

# WELCOME TO: GOLDEN HILL COMMUNITY ENGAGEMENT #2



**PENNROSE**  
Bricks & Mortar | Heart & Soul

WRT



SEPTEMBER 1, 2021

# PRESENTATION OVERVIEW

## **Presentation [20-30 minutes]**

**Welcome**

**Ulster County Housing Strategy**

**Development Team**

**Where we are in the process**

**Community Meeting #1 Recap**

**Project Goals + Objectives**

**Site Evaluation and Context**

**Precedents**

**Approach to Dealing with the Site + Configuration**

**The Proposed Plan [160 units]**

**Proposed Concept**

**Our Commitment to Community Feedback + Timeline**

**Community Feedback + Engagement Activity**

## **Engagement Activities + Questions [40-60 minutes]**

**Welcome Board + Mapping Survey**

**Site Understanding + Community Priorities**

**On-Site Programs/Amenities + Visioning**

**Proposed Plan + Housing Affordability**



# ULSTER COUNTY HOUSING STRATEGY

**LAUNCHED SPRING 2020**

## **HOUSING ACTION PLAN**

- + **Provide and review comprehensive data on housing issues in Ulster County**
- + **Broaden understanding of the factors that influence housing affordability**
- + **Identify strategies to increase housing supply**
- + **Kickoff a community-wide conversation about working together to address our housing crisis**

## **BUILD HOUSING ON COUNTY PROPERTY**

- + **Move quickly to address our housing shortage by identifying County-owned property suitable for housing construction**
- + **Former jail site on Golden Hill identified as first priority**



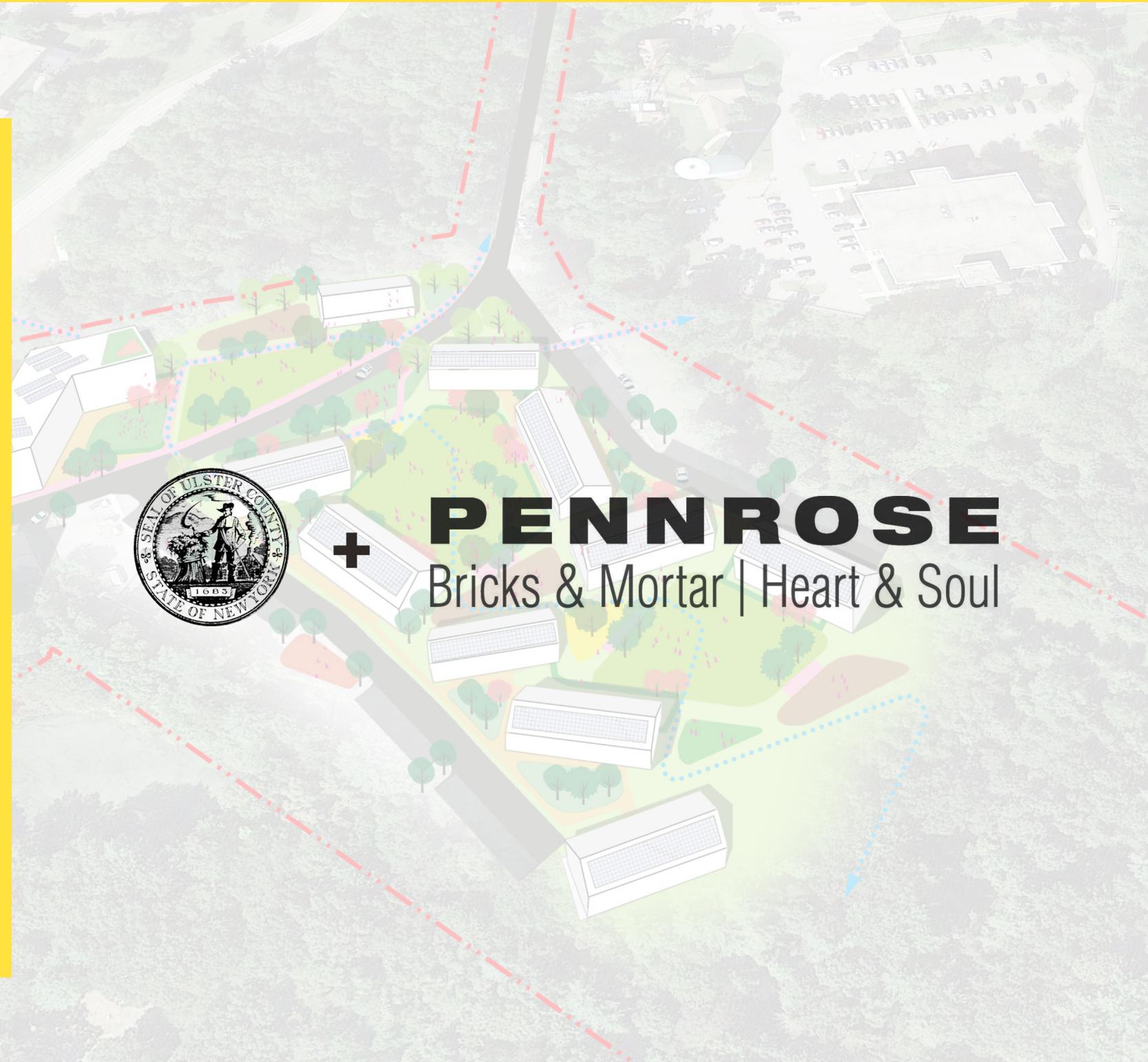
# DEVELOPMENT TEAM

**We have assembled a core team of professionals with unsurpassed qualifications, expertise, and local knowledge to partner with UCHDC:**

<b>Developer</b>	<b>Pennrose, LLC</b>
<b>Architect + Landscape Architect</b>	<b>WRT</b>
<b>Civil Engineer</b>	<b>Chazen Companies</b>
<b>Sustainability Consultant</b>	<b>Steven Winter Associates</b>
<b>MBE/WBE Consultant</b>	<b>Renaissance</b>
<b>Property Manager</b>	<b>Pennrose Management Co.</b>
<b>Local Attorney</b>	<b>Cannon Heyman &amp; Weiss</b>
<b>Social Services Partner</b>	<b>Family of Woodstock</b>

## **Here today:**

**Ulster County**  
**Pennrose**  
**WRT**  
**Family of Woodstock**



# WHERE WE ARE IN THE PROCESS

## ENGAGEMENT PROCESS

**Kick-Off Meeting:  
Stakeholder Mapping**  
(Pennrose + Ulster County)  
April-June 2021

- Define Stakeholders
- + Review Stakeholder Engagement Process
- + Review Draft MOU



**Final Stakeholder Engagement Presentation**  
Conceptual Integrated Building & Site Design Reveal + MOU Signing

Upon Tax Credit Award, more Community Events are Planned!



**Community Partnership Meetings + Gateway Meeting**  
June 2021

- Stakeholder Kick-Off
- + Project Introduction & Understanding
- + Site & Program Orientation
- + Precedents & Goals

**Stakeholder Engagement Workshop #1**  
July 2021

- Engagement Kick-Off
- + Project Introduction & Understanding
- + Site & Program Orientation
- + Precedents & Goals

**Stakeholder Engagement Workshop #2**  
September 2021

- Preliminary Scheme
- + Initial Recommendations
- + Site & Buildable Area Opportunities
- + Prioritization & Visioning Exercises

**WE ARE HERE!**

**Stakeholder Engagement Workshop #3**  
Sept-Oct 2021

- Project Development
- + Review Concep Plans
- + Illustrate Programmatic Ideas & Solutions
- + Material Discussions

**Stakeholder Engagement Workshop #4**  
October 2021

- Final Recommendations
- + Present Final Concepts

**Tax Credit Application**  
December  
*Estimated*



# COMMUNITY MEETING #1 RECAP:

## What we heard from you:

### Strengths

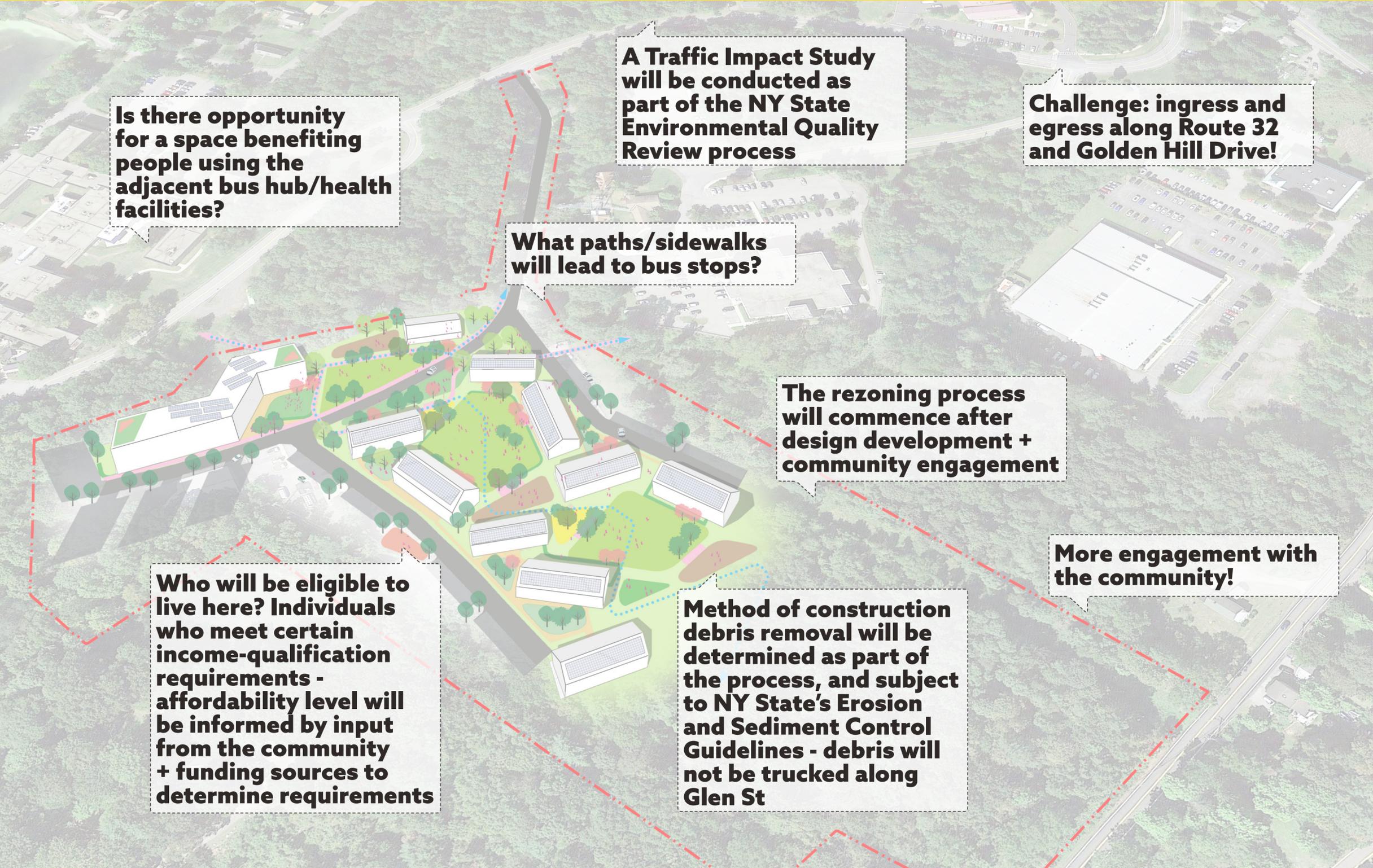
- Proximity to Hudson Valley Empire State Trail Network
- Community Resources
- Views

### Opportunities

- Adjacent Healthcare Resources
- Ulster County Comprehensive Plan
- Connectivity

### Challenges

- Demolition/Abatement
- Zoning
- Topography



Is there opportunity for a space benefiting people using the adjacent bus hub/health facilities?

A Traffic Impact Study will be conducted as part of the NY State Environmental Quality Review process

Challenge: ingress and egress along Route 32 and Golden Hill Drive!

What paths/sidewalks will lead to bus stops?

The rezoning process will commence after design development + community engagement

More engagement with the community!

Who will be eligible to live here? Individuals who meet certain income-qualification requirements - affordability level will be informed by input from the community + funding sources to determine requirements

Method of construction debris removal will be determined as part of the process, and subject to NY State's Erosion and Sediment Control Guidelines - debris will not be trucked along Glen St

# PROJECT GOALS + OBJECTIVES

## GOLDEN HILL IS POISED TO FULFILL ULSTER COUNTY'S PROJECT GOALS:

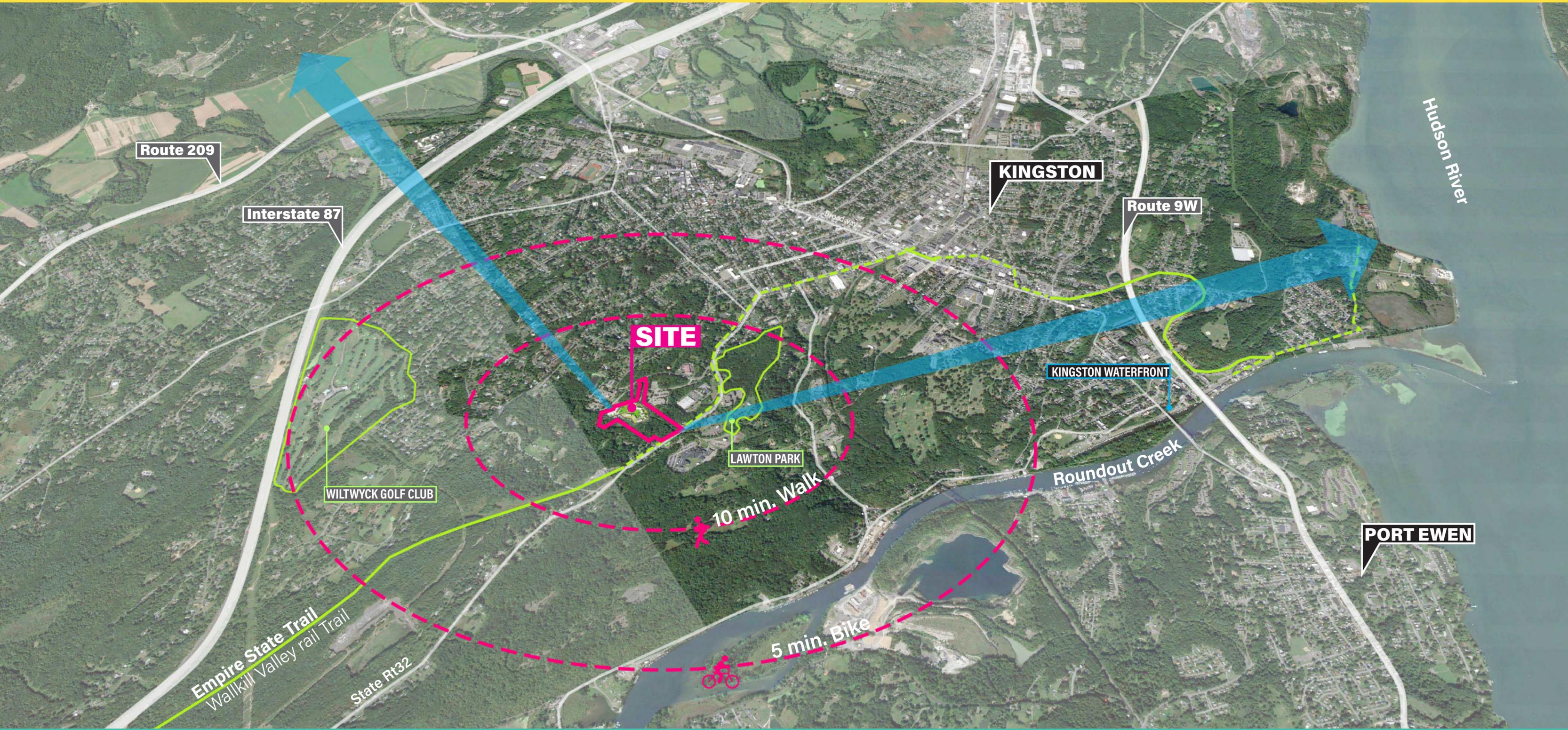
- 1 Intergenerational Housing
- 2 Broad Affordability
- 3 Support + Recreation
- 4 Commercial + Local Community Programming
- 5 Multimodal Transportation
- 6 Views + Access
- 7 Green New Deal Advancement

## SUSTAINABILITY + GREEN NEW DEAL PRIORITIES

- + Minimize the use of fossil fuels
- + Maximize the use of renewable energy through on-site solar and renewable energy credit purchasing as financially viable
- + Enterprise Green Communities PLUS certification
- + Utilizing green building practices in both design and materials



# GEOGRAPHICAL CONTEXT



# UNDERSTANDING THE SITE: ADJACENCIES



## LEGEND

-  Civic/Government Agency
-  Cultural/Arts/Entertainment
-  Churches/Religious
-  Healthcare/Services
-  Schools/Education
-  Green Space/Park

# UNDERSTANDING THE SITE: CONDITIONS



### LEGEND

- 1** Strengths: Proximity to Hudson River
- 2** Strengths: Empire State Trail Network
- 3** Strengths: Community Resources (Park)
- 4** Strengths: Views from the Site
- 5** Opportunities: Adjacent Health Services
- 6** Opportunities: Ulster County Comp Plan
- 7** Opportunities: Connectivity
- 8** Opportunities: Repurposing A Vacant Site
- 9** Challenges: Demolition/Abatement
- 10** Challenges: Zoning
- 11** Challenges: Topography

Public Transportation 



# APPROACH TO DEVELOPING THE SITE

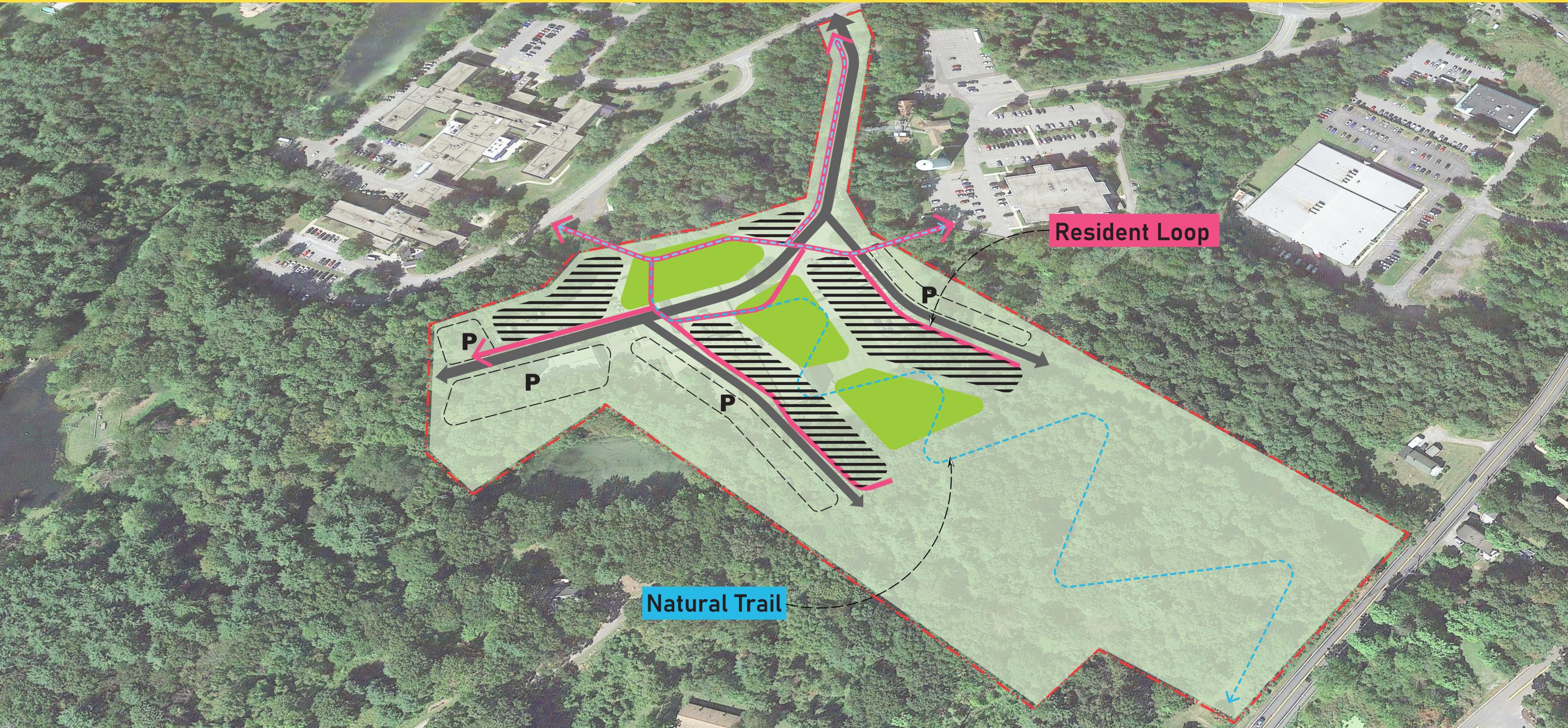


ULSTER COUNTY GOLDEN HILL, KINGSTON, NY

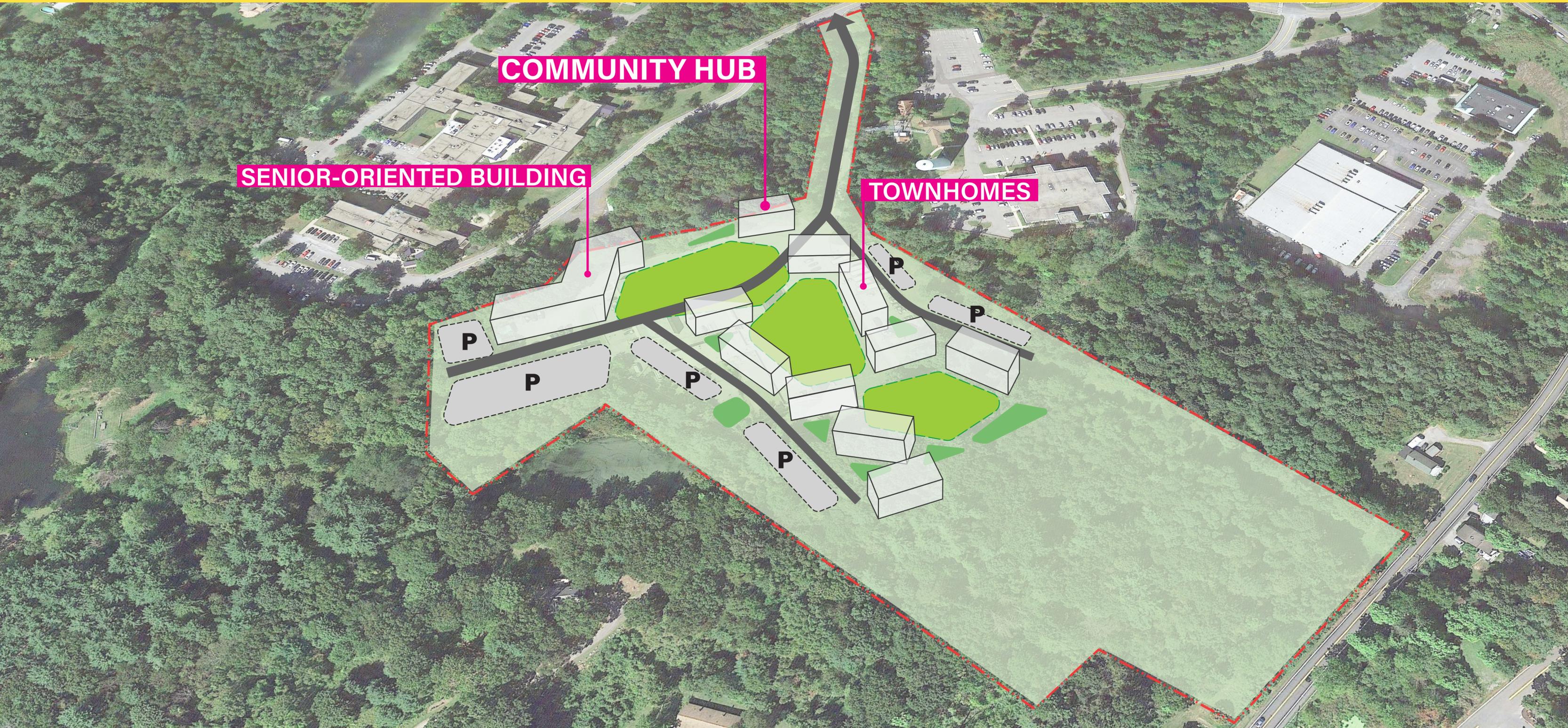
# APPROACH TO DEVELOPING THE SITE



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# CONCEPTUAL ORGANIZATION OF SITE

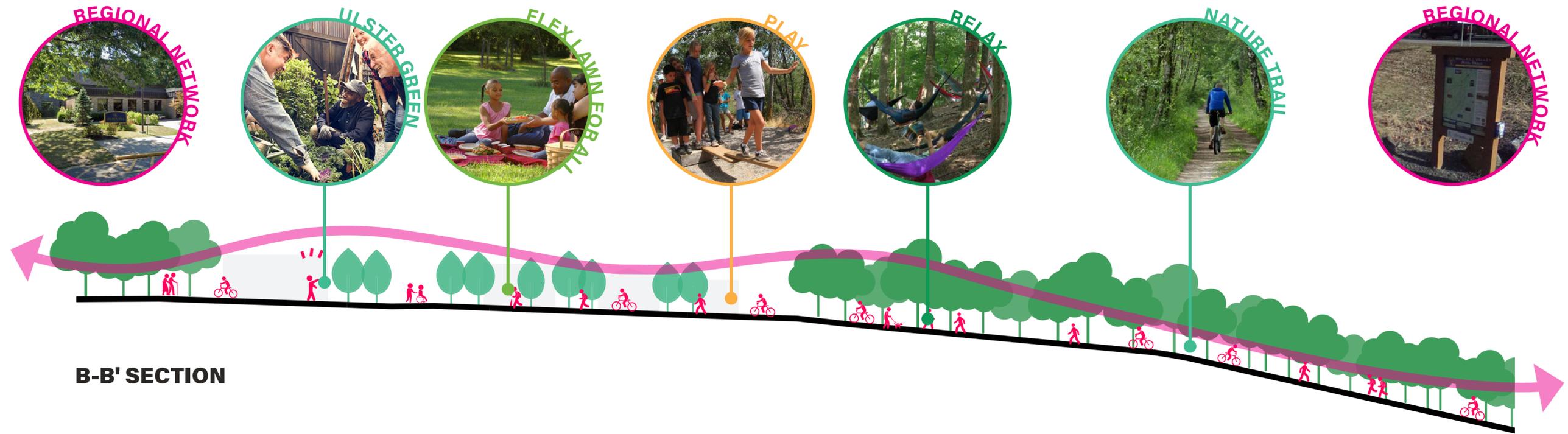
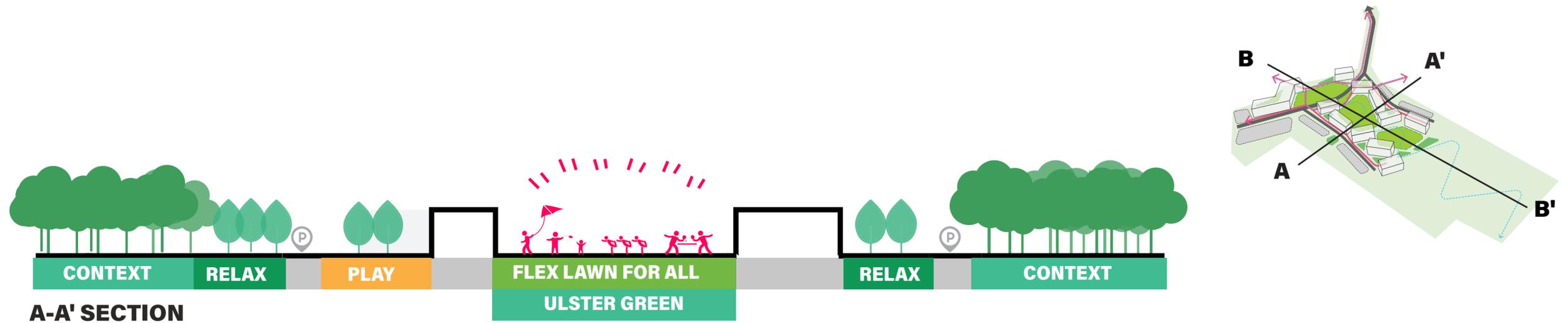


ULSTER COUNTY GOLDEN HILL, KINGSTON, NY

# CONCEPT PLAN - AERIAL VIEW



# APPROACH TO DEVELOPