research and Development Authority

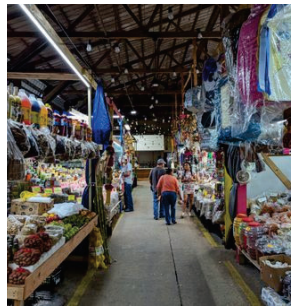
The Azteca Market

7710 Lyons Avenue, Houston, TX 77020



Market Description

The Azteca Market operates year-round, 8:00 AM - 7:00 PM every day, in Houston, TX. The market was founded in 2019 by Efran Gonzalez and Janet Yadzi, two artisans seeking a safe space for Houston's Mexican community. All vendors are Mexican, serving Mexican food, produce, and goods. The market is keeping the Mexican community alive, culturally rich, and united in Houston while also sharing traditional food and experiences with non-Mexican patrons. The market has both open-air and indoor sections over 13 acres.



Market Details

Offerings:

- Over 50 vendors
- Food trucks
- Spices
- Produce
- Prepared food & drinks
- Home & gardening supplies
- Ceramics & jewelry
- Clothing

Vending in the Azteca Market:

The founders of the Azteca Market's number one priority was to create a safe space for Houston's Mexican community. The market's prioritization of community and unity is not conducive to exclusivity or unaffordable rent. The Azteca Market offers vendors a holistic rent establishment process in which they work within a prospective vendor's budget to find a space that accommodates them and their needs.

Beacon Flea and Farmer's Markets

6 Henry Street, Beacon, NY 12508 & 223 Main Street, Beacon, NY 12508

The Beacon Flea Market

Description

The Beacon Flea Market is an open-air market open from 8:00 AM until 3:00 PM every Sunday, April through December.

Vendor Application

Goods Requirements:

- Vintage
- Antique
- Architectural
- Collectibles

Vendor Fees:

- Cars & SUVs: \$50
- Vans & Pick-ups: \$60
- Non-profit vendors: \$20
- Box trucks & additional space: \$65
- Residents pay a discounted fee



The Beacon Farmer's Market

Description

The Beacon Farmer's Market is a year-round market that's been open 10:00 until 2:00 PM every Sunday since 1959.

Vendor Application

- Stalls are rented on a bi-annual basis (Summer and Winter rotations)
- Applications open about 2-3 months before the start of the season
- Vendors pay \$55 per Sunday for a 10x10 tent
- For the Summer 2025 season, the market received 171 applications for just 65 spots

Governance

Market Committee

The Market Committee is an entirely volunteer-run board that supports market decision-making, planning, and development.

Common Ground Farm

The Common Ground Farm has taken the Beacon Farmer's Market under its wing over the last decade. The farm is a long-time vendor and resource to the market through its networking, partners, and guidance in decision-making.

Programs

Hudson Valley Farmer's Market Academy

A professional development series of workshops on branding, marketing, sales strategies, customer engagement, and more. The academy is free for participating vendors and is funded through USDA grants.

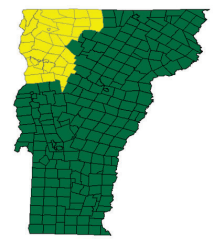
Social Responsibility Involvement

The Beacon Farmer's Market supports and collects food for the Mutual Aid Beacon Community Fridge. The vendors also accept SNAP and FMNP/WIC benefits.



Champlain Housing Trust

88 King St, Burlington, VT 05401



What is a Community Land Trust?

Community land trusts (CLTs) are non-profit organizations that create community assets, shared equity opportunities, and permanently affordable housing. The CLT buys/builds a home on a plot of land, sells only the house to qualifying low-income buyers, and maintains ownership of the land underneath the house. The land ownership allows the CLT to make executive decisions, sell homes at a discounted rate, and preserve the land as permanently affordable.

Housing Trust Details

CHT Development

The Champlain Housing Trust was formed from a merger between the Burlington Community Land Trust and the Lake Champlain Housing Development Corporation. Both corporations were founded with assistance from the City of Burlington in 1984 amidst the city's urban renewal initiative to preserve and create local housing stock and affordability. These objectives are what ultimately led to the formation of the public Burlington CLT. The continuance of support for the CHT post-merger is motivated by the organization's successes throughout the 1984 housing crisis and 2008 recession such as improved resident mobility, housing justice lobbying, and recognition from the US office of Housing and Urban Development.

Now, the CHT uses a mix of public and private funds to provide affordable homeownership and rental options to families earning no more than northwestern Vermont's AMI. When acquiring land, the CHT may buy existing properties/structures, develop the properties independently, or work with private developers to construct homes.

Programs and Offerings

- Housing placement (subsidized, rental, cooperative, and for-purchase units)
- Homeowner equity programs
- Financial assistance for new constructions
- Training for prospective board members
- Loan lending (home repair, down-payment, farmworker housing, and veteran housing)
- Classes on homeownership, renting, shared equity partnerships, and financial literacy
- General consulting services

Ownership & Reach (2023 data)

- 2,400 low-cost rental units
- 600 for-purchase units
- 670 single family shared equity homes
- 115 cooperative units across five groups
- Over 14,000 sq. ft in commercial space

CHT Board of Directors

- Consists of three branches: public, general, and resident members
- 15 active board members
- Directors nominated and elected annually
- Directors are term-limited



2025 Board of Directors; Champlain Housing Trust

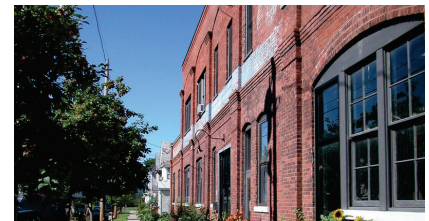
Project Examples



Stratos Condominium (for-purchase)



Avenue Apartment Housing (rental)



Rose St. Artist Cooperative Studio



Newly constructed mixed-use development including the Laurentine Apartments - 1/4 of which are permanently affordable.

Financing (2023 Data)

Funding Source	Approximate Amount	Funding Frequency
City of Burlington	\$200,000*	1984 inception grant
City of Burlington Budget	\$1,000,000**	Ongoing annually in varied amounts
Misc. Federal & State Grants	\$8,000,000	
Private Donations	\$21,500,600	
Rents	\$16,450,000	
Gain on Investments & Interest	\$356,000	
Net Gain on Sale of Properties	\$2,109,000	
Property Management Fees	\$4,0061,000	
Homeownership Fees	\$530,000	
Developer Fees	\$822,000	
Misc. Fees & Revenues	\$1,333,000	

* This 1984 fund allotment is equivalent to \$623,500 after CPI adjustments in 2025

** As of 2024, the annual budget allotment to CHT and similar efforts will double to approximately \$2,000,000 (2%)

Coworking Spaces

What is a Coworking Space

Coworking spaces are becoming increasingly popular solutions to barriers of entry into the commercial rental market. For businesses saving up to buy a commercial space or for employees of virtual companies, coworking spaces provide professional settings in which employees can work in the same space, collaborate, and network. Most coworker spaces offer WIFI/internet connection, complimentary beverages, and are paid for on a monthly membership basis while also offering day passes.

THRIVE in Honeoye Falls, New York

Facilities

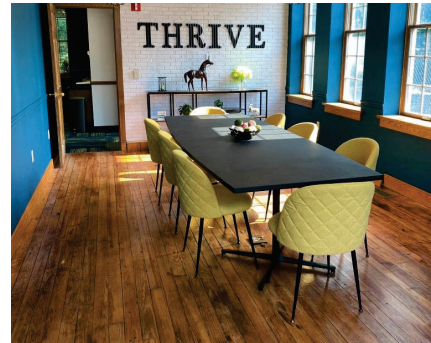
- Private offices
- Community desks
- Team rooms
- Meeting rooms
- Private event spaces
- Printing/scanning/copying machines
- Coffee bar
- Free WIFI/internet connection

Programs

- Mailing address hosting for virtual enterprises
- Networking events
- Professional development workshops

Pricing

- Event space: \$350/day
- Open desk pass: \$20/day
- Meeting room: \$35/hour
- Private two-desk office: \$40/day
- Training space: \$350/day
- Open Workspace Memberships: \$99/month



Luminary in New York City, New York

Facilities

- Meeting rooms
- Class/boardrooms
- Rooftop lounge
- Dance/yoga studio
- Phone booths/call areas
- Bottomless tea/coffee
- Computer monitors
- Wine on tap
- Meditation rooms
- Lactation rooms
- Fitness studio
- Beauty bar
- Locker room
- Free WIFI/internet access
- Communal & retail kitchens
- Printing/scanning/copying machines

Programs

- Salon services
- Networking events
- Professional development workshops
- Dance/yoga studio & classes

Pricing

- 1-2 person offices: \$999/month
- 2-4 person suites: \$2,500/month
- Digital Plus Membership: \$79/month
- Nomad Membership: \$129/month
- Collective Membership: \$199/month
- Collective Plus Membership: \$299/month
- CRU Only Membership: \$399/6-month commitment



Sources of Coworking Space Development Funding

Public Programs:

- U.S. Small Business Administration (SBA) microloan programs up to \$50,000 for physical capital (equipment, furniture, technology, etc.)
- U.S. Small Business Administration (SBA) Community Advantage Pilot Program for projects in underserved communities
- U.S. Department of Agriculture (USDA) Rural Development program which administers grants and loans to small businesses in rural areas
 - Rural Business Development Grants Program
 - Community Facilities Direct Loans & Grants
- U.S. Economic Development Administration Public Works and Economic Adjustment Assistance program offers grants for construction, renovations, expansion, and physical capital for innovative or economically-distressed businesses
- Community Development Financial Institutions offer grant funding for small business growth and community revitalization

Private Programs:

- Hello Alice streamlines current grant opportunities across private retail corporations such as Lowe's and PepsiCo for small business opportunities
- Kauffman Foundation entrepreneurial grant program
- Surdna Foundation entrepreneurial grant program
- The Workers Lab Innovation Fund Fellowship
- Eileen Fisher Grant Advance for Women-Owned Businesses
- Crowdfunding resources such as IFundWomen



Energy Square

20 Cedar St, Kingston, NY 12401



Project Details

Kingston's Energy Square is Upstate New York's first net-zero affordable housing development. The \$22 million restoration was carried out by RUPCO in 2020 and has provided a disinvested area of Kingston, NY with housing for mixed-income individuals and families in addition to civic spaces for community-based programming and commercial space currently occupied by cafe and restaurant Seasoned Delicious.

Building Details

Capacity & Details

- 5-stories
- 71,000 total sq ft.
- 11,000 sq ft. civic/commercial space
- 57 mixed-income units*
- Geothermal technology
- Net-zero energy
- Solar energy facilities

Commercial Features

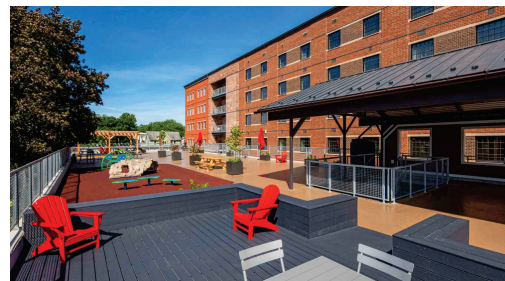
- Two community-based arts program civic spaces: CCE & D.R.A.W
- Cafe/restaurant commercial space

Residential Features

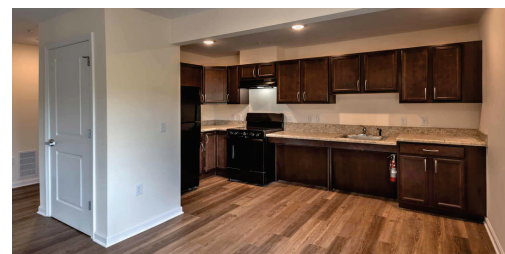
- 2 studio units
- 44 one-bedroom units
- 7 two-bedroom units
- 4 three-bedroom units
- 6,700 sq ft. elevated green space
- Community room
- Exclusive parking
- Laundry facilities



Square Energy rooftop solar panels



Elevated community space



Apartment kitchen design

Awards

- U.S. Green Building Council 2021 LEED Homes Award for Outstanding Affordable Projects
- U.S. Green Building Council 2021 Award for Exceptional Implementation of Sustainable Technologies
- NYS Association for Affordable Housing 2020 Award for Excellence - Project of the Year

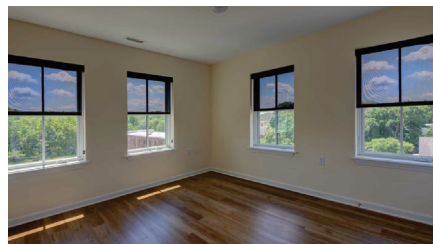
Certifications

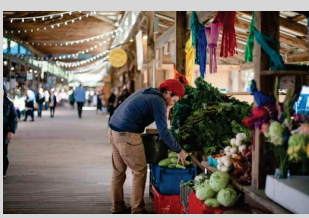
- ENERGY-Star certification
- EPA Indoor airPlus certification
- DOE Zero Energy Ready Homes certified
- LEED 2020 Platinum certification

Financing

Funding Source	Approximate Amount	Funding Frequency
Federal Historic Tax Credits	\$9,863,000	Ongoing
State Historic Tax Credits	\$1,875,000	Ongoing
NYS HCR Middle Income Grant	\$550,000	One-time payment
NYS Housing Trust Fund	\$2,274,000	One-time payment
NYS RESTORE Initiative	\$305,000	One-time payment
NYS Community Investment Fund	\$2,000,000	One-time payment
NYSERDA Cleaner Greener Communities	\$1,000,000	One-time payment
NYSERDA Incentives	\$235,500	One-time payment
Deferred Dev Fee	\$677,000	One-time payment
Solar Investment Tax Credit	\$141,000	One-time payment
Geothermal Tax Credit	\$116,000	One-time payment
CPC First Mortgage Lending Program	\$2,941,000	One-time payment
Empire State Supportive Housing Initiative	\$109,000	Ongoing
Rent	Various amount	Ongoing

* RUPCO reserves two apartments for homeless adults and an additional seven units for homeless youth individuals.





