



Park Grove Realty  
Development & Management

# DRYDEN ROAD DEVELOPMENT

[www.parkgroveready.com](http://www.parkgroveready.com)



# Park Grove Realty

## About Us

- **Focus:** multi-family residential, mixed-use and commercial projects
- **Mission:** to develop high quality projects that add value to real estate and the community by providing positive growth through management of the property as a long-term asset
- 1250 units of multi-family apartments
- Over 200,000 sq ft of commercial space
- Our projects include:
  - suburban multifamily communities
  - community development projects
  - historic reuse
  - brownfield redevelopment
  - state sponsored redevelopment projects





# Ithaca Market

# East Pointe Apartments

*Lansing, New York*



- 140 Apartments - Completed 2019
- 14 garden-style walk-up buildings
- 36 one-bedroom units, 90 two-bedroom units and 14 three-bedroom units
- Private Attached Garages, Granite Countertops, Premium light & plumbing fixtures, Fiber WIFI Internet & Cable Included
- State of the Art Fitness Center, Community Center with Kitchen, Heated Swimming Pool, Dog Park, Car/Dog Wash Station



# Ithaca Market

# Triphammer Apartments

*Ithaca, New York*



- 64 Apartments - Completed 2018
- Remodeled, spacious and beautifully designed one- and two-bedroom apartment homes
- Granite counters, energy efficient stainless-steel appliances and windows, new carpet and flooring, and modern fixtures



Before Remodel





# Ithaca Market

# Cayuga Park

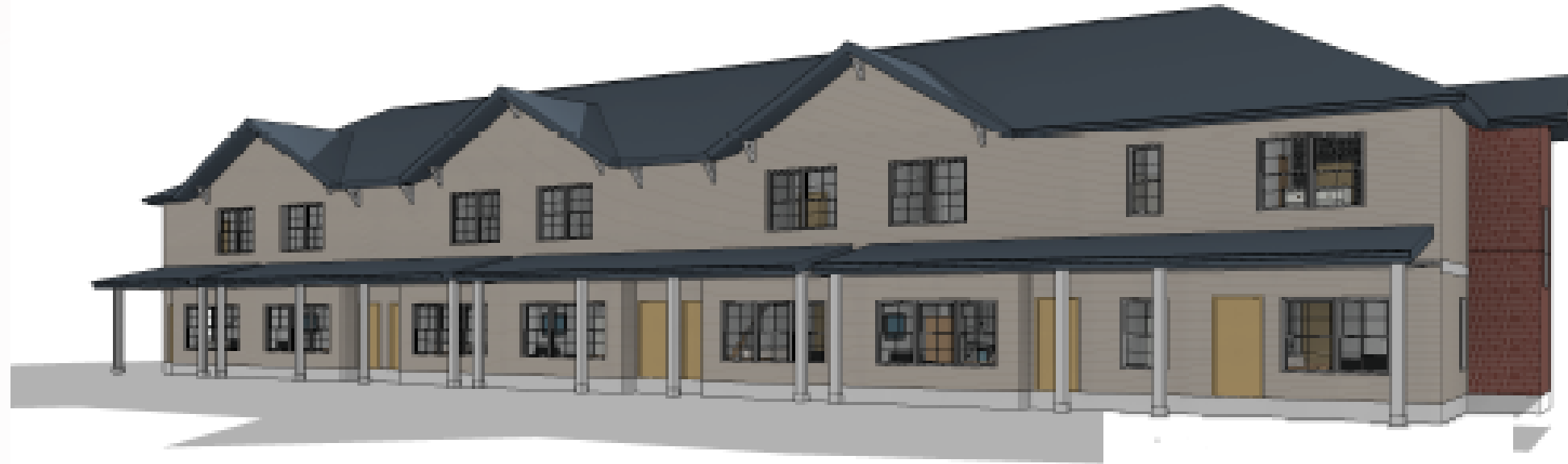
*Ithaca, New York*



- Cayuga Health Medical Office Building
  - 5 Stories, 65,000 sq. ft. state-of-the-art medical service facility
  - Construction to be completed in Fall 2023.
- Marketview Apartments
  - 42 Affordable Apartments
  - Completed April 2023
- The Aurora
  - 127 luxury apartments atop 14,000 square feet of ground-floor retail space
  - Construction to commence in Spring 2024



# Original Design





# Alternate Design





# Triplex





# Original Design Site Plan





# Alternate Design Site Plan





# Design Improvements

Design Features	Original Design	Alternate Design
Imperious Space	±2.4 acres of impervious cover	±2.00 acres of impervious cover
Dwelling Units	42 Units	43 Units
Density Bedrooms	90 Bedrooms	82 Bedrooms *Including the 3 two-bedroom townhomes
Garage Parking	7 Per Building 42 Total	11 Per Building 3 at Townhomes 47 Total
Site Parking	11 on site 84 in Driveways 95 Total	14 on site 88 in Driveways and Garages 6 in Townhome Driveways and Garages 108 Total
Snow Storage	Minimal	Increased opportunities for snow storage
Stormwater	Not as centralized	Centralized Stormwater Design
Sprinklers	No	Yes
Accessible	No	Yes, first floor units
Patios and Balconies	No	Yes
1 Bedroom Units	No	Yes
Bathrooms in 2 Bedroom Units	1	2
Green Energy Certified	No	Yes - HUD



# East Pointe Apartments

*Lansing, New York*

140 Apartments - Completed 2019





# Genesee Pointe Apartments

*West Henrietta, New York*

110 Apartments - Under Construction










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# THANK YOU

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