



John S. Moore Homes & Davenport Estates Revitalization

Introduction

1. INTRODUCTION

DEVELOPMENT MEMBERS

- *Developer - WBP Development LLC*
- *Co-Developer - Duvernay + Brooks, LLC*
- *Co-Developer – Mechanicville Housing Authority*
- *Construction Manager – Griffon Construction LLC*
- *Architect – SWBR*
- *Property Manager – MHA/WB Residential Communities*

2. JS MOORE - WHY NOW & GUIDING PRINCIPLES

3. TAKEAWAYS FROM FIRST RESIDENT MEETING

4. PRELIMINARY PLAN OPTIONS

5. EXAMPLES OF BUILDING DESIGNS

6. DAVENPORT ESTATES – WHY NOW & PRELIMINARY SCOPE OF WORK

7. RESIDENT RELOCATION

8. PRELIMINARY SCHEDULE

Development Team

JOHN S MOORE REVITALIZATION DEVELOPER PARTNERS



30 years of industry-leading experience

Developed nearly 5,000 homes and apartments of affordable, market rate and mixed income housing throughout NY.

Recognized industry leader in LIHTC, New York State HCR/HFA financing, county and other local governmental funding.

Vertically Integrated company with expertise in all facets of development process, with general contractor and property management affiliates

Duvernay + Brooks LLC

25-year old NYC & NYS-certified woman-owned business.

Decades of private, non-profit and public sector affordable housing and development experience. Extensive project management and financing experience

Developer of over 5,000 new construction and preservation residential units completed or under construction. Development consultant on more than 180 projects nationally, over 20,000 affordable and mixed use apartments and homes.

Development and consulting experience with PHAs throughout NY and the Capital Region

SWBR

Architect SWBR has designed over 5,000 residential units of affordable, special needs and supportive housing over the past 20 years.

Unparalleled experience working with State agencies.

Extensive experience in the Capital Region, including working with the Albany Housing Authority on its Steamboat 20 project

Craft environments that bring about positive transformations in people's lives through purposeful design.

Multidisciplinary team of architects, engineers and planners are skilled at developing resident and community centered master plans.



Duvernay + Brooks LLC



Why Now?

Why Now?

- **John S. Moore Homes was built between 1951-1966**
- **Despite Renovations and On-Going Improvements, significant rehabilitation or replacement of the building's apartments and systems is needed.**
- **Need to preserve John S. Moore as affordable housing for generations to come.**
- **New York State focus on investing in preservation of public housing (one of State's primary housing priorities) & expansion of affordable housing opportunities to address State's affordable housing crisis.**

Guiding Principles

- **IMPROVE QUALITY OF LIFE FOR JOHN S MOORE RESIDENTS.**
- **An inclusive planning process with residents participating at every step of in the development of the master plan.**
- **No Reduction in affordable units.**
- **All Current residents will be able to live in the redeveloped John S. Moore.**
- **All RAD resident rights and protections remain in effect.**
- **Ensure Moore provides safe, clean, energy-efficient homes.**
- **Create a positive image for John S. Moore in the Community.**

Resident & Community Engagement

Resident & Community Engagement

Planning Process:

Phase 1: UNDERSTANDING - To establish a solid basis on which to develop plan, our team will have face-to-face discussions with residents, community members and stakeholders.

PHASE 2: EXPLORING ideas - Taking information gained in Phase 1, we will combine with resident and community input with data from site investigations and other technical analyses to develop preliminary plans

Phase 3: Final plan – present alternatives, gather Resident & community Input and finalize plan.

Initial Meeting Resident Comments

Site/Outdoor Amenities:

- **Ensure sufficient parking (preference for assigned spaces)**
- **Outdoor gathering spaces/picnic & grilling areas**
- **Playground, including dedicated area for small children**
- **Dog run, Outdoor fitness equipment, Bike racks, Outdoor storage**
- **Improved security – site lighting, especially near building entrances and sloped wooded area**
- **Nature walk/trail through site**
- **Address ponding/drainage issues between buildings**
- **Seek to improve bus access/add bus stop**

Initial Meeting Resident Comments

Buildings:

- **Secure and convenient trash disposal**
- **Secure mail/package rooms**
- **Central laundry**
- **Fitness room**
- **Upgraded fire protection systems**
- **More/improved resident lounges & community spaces; space dedicated to teens**
- **Ensure sufficient maintenance staffing**
- **Ensure handicapped accessible; seek to incorporate “spectrum friendly” features**

Initial Meeting Resident Comments

Units:

- **Improved accessibility – doors/kitchens/bathrooms**
- **Pull stations/emergency alert system in ADA units**
- **Maintain current BR mix**
- **Continue to provide 2-story units**
- **Ground floor 1BRs and bathrooms on each level of 2-story units**
- **Central air and individually controlled A/C & heat**
- **Improved in-unit storage**
- **Larger kitchens, new & full-size appliances, larger pantries & closets**
- **More interior color options**
- **Child-proof windows**

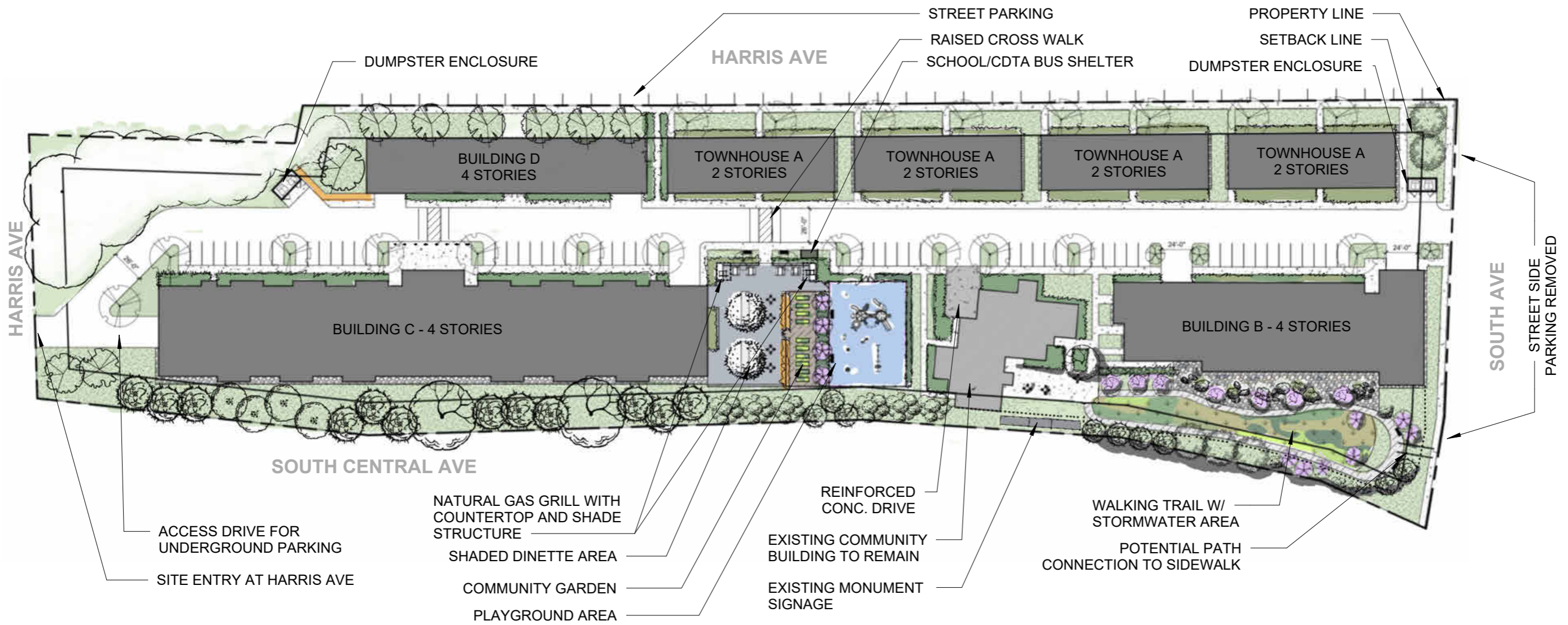
Site Plans Options

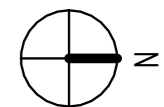
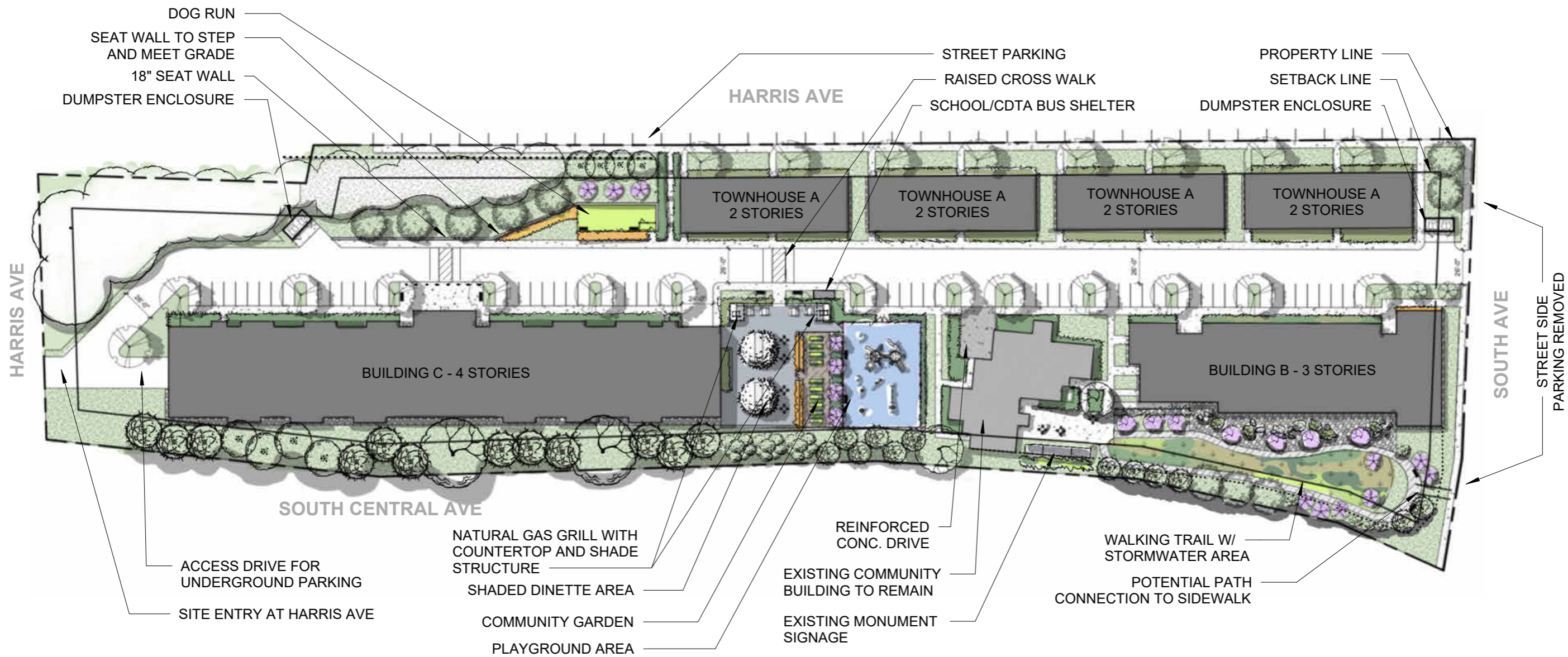
Affordability

- **120 Replacement Units (HUD RAD)**
- **Extensive and growing MHA Waitlist and demand for affordable housing in the community**
- **NYS is requesting that, given redevelopment will require significant State investment, that we seek to create additional affordable housing units on the John S. Moore site**
- **Additional housing units can be workforce housing – up to 80% AMI**
 - **Preliminary max for new units by household size (2025 area median incomes, subject to State and HUD reviews, market support and funder approvals):**
 - **1 person household - \$65,040**
 - **2 person household - \$74,320**
 - **3 person household - \$83,600**
 - **4 person household - \$92,880**

Site Plan Options – Unit and Parking Counts

- **Existing Conditions:**
 - 120 Units
 - 24 Parking Spaces
- **Proposed Plan Option 1:**
 - 144 Units
 - 167 Parking Spaces
- **Proposed Plan Option 2:**
 - 168 Units (adding 24-unit Building B)
 - Adding one story to Buildings B & D to accommodate ground floor day care space in Building B, and ground floor parking in B and D
 - 210 Parking Spaces
 - Team is exploring hybrid option with adding one story to Building B to accommodate day care and parking but not including Building D
–total of approximately 146-150 Units, 185 Parking Spaces





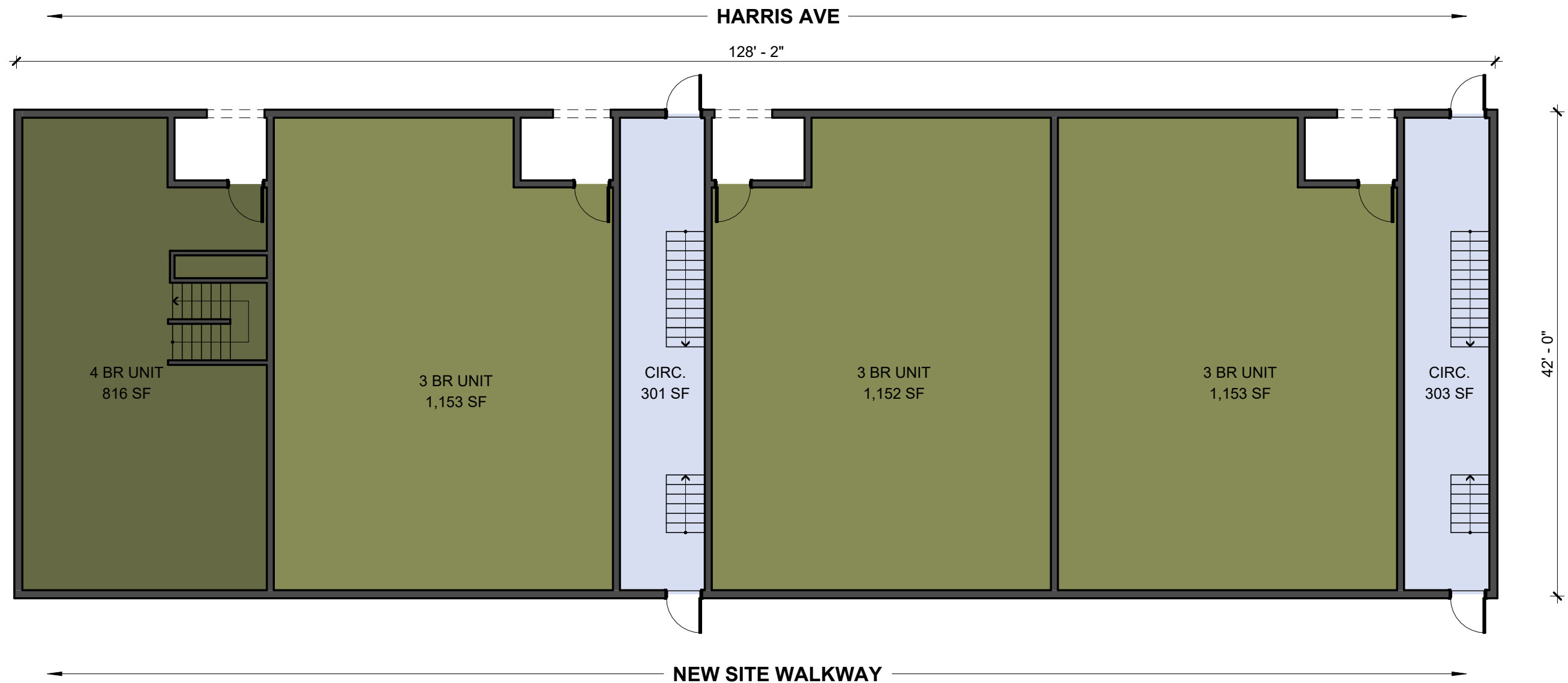
Additional Plan Elements Under Consideration

- **Opportunity for additional special needs housing – veterans, victims of domestic violence, etc.**
- **Improved Security – cameras, controlled access to buildings**
- **Improved public transportation link with bus stop within development**
- **Greatly improved energy efficiency – all-electric buildings, highly efficient heating and cooling system and building envelopes**
- **Rebranding – changing name of John S. Moore project, potentially incorporating the name “Ellsworth Manor” or other names with historic links to Mechanicville**

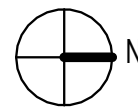
City Approvals

- **Site Plan Approval**
 - **Parking and Building Height Variances –**
 - **Max allowable height: (3) stories, 40 ft**
 - **Proposed Max building height: (4) stories, 55 ft**
 - **Required parking: 1.5 per unit**
 - **Proposed parking: 1.1 per unit**
 - **Alternate design parking: 1.25 per unit**
- **PILOT Agreements for Each Site**

Schematic Building Plans



TYP. FLOOR PLAN



TOWNHOUSE A - PROGRAM

- 3 BED
- 4 BED
- CIRCULATION

UNIT MATRIX		
LEVEL	3 BEDROOM	4 BEDROOM
1	3	1
2	3	
TOTAL	6	1
7 UNITS PER BUILDING		
4 BUILDINGS * 7 UNITS = 28 UNITS TOTAL		

BUILDING INFORMATION
2 STORY WOOD FRAMED CONSTRUCTION
2 STORY RESIDENTIAL: TYPE 5A CONST.

TOTAL - HCR CALCS		
AREA TYPE	AREA (SF)	AREA %
COMMON	1,281.45 SF	12.3%
RESIDENTIAL	9,139.21 SF	87.7%
TOTALS: 8	10,420.66 SF	100.0%

GROSS AREAS	
LEVEL	AREA (SF)
LEVEL 2	5,210 SF
LEVEL 1	5,210 SF
GRAND TOTAL	10,421 SF

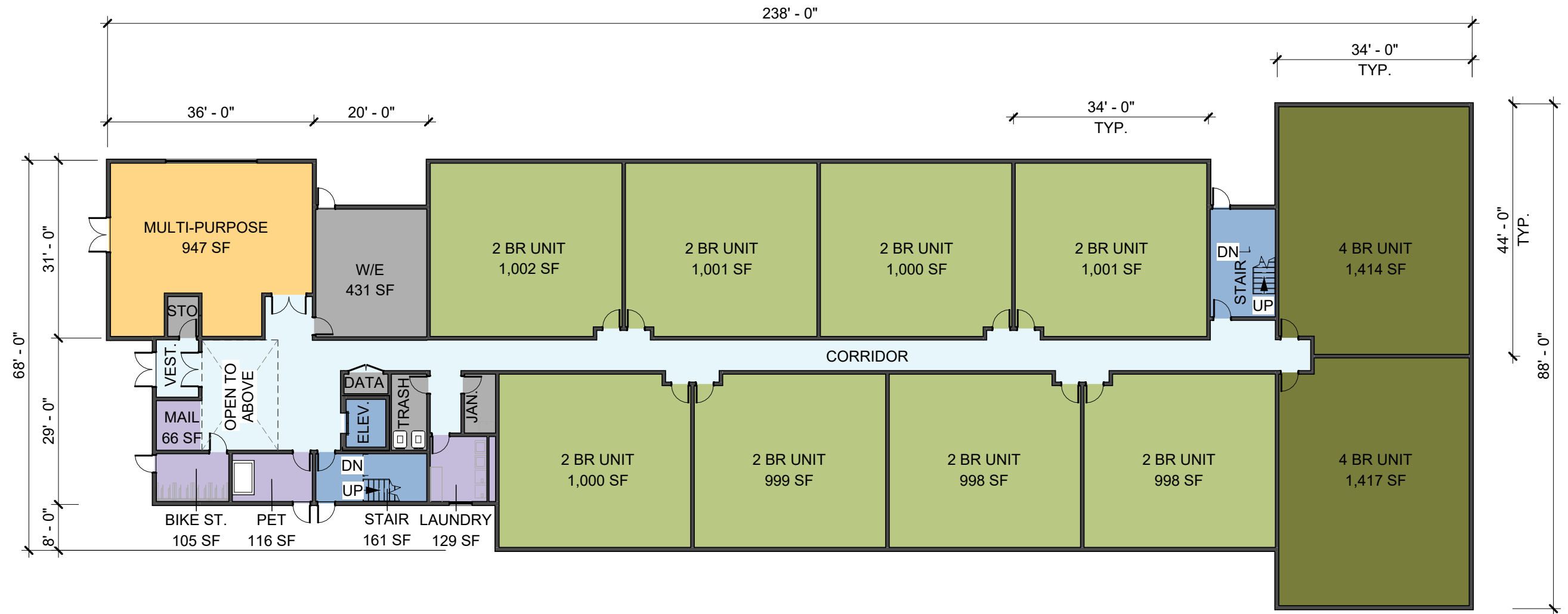
JOHN S. MOORE TOTAL UNIT COUNT			
1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM
66	44	26	8
144 UNITS TOTAL			

TOWNHOUSE 'A' - TYP. FLOOR PLAN

Mechanicville Housing Authority

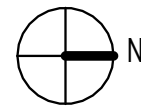
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FIRST FLOOR PLAN

1" = 20'-0"



BUILDING B - PROGRAM

- 2 BED
- 4 BED
- CIRCULATION
- COMMON
- COMMUNITY
- CORRIDOR
- MECH. / UTILITIES / STORAGE

UNIT MATRIX			
LEVEL	2 BEDROOM	3 BEDROOM	4 BEDROOM
1	8	-	2
2	8	1	2
3	8	1	-
TOTAL	24	2	4
30 UNITS TOTAL			

BUILDING INFORMATION
3 STORY WOOD FRAMED CONSTRUCTION
3 STORY RESIDENTIAL: TYPE 5A CONST.

TOTAL - HCR CALCS		
AREA TYPE	AREA (SF)	AREA %
COMMON	10,224 SF	23.9%
RESIDENTIAL	32,557 SF	76.1%
TOTALS	42,781 SF	100.0%

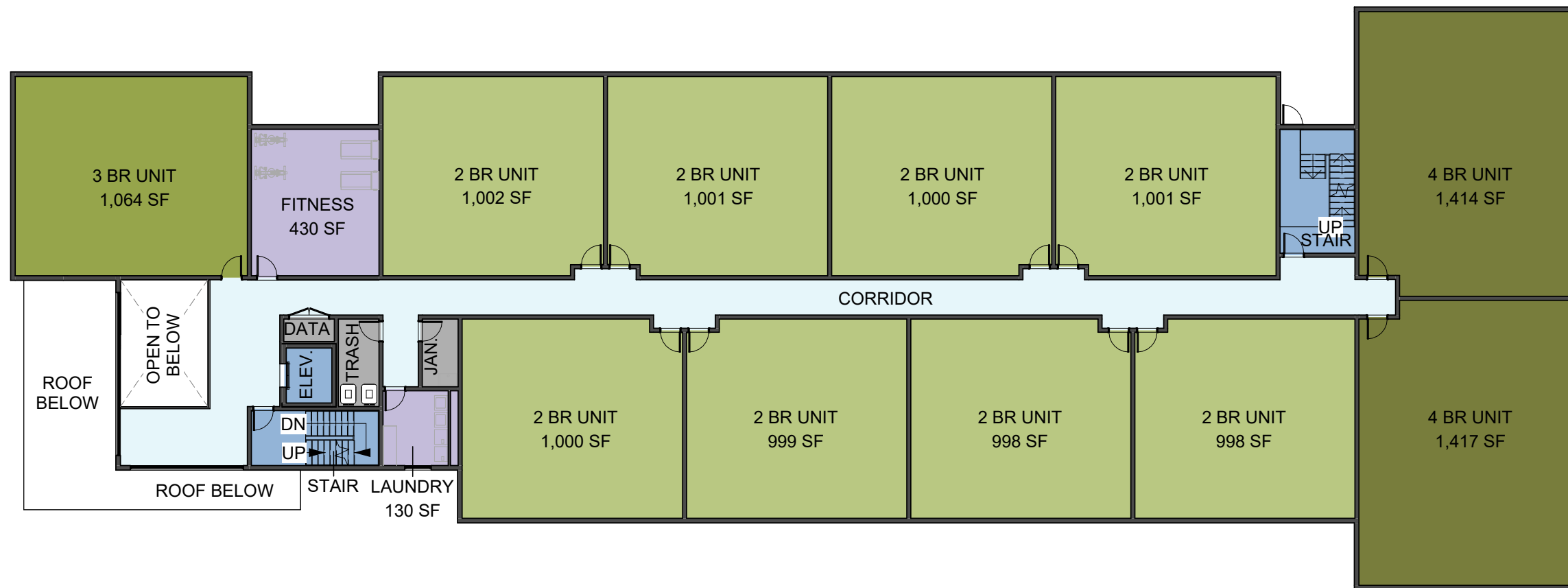
GROSS AREAS	
LEVEL	AREA (SF)
LEVEL 3	11,962 SF
LEVEL 2	15,295 SF
LEVEL 1	15,524 SF
GRAND TOTAL	42,781 SF

JOHN S. MOORE TOTAL UNIT COUNT			
1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM
66	44	26	8
144 UNITS TOTAL			

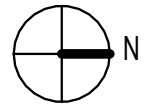
BUILDING 'B' - FIRST FLOOR PLAN

Mechanicville Housing Authority

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TYP. APARTMENT LEVEL PLAN



BUILDING B - PROGRAM

- 2 BED
- 3 BED
- 4 BED
- CIRCULATION
- COMMON
- CORRIDOR
- MECH. / UTILITIES / STORAGE

UNIT MATRIX			
LEVEL	2 BEDROOM	3 BEDROOM	4 BEDROOM
1	8	-	2
2	8	1	2
3	8	1	-
TOTAL	24	2	4
30 UNITS TOTAL			

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3 STORY RESIDENTIAL: TYPE 5A CONST.

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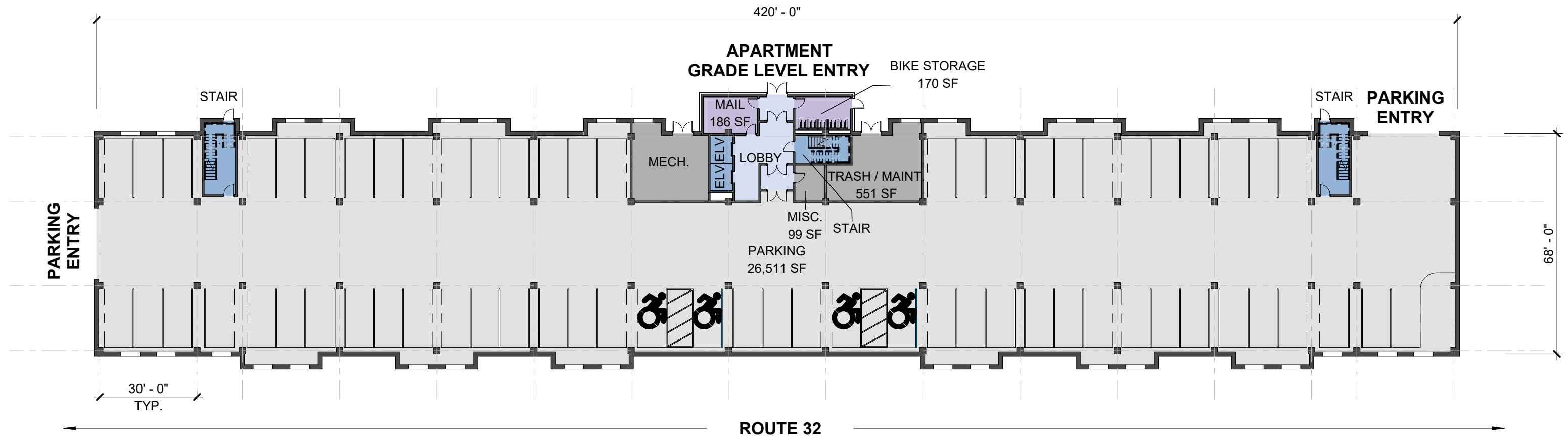
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66	44	26	8
144 UNITS TOTAL			

BUILDING 'B' - TYP. APARTMENT LEVEL PLAN

Mechanicville Housing Authority

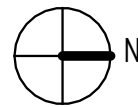
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FIRST FLOOR PLAN (PARKING)

1" = 30'-0"



BUILDING C - PROGRAM

- CIRCULATION
- COMMON
- CORRIDOR
- MECH. / UTILITIES / STORAGE
- PARKING

UNIT MATRIX		
LEVEL	1 BEDROOM	2 BEDROOM
1 (PARKING)	-	-
2	22	7
3	22	7
4	22	6
TOTAL	66	20
86 UNITS TOTAL		

BUILDING INFORMATION	
4 STORY PODIUM CONSTRUCTION	
1 STORY PARKING LEVEL: TYPE 1A CONST. PARKING COUNT: 65 SPOTS (4 ACCESSIBLE)	
3 STORY RESIDENTIAL: TYPE 5A CONST.	

HCR RATIO		
AREA TYPE	AREA (SF)	AREA %
COMMON	18,087 SF	19.8%
RESIDENTIAL	73,142 SF	80.2%
TOTALS	91,229 SF	100.0%

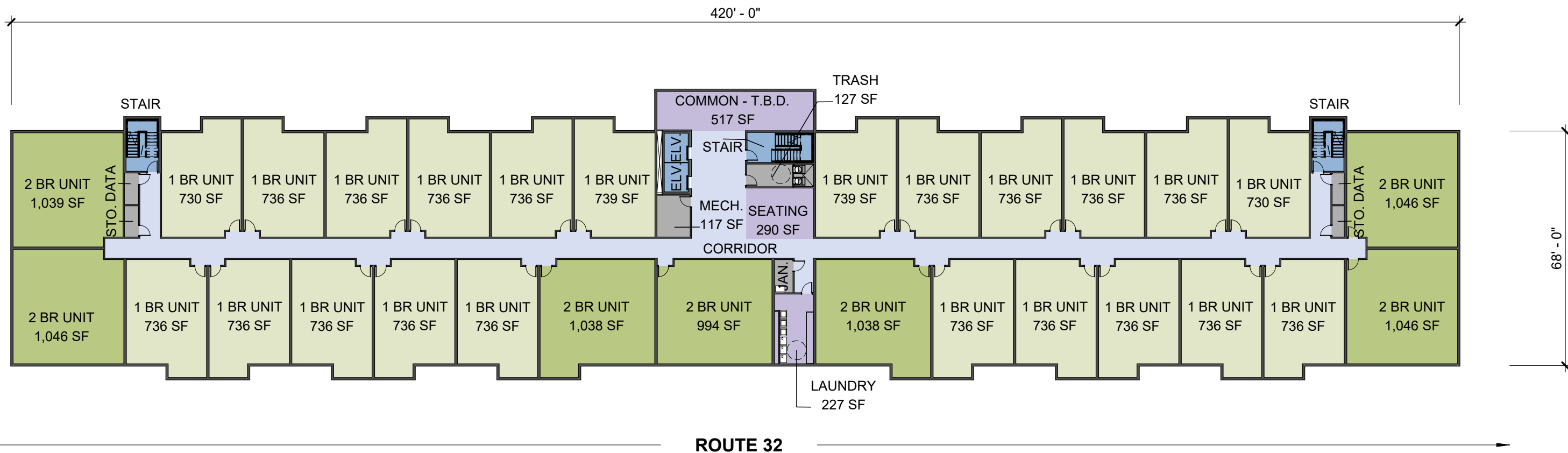
JOHN S. MOORE TOTAL UNIT COUNT			
1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM
66	44	26	8
144 UNITS TOTAL			

GROSS AREAS	
LEVEL	AREA (SF)
LEVEL 1 (PARKING)	29,651 SF
LEVEL 2	29,844 SF
LEVEL 3	29,298 SF
LEVEL 4	29,298 SF
GRAND TOTAL	118,091 SF

BUILDING 'C' - FIRST FLOOR PLAN (PARKING)

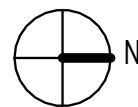
Mechanicville Housing Authority

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TYP. APARTMENT LEVEL PLAN

1" = 30'-0"



BUILDING C - PROGRAM

- 1 BED
- 2 BED
- CIRCULATION
- COMMON
- CORRIDOR
- MECH. / UTILITIES / STORAGE

UNIT MATRIX		
LEVEL	1 BEDROOM	2 BEDROOM
1 (PARKING)	-	-
2	22	7
3	22	7
4	22	6
TOTAL	66	20
86 UNITS TOTAL		

BUILDING INFORMATION	
4 STORY PODIUM CONSTRUCTION	
1 STORY PARKING LEVEL: TYPE 1A CONST. PARKING COUNT: 65 SPOTS (4 ACCESSIBLE)	
3 STORY RESIDENTIAL: TYPE 5A CONST.	

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144 UNITS TOTAL			

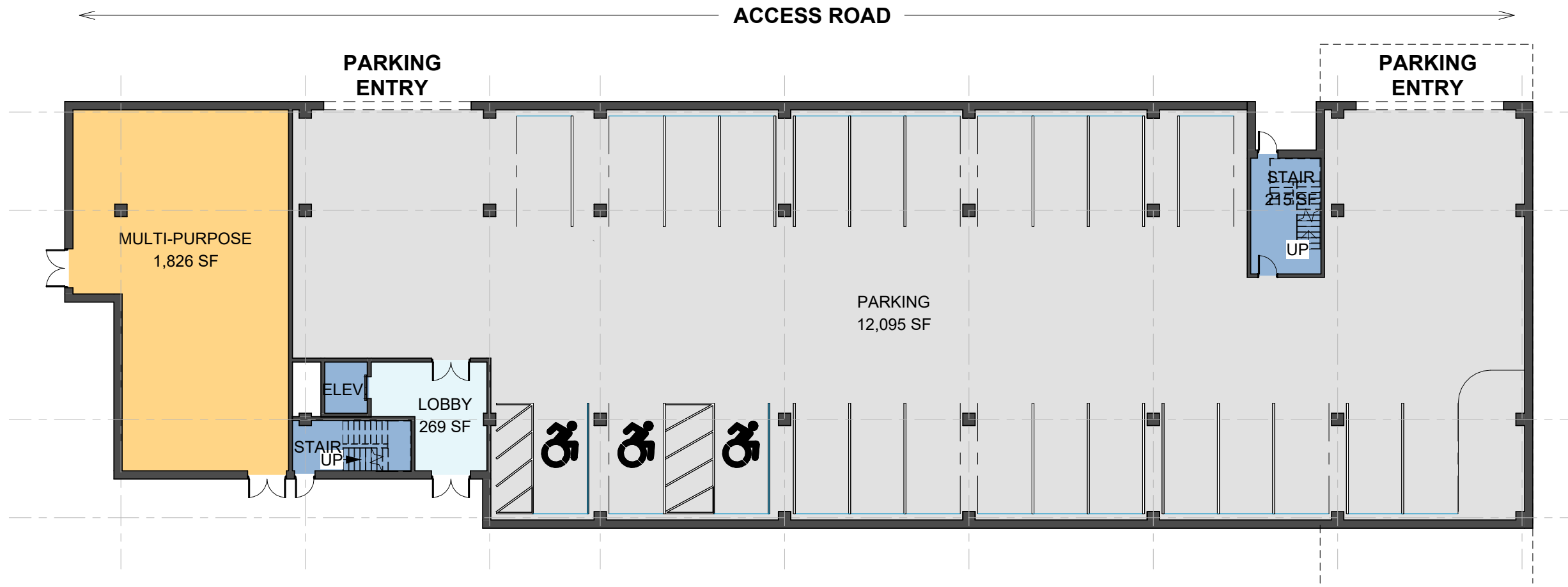
GROSS AREAS	
LEVEL	AREA (SF)
LEVEL 1 (PARKING)	29,651 SF
LEVEL 2	29,844 SF
LEVEL 3	29,298 SF
LEVEL 4	29,298 SF
GRAND TOTAL	118,091 SF

BUILDING 'C' - TYP. APARTMENT LEVEL PLAN

Mechanicville Housing Authority

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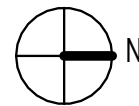


ALTERNATE OPTION - FIRST FLOOR PLAN (PARKING)

1" = 20'-0"

BUILDING B - PROGRAM

- CIRCULATION
- COMMUNITY
- CORRIDOR
- PARKING



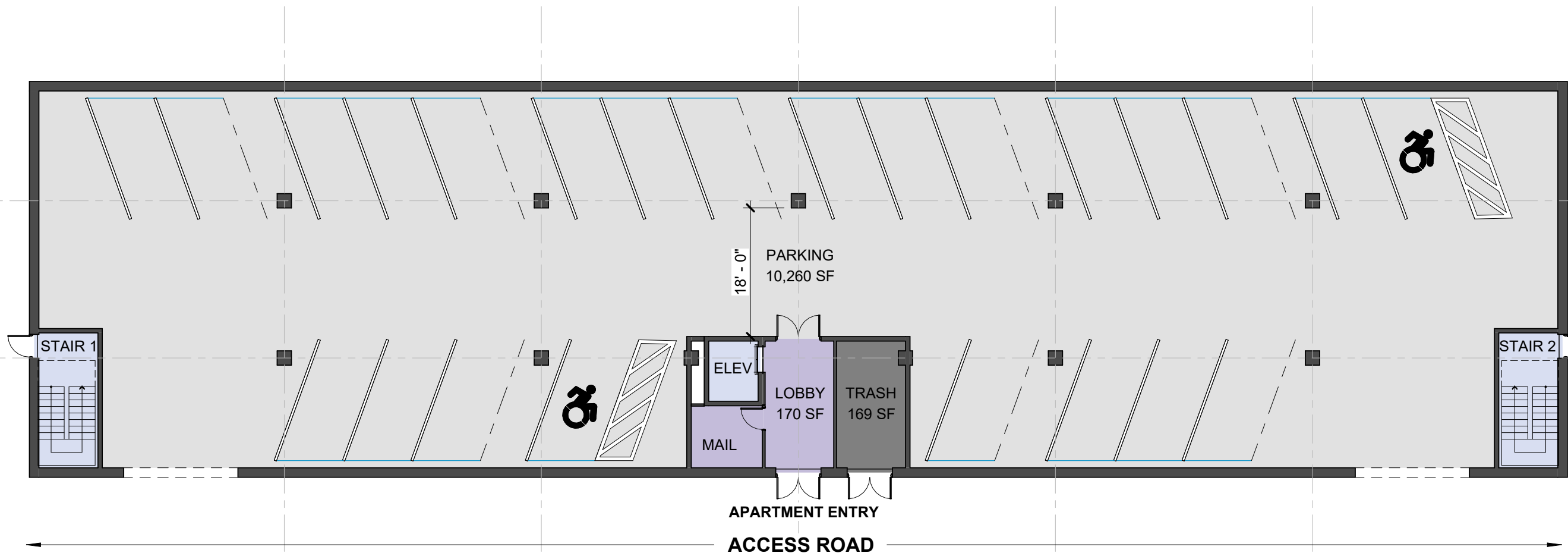
FIRST FLOOR PARKING OPTION

BUILDING INFORMATION
4 STORY PODIUM CONSTRUCTION
1 STORY PARKING LEVEL: TYPE 1A CONST. PARKING COUNT: 25 SPOTS (3 ACCESSIBLE)
3 STORY RESIDENTIAL: TYPE 5A CONST.

BUILDING 'B' - ALTERNATE OPTION - FIRST FLOOR PLAN (PARKING)

Mechanicville Housing Authority

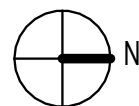
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BUILDING D - PROGRAM

- CIRCULATION
- COMMON
- MECH, TRASH, UTILITY
- PARKING

FIRST FLOOR PLAN (PARKING)



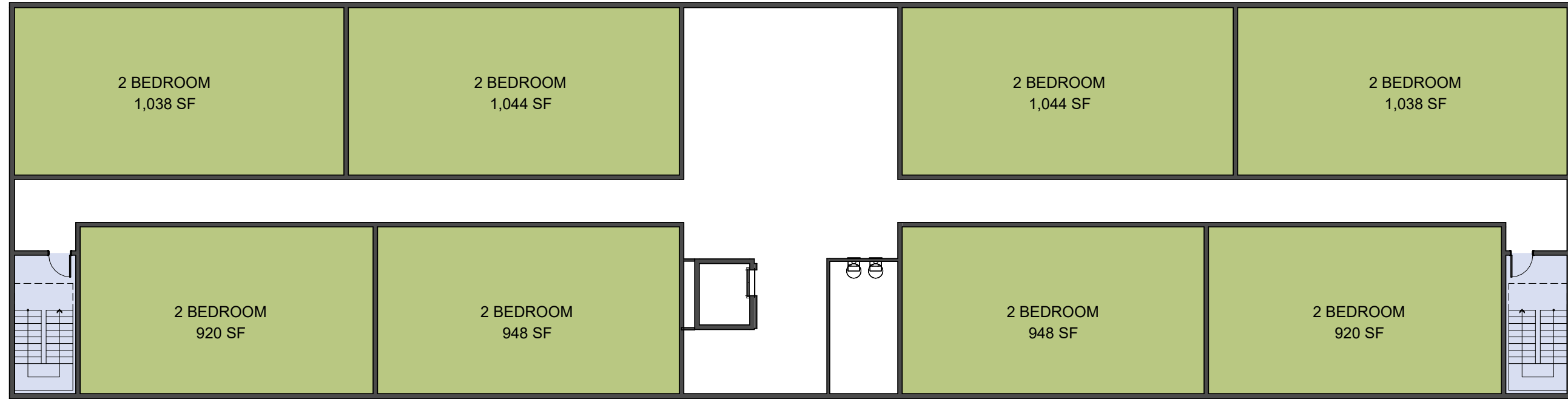
UNIT MATRIX	
LEVEL	
1 (PARKING)	-
2	8
3	8
4	8
TOTAL	24
24 UNITS TOTAL	

BUILDING INFORMATION
4 STORY PODIUM CONSTRUCTION
1 STORY PARKING LEVEL: TYPE 1A CONST. PARKING COUNT: 24 SPOTS (2 ACCESSIBLE)
3 STORY RESIDENTIAL: TYPE 5A CONST.

BUILDING 'D' - FIRST FLOOR PLAN (PARKING)

Mechanicville Housing Authority

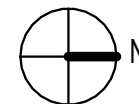
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BUILDING D - PROGRAM

- 2 BED
- CIRCULATION

TYP. APARTMENT LEVEL PLAN



UNIT MATRIX	
LEVEL	
1 (PARKING)	-
2	8
3	8
4	8
TOTAL	24
24 UNITS TOTAL	

BUILDING INFORMATION
4 STORY PODIUM CONSTRUCTION
1 STORY PARKING LEVEL: TYPE 1A CONST. PARKING COUNT: 24 SPOTS (2 ACCESSIBLE)
3 STORY RESIDENTIAL: TYPE 5A CONST.

BUILDING 'D' - TYP. APARTMENT LEVEL PLAN

Mechanicville Housing Authority

03/25/26

Representative Building Designs

JOHN S MOORE REVITALIZATION BUILDING DESIGN EXAMPLES

Two-Story Buildings



JOHN S MOORE REVITALIZATION BUILDING DESIGN EXAMPLES

Three-Story Buildings

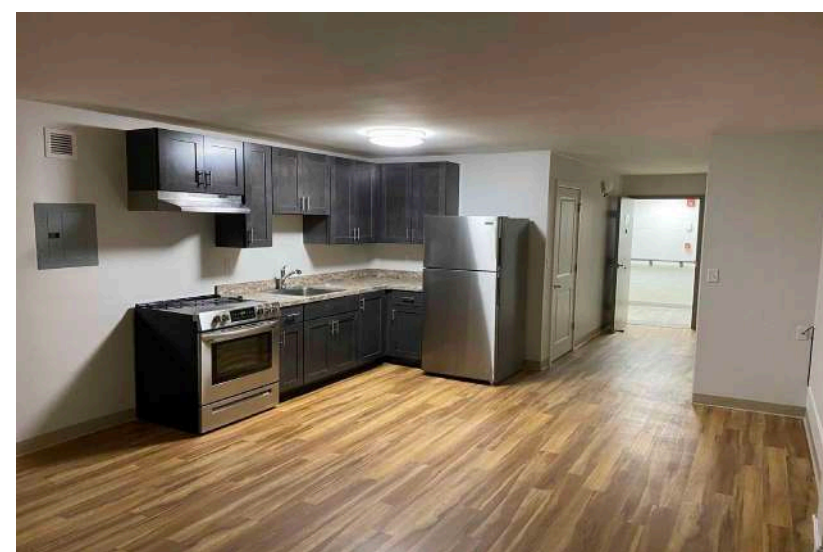
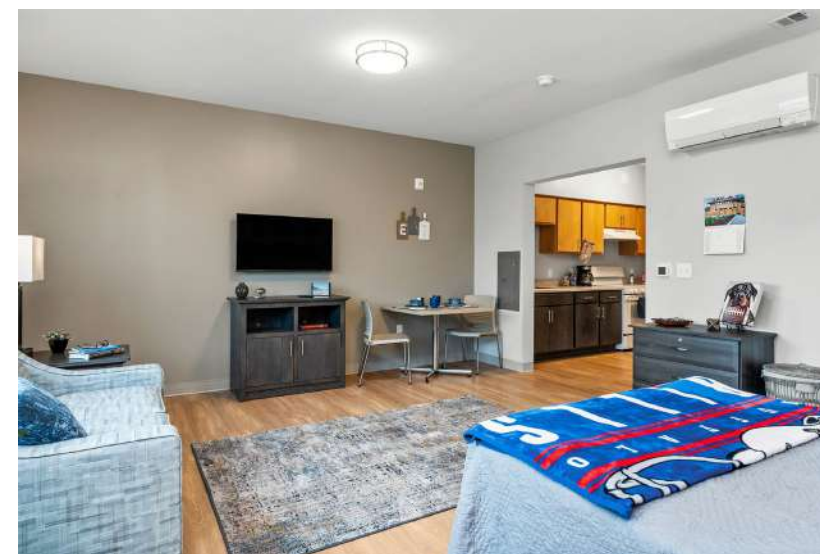
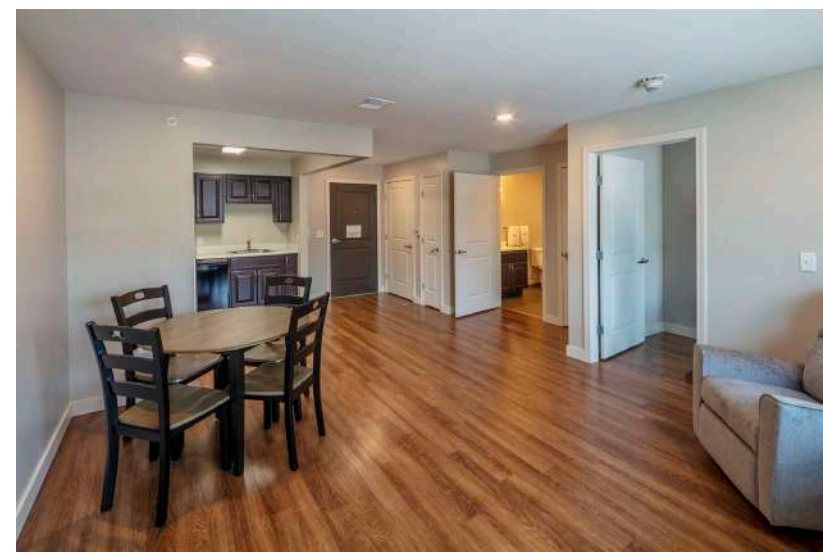


Four-Story Buildings



JOHN S MOORE REVITALIZATION BUILDING DESIGN EXAMPLES

Interiors



Davenport Estates

Why Now?

- **Davenport Estates was built over 40 years ago.**
- **Despite Renovations and on-going improvements, significant rehabilitation the building's systems is needed.**
- **Need to preserve Davenport Estates as affordable housing for generations to come.**
- **New York State focus on investing in preservation of public housing.**

Potential Scope of Work

- **Sewer and Stormwater Systems**
- **Plumbing and Electrical Systems**
- **Building Exteriors/Doors & Windows**
- **Improve Energy Efficiency**
- **Apartment Upgrades**
- **Site – Parking, Green Space & Landscaping, Walkways, Site Lighting, Outdoor Amenities (seating areas, basketball court and playground equipment)**

Relocation

- **All relocation would be temporary – right to return for current Moore residents.**
- **All RAD resident rights and protections remain in effect.**
- **Goal is to minimize disruption.**
- **Prioritize limiting any relocation to on-site to extent possible.**
- **Our Team has dedicated relocation experts who work with each household to make sure needs are met.**
- **Extensive HUD and NYS resident protections and approvals required.**
- **No costs to residents for relocation or increased housing costs.**

Schedule

**JOHN S. MOORE & DAVENPORT ESTATES
REVITALIZATION
PRELIMINARY SCHEDULE**

<i>Current Schedule (Subject to Change)</i>	<i>Anticipated Completion</i>
Resident & Community Planning Process	April 2026
Complete Site Investigations & Initial Cost Estimates	April-June 2026
Funding Applications (NYS & HUD)	2026
Planning / Site Plan Approvals	2026
Construction Closing/Start	Mid - Late 2027
Construction Completion	2029

Questions and Thank You!