Ithaca Farmers Market

Steamboat Landing, 545 3rd St, Ithaca, NY 14850



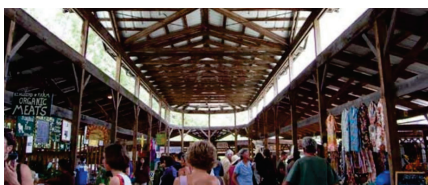
Market Description

The Ithaca Farmers Market operates multiple days out of the week at four different locations year-round. On average, the market attracts 5,000 patrons a day and list of 150 regular vendors operating out of at least one market location. The market is considered foundational to the economic prosperity and sense of community amongst Ithaca residents.

Market Details

Patron Attractions

- Meat and dairy
- Fruit and vegetables
- Warm meals
- Baked goods
- Wine, beer, & spirits
- Plant shops
- Art and artisanal goods
- Jam, jelly, and honey
- Token system for EBT/SNAP recipients
- Dish return and compost center
- Live music weekly
- Public restrooms
- Opportunity to reserve pavilion on non-market days, including select vendors



Cayuga Waterfront Pavilion



East Hill Location

Vendor Details

- 88 vendor stalls
- Three categories of accepted vendors: agriculture, food, and artisan
- Zero Waste Project opportunity
- Opportunity to participate in select committees or the Board of Directors
- All vendors must be located within 30 miles of the Cayuga Pavilion location

Times & Locations

May - October

- Wednesday: 3:00 - 6:00 (East Hill Plaza)
- Saturday: 9:00 - 3:00 (Cayuga Pavilion)
- Sunday: 10:00 - 2:00 (Cayuga Pavilion)
- Tuesday: TBA (Dewitt Park)

November-December

- Saturday & Sunday: 10:00 - 2:00 (Triphammer Marketplace)



Triphammer Mall Location



Youth Entrepreneur Market



50th Anniversary Market



Cayuga Pavilion Wedding

Programs & Events

- **Artists market** - Juried show and sale of locally-created art, including writing pieces, paintings, sculptures, and more. The market is once a year and is accompanied by food vendors and live music.
- **Tap & Craft** - Once a year market for breweries, wineries, cideries, and distilleries. The market is accompanied by food vendors and live music.
- **Youth Entrepreneurship Mentor Program** - Students in grades 4-12 learn business start-up basics from local entrepreneurs and coaches
- **Youth market** - Students from the Youth Entrepreneurship Mentor Program launch their ideas and start-ups in the community
- **Rutabaga Curl** - Annual root-vegetable throwing competition and adjoining festival
- **Campus Club Fall Open House** - Social and educational event for women in Ithaca to collaborate and share entrepreneurial ideas. The club includes social events, lectures, and club programs year-round. Women participate in outdoor pursuit groups, culinary groups, language groups, social groups, support groups, book groups, and more
- **The Zero Waste Project** - Established in 2022, the market has received grants to continue its immensely successful zero waste initiative. The market uses durable dishes instead of plastic, single-use ones. The market sends these dishes to a cleaning facility for reuse. Each year, it is estimated that the market diverts 22,000 units of plastic cutlery/dishes. The initiative also includes a “back of the house” food scrap collection program, alleviating the Ithaca landfill of roughly 1,200 gallons of food waste through composting. Currently, the market is seeking funding for onsite dishwashing infrastructure to mitigate the time and cost spent transporting dishes to the CCE facility

Logistics & Governance

- **Board of Directors:** Comprises nine voluntary vendor representatives tasked with decision-making
- **Select Committees:** Inform the Board of Directors and decision-making. Committees include: Financial, Marketing, Personnel, Sustainability, etc.
- **Zero Waste Project partners:** Dish Truck & CCETC Master Composter Education Program



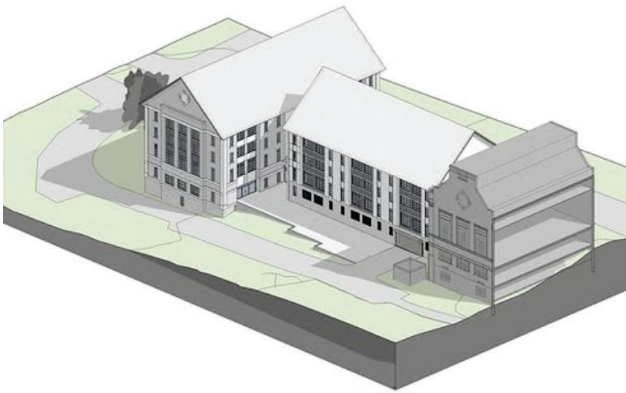
Livingston School Apartments Phases I & II

315 Northern Blvd, Albany, NY 12210

Project Details

Phase I

The Livingston School sat vacant from 2009 until 2014 before being bought and restored by WinnCompanies. The \$20.7 million project was implemented to combat the affordable housing shortage in Albany, New York and now houses seniors earning within 50%-90% of AML.



Phase II

Upon completion, the Phase II Livingston Apartments will add 70,000 sq. ft and 80 affordable units to the existing structure. In collaboration with the Soldier On organization, the addition will house formerly homeless veterans. The design won the 2024 Buildings of Excellence Round 4 Blue Ribbon.

Building Details

Size and Capacity

- 300,000 sq. ft (70,000 sq. ft Phase II)
- 76 one-bedroom units
- 15 two-bedroom units
- 80 additional units expected (Phase II)
- 11 handicap-accessible units
- 5 visually/hearing impaired-friendly units

Sustainability

- Net-zero carbon emissions
- Energy Star Certified
- Battery storage (Phase II)
- Continuous Insulation (Phase II)
- Geothermal heat pumps (Phase II)

Residential Features

- 24-hour emergency maintenance
- Wellness center
- Common laundries
- Nature paths
- breakfast bar
- Fitness center
- On-site recycling
- Memorial courtyard
- Computer lounge
- Controlled-access entry
- Food pantry
- Auditorium
- Community room
- Mental health support services (Phase II)

Facilitation

Phase I

Developer Company: WinnDevelopment
Architecture Firm: Architectural Team
Tax Credit Syndicator: Boston Financial Investment Management

Phase II

Developer Company: WinnDevelopment
Architecture Firm: SWBR Architecture
Nonprofit Involvement: Soldier On: Veterans Housing Organization

Phase 1 Financing

Funding Source	Amount	Funding Frequency
Federal LIHTC*	\$1,400,000	Annual renewal
State LIHTC*	\$686,000	Annual renewal
Federal Home Loan Bank of Boston	Undisclosed amount	Unknown
New York Historic Preservation Office	\$22,975,000	One-year tax credit
NYDHCR Low-Income Housing Trust Fund	\$2,400,000	Annual Renewal
City of Albany	Undisclosed amount	One-time allotment
New York State Energy Research and Development Authority**	Undisclosed amount	One-time allotment
Community Preservation Corporation	Undisclosed amount	Unknown

Tax Exemption Approximate Amount

NYS Compensating Use Tax	\$525,000
Sales Tax	\$6,554,000
Mortgage Recording Tax	\$300,000
Real Property Tax	\$21,266,000

The City of Albany's IDA granted tax exemptions to the Livingston School Apartments in 2013 on account of the 100 jobs created during redevelopment

* KeyBank and Citizens Bank were the principles investors that bought the tax credits syndicated by Boston Financial Investment Management.

** NYSERDA awarded \$1 million to the Phase II design from the Early Design Support fund



1 Lafayette Sq, Buffalo, NY 14203

Makerspaces: Central Library of Buffalo & Tech Valley Center of Gravity



30 3rd St, Troy, NY 12180

What is a Makerspace?

Makerspaces are collaborative workspaces that offer low-cost access to equipment, classes, and resources that are otherwise expensive or inaccessible. Makerspaces gather equipment and fiscal support through private sponsors, partnerships, and public/private grants. The cost of maintenance is typically covered by the continuation of grants, private donations, and membership fees.

The Central Library of Buffalo opened the Launch Pad in 2015 and has since garnered such a high demand that the library is searching for additional spaces and infrastructure to contain a larger Launch Pad. Troy, New York's Tech Valley Center of Gravity (TVCOG) was launched in 2013 and expanded in 2015 using a mix of public and private funding.

Makerspace Offerings

Central Library of Buffalo Launch Pad

Equipment & Facilities:

- Collaborative workspaces
- Library of Things
- Media production studios
- Seed Library
- Laser cutting & engraving
- 3D printers
- Sewing machines
- Virtual reality
- Arts & crafts supplies
- Musical instruments
- Circuitry kits

Program Offerings:

- 3D printing and laser cutting certification classes
- Arts and crafts clubs/classes for all ages
- Gardening classes
- How-To Festivals

Troy Tech Valley Center of Gravity

Equipment & Facilities:

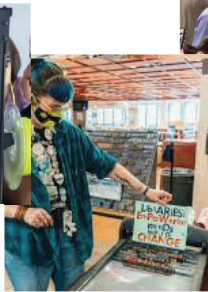
- Collaborative workspaces
- Fiber arts spaces
- Electronics and microprocessors
- Metalwork & welding shops
- Innovation studio space
- Community kitchen
- THINQubator kid-centric STEAM room
- Laser cutting & engraving
- Woodshop equipment
- Glass and enamel shop
- Prototyping center

Program Offerings:

- Artist residency programs
- Small Business Support program
- Classes in electronics, the arts, metalwork, prototyping & manufacturing, and more
- Aspiring makerspace consultations*



3D Printers



Lasers



Production Equipment



Collaboration spaces



Manufacturing equipment



Sewing machines

Tech Valley Center of Gravity Financing

Funding Source	Approximate Amount	Funding Type	Funding Purpose
Empire State Development	\$550,000	One-time grant (2015)	Quackenbush Building renovation and equipment
Rensselaer County IDA	\$10,000	One-time grant (2015)	Quackenbush Building renovation and equipment
NYS Business Incubator & Innovation Hub Spot Support Program	\$625,000	One-time grant (2021)	Miscellaneous expenses and equipment additions
NYS Department of Parks and Historic Preservation	Unknown amount	One-time grant	Quackenbush Building renovation and equipment
State Employee Federal Credit Union	Unknown amount	One-time grant	Quackenbush Building renovation and equipment
Troy Local Development Corporation	Unknown amount	One-time grant	Quackenbush Building renovation and equipment
Membership Fees	Varying amount per annum	Constant source of revenue	Miscellaneous
FuzeHub's Jeff Lawrence Manufacturing Innovation Fund	\$75,000	One-time grant (2018)	Purchase of prototyping and manufacturing equipment
NYS Council of the Arts	\$49,500	One-time grant (2022)	Expansion of Artist-in-Residency program and Community Access Fund

* TVCOG offers consultations for those aspiring to create their own makerspaces. The consultations are priced by the hour and are only available to libraries, universities, and private entities outside of the Capital Region

The Lincoln Park Development of New Rochelle

1 Remington Pl, New Rochelle, NY 10801



Project Details

The redevelopment of New Rochelle's downtown Lincoln Park included the construction of a new Boys & Girls Club, a 179-unit affordable housing complex, and a 356-space parking garage. The \$96 million development's construction was completed in May of 2024 and has since served as a vibrant community center for New Rochelle's youth, families, and underserved citizens.



Features

The Remington Boys and Girls Club

Size & Capacity

- 23,400 sq ft; Two-stories
- 700-person capacity
- 10 classrooms

Materials & Sustainability

- Chief architecture firm: GF55 Architects
- Solar energy reliance
- Materials: Standing seam metal roofing, multi-toned fiber cement board, corrugated metal paneling, and double-height glazing

Club Features

- Fully-equipped gym
- Audio production studio
- Cafeteria
- Teen lounges
- Basketball court
- Athletic fields
- STEM classrooms
- Before & after-school care
- Staff offices
- Community garden
- Fine arts studio
- Gaming lounge
- Outdoor pool
- Solar panels
- Public parking garage
- Community kitchen
- Summer child-care
- Youth financial literacy courses



The Renaissance at Lincoln Park



Size & Capacity

- 179 units total
- 20 studio units
- 96 one-bedroom units
- 63 two-bedroom units
- 11 stories
- Mixed-income tiers
- (40% - 80% AMI)

Residential Features

- Fitness center
- Onsite laundry
- Bike storage room
- Boys & Girls Club access
- Pet-friendly
- Community room
- Parking garage

Financing

Funding Source	Approximate Amount	Funding Frequency
State Grant under Downton Revitalization Initiative (NR DRI)	\$4,000,000	Non-renewable
Permanent Tax-Exempt Bonds	\$16,200,000	Ongoing
Federal and State Low-Income Housing Tax Credits	\$31,500,000	Ongoing
Homes and Community Renewal Subsidy Program	\$27,700,000	Ongoing
HCR Community Investment Fund	\$2,000,000	Non-renewable
Fundraising Efforts	\$1,000,000	Ongoing (\$1 million annual goal)
Public-Private Grants* & Private Donations	\$4,000,000	Ongoing
Planet Fitness Partnership	Fully-equipped gym	N/A
PepsiCo Partnership	STEM classrooms	N/A
Apple Bank Partnership	Financial literacy course	N/A
Westchester County Housing Infrastructure Fund	Unknown amount	Non-renewable
Interfaith Development Corporation	Unknown amount	Non-renewable

* Investors include Guion Renaissance Housing Development Fund Corporation, NRP Group, Kensworth Consulting, The Boys & Girls Club of America, and the City of New Rochelle



Pier 57

25 11th Ave, New York,
NY 10011



Project Details

New York City's \$410 million restoration of Pier 57 serves as a best practice for mixed-use, public-private-facilitated historic landmark redevelopment. The project includes office space for Google's New York City campus; A food hall incubation space, Market 57; A show kitchen, PLATFORM; Ecological and biodiverse facilities, such as classrooms and a rooftop park; Community gathering and collaborative workspaces; And multiple full-service restaurants.

Features

Size & Capacity

- 633,000 sq ft.
- 2-stories
- Mixed-use designation
- Private-public hybrid ownership

Programs

- Community events for varying ages throughout the week

Features

- 2-acre rooftop park
- Three community classrooms
- Ecology discovery space
- City Winery of New York City
- Two full-service restaurants
- The "Living Room"
- PLATFORM kitchen space
- Market 57 food hall



The "Living Room"



The "Living Room" is Pier 57's designated public gray and coworking space. The seating is free and does require a reservation.

Features

- Stadium seating
- Soft sitting areas
- Long tables for collaborative work
- Private and open working areas

PLATFORM by the JBF

The PLATFORM is Pier 57's modernized show kitchen, event, and educational space dedicated to the culinary arts and the industry's rising stars.

Features

- Cooking class offerings
- Reservable private or public event space
- Show kitchen with chef-in-residence program



Market 57



Market 57 is a food hall that serves as an incubator space for chefs in the Beard House Fellows program, a mentorship initiative run by JBF. When sourcing vendors, JBF allots priority to minority- and women-owned restaurants.

One critique some culinary connoisseurs share is that JBF, rather than strictly selecting less-established chefs, chooses a mix of new restaurants that need exposure with iconic and already beloved shops.

Features

- Affordable commercial rent
- 15 kiosks for new and innovative restaurants
- JBF's anchor kiosk, Good To Go

Development Process & Logistics

Restoration Process

The Pier 57 structure, built in 1907, was originally used for maritime shipping and storage. After over 100 years of various uses and owners, the property was bought in 2011 and fully restored in 2023. The restoration process was initiated by Google to add office space to its NYC campus. Google sourced RXR Realty, Jamestown, Baupost Group, and Young Woo LLC. for restoration funding and consultation. JBF was later approached for their guidance and occupation of the ground floor's kitchen, Market 57, and miscellaneous food facilities.

Key Players

Development & Investment Partners:

- RXR Realty
- Jamestown Real Estate Investment
- Hudson River Park Trust
- Young Woo & Associates LLC
- Baupost Group

Anchor Tenants:

- Google
- James Beard Foundation (JBF)

Architecture:

- Handell Architects

Financing

Funding Sources

Some amount of \$750,000 competitive grant for Hudson Valley Estuary Communities

Market 57 kiosk rent

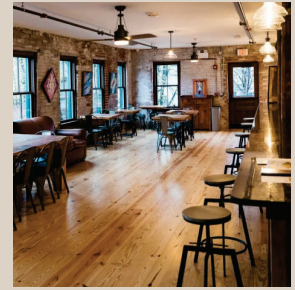
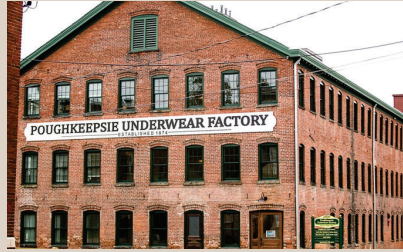
Leases from JBF, Google, prospective restaurants, and the City Winery

Public donations

Westchester County Housing Infrastructure Fund

Poughkeepsie Underwear Factory

8 N Cherry St, Poughkeepsie, NY 12601



Project Details

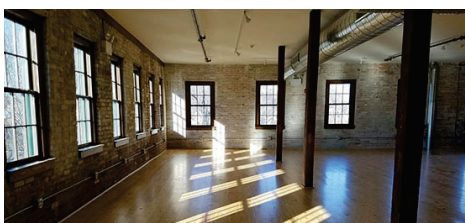
The Poughkeepsie Underwear Factory is Hudson River Housing's vibrant mixed-use project containing market-rate residential units, permanently affordable residential units, commercial space, a makerspace, and an open commercial kitchen used by over 20 member companies. The industrial-style kitchen is a cost-efficient model that incubates and supports small businesses that cannot afford the overhead costs of an independent restaurant/production space by providing them with the space to prep, produce, and sometimes sell their product on-site.

The \$7.2 million redevelopment was a collaborative process between affordable housing nonprofit Hudson River Housing Inc. and the City of Poughkeepsie to implement positive economic activity, support for small businesses, and neighborhood accountability in the city. When asked if the development could work outside of Poughkeepsie, the factory manager explained that much of their demand comes from companies outside of the Poughkeepsie. While garnering spatially clustered demand is easier in a city, pop-up restaurants, take-out establishments, and catering businesses in need of such spaces exist everywhere. The demand from distant companies has been so high that Hudson River Housing opened a second small business incubator, River Valley Arts Center in Wappinger Falls, NY in 2021.

Building Details

Management

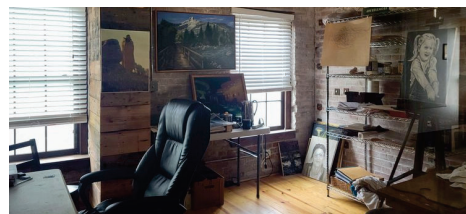
- Management: Hudson River Housing Inc.
- Kitchen use: monthly membership basis
- Residential Placement: Hudson River Housing Placement Program



Commercial loft space

Awards & Distinctions

- 2017 New York Housing Conference Community Impact Award
- 2017 New York State Historic Preservation Award
- 2018 Preservation League's Excellence in Historic Preservation



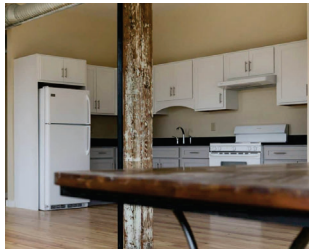
Private artist studio

Size & Details

- 22,000 sq ft.
- Erected in 1874; Redeveloped in 2014
- Three stories



Murphy Park (top) and residential unit (bottom)



Residential Features

- 11 affordable units (50-60% AMI)
- 4 market-rate units
- community green space

Commercial Features

- Basement:
 - Kitchen prep and food storage area
- First Floor
 - Industrial-grade open kitchen
 - Cafe & dining room
- Second Floor
 - Private artist studios
 - Public fine arts makerspace
- Third Floor
 - Multi-use classroom space
 - Commercial loft space

Financing

Funding Source	Approximate Amount	Funding Frequency
Federal Historic Tax Credits	\$1,111,579	Annual
State Historic Tax Credits	\$752,632	Annual
NYS Historic Property Acquisition Fund	\$500,000	One-time payment
NYS HCR Urban Initiatives Fund	\$200,000	One-time payment
NYS HCR Main Street Grant	\$249,133	
Empire State Development Grant	\$850,000	One-time payment
Dutchess County HOME Fund	\$541,756	One-time payment
NYS Environmental Protection Fund	\$99,900	One-time payment
Leviticus Fund	\$500,000	Mini-permanent loan
Neighborworks	Unknown amount	N/A
Private donors	Unknown amount	Ongoing
Rent (Commercial spaces & apartments)	Unknown amount	Ongoing
Open Kitchen Memberships*	Unknown amount	Ongoing (monthly basis)

* Kitchen membership system proposed to increase the predictability of month-to-month finances. The memberships alongside the commercial leases are expected to cover maintenance and variable costs



Upper West Market

1385 Collier Road Atlanta, GA 30318



Project Details

The Upper West Market is Atlanta's anticipated indoor, year-round farmer's market hosting local vendors and office spaces for rent. The market is set to open in the summer of 2025 and is the first in its neighborhood to offer locally-sourced, reasonably-priced produce and meats. Currently, Buckhead residents report having to travel over 40 minutes for groceries if they can't afford Whole Foods.

Expected Features

Size & Capacity

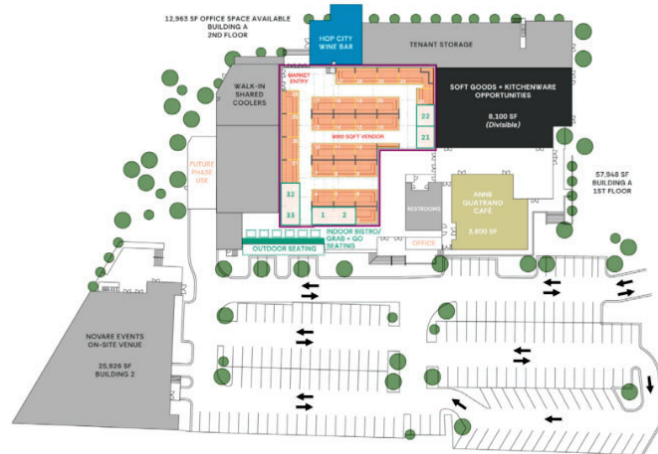
- 97,000 sq ft. in total
 - 13,000 sq ft. of office space
 - 8,000 sq ft. retail center
 - 9,000 sq ft. farmer's market
 - 26,000 sq ft. private event space (Novare event location)
- 33 vendor stalls for lease

Facilities

- Outdoor garden
- Open-air design
- Coffee truck
- Wine bar
- Indoor/Outdoor bistro seating
- Shared walk-in vendor coolers

Programs

- Community events
- Cooking classes
- Seasonal celebrations



Development Process & Logistics

Development

The project takes place in a former chicken processing facility in the heart of the Buckhead neighborhood in Georgia. Real estate developer Ben Hautt with Robles Partners bought the facility for \$9.1 million from Sweetwater Holdings.

While they have a multitude of food halls, Atlanta, unlike most major cities lacks a year-round farmer's market. Hautt was inspired by the Pike Place Market in Seattle and London's Borough Market throughout the planning process.

Currently, the Upper West Market is in the construction phase and is anticipated to open to the public in the summer of 2025.

Key Players

Developer:

- Robles Partners

Design/Build Firm:

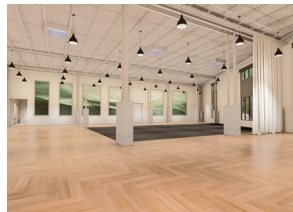
- ASD/SKY

Preliminary Vendor List:

- White Oak Pastures of Bluffton
- Georgia Peach Truck
- Honeysuckle Gelato
- Dips Kitchen
- Summerland Farms
- Noble Honey Company
- 68th & Monroe
- UWM swag shop
- Woodland Wellness
- Island Seafood ATL



Hops City Wine Bar



UWM interior concept



Brash Coffee Roasters



UWM exterior concept