

# A Dynamic, Quality Residence

*A Supportive Housing Community*

## A Preliminary Conceptual Rendering



*It's replicating a proven model in Rochester that uniquely responds to community needs and City plans.*

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# IT'S ABOUT HOUSING

1630 Dewey will provide quality, permanent affordable housing with onsite property management and educational and social services for Rochester residents

*It's replicating a proven model in Rochester that uniquely responds to community needs and City plans.*



# The Site

**Vacant manufacturing building at 1630 Dewey Ave**

**Purchase agreement completed with current owner, Landsman Corporation.**

**Two adjacent lots of City-owned land**

**Acquisition completed through City-request for proposals and contracts signed.**

**Environmental contamination**

**Site to be remediated at additional cost to development project.**

**Zoning**

**Special use within existing M-1 zoning.**

**Request submitted October 2006 and approved February 2007.**

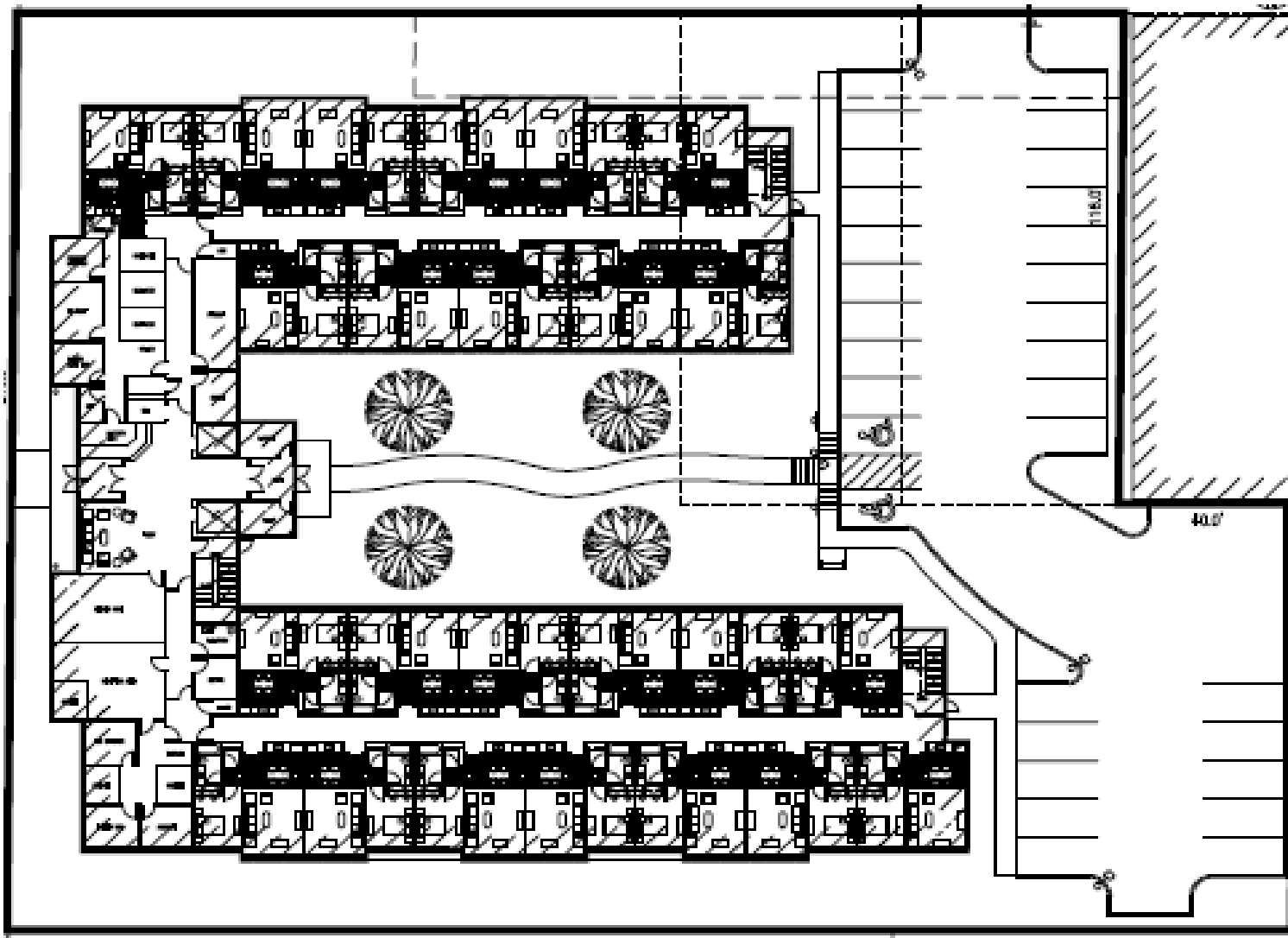


# A Dynamic, Quality Residence

- **Three story, 76,000 SF building**
- **80 one bedroom units**
  - 625 - 675 SF with full kitchens, bathrooms and living area
- **Ground floor offices on Dewey Ave**
  - Space for onsite property management + social services staff
- **Resident amenities**
  - Large outdoor garden/patio area
  - Computer room and library
  - Exercise room
  - Multipurpose / community room
  - Laundry facilities (each floor)
  - Small lounges (each floor)
- **Energy efficient, healthy design**
- **Secure bicycle storage**
- **Onsite parking - 32 spaces and pursuing added options**
- **Security system, including 24/7 attended lobby**



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Ground floor plan

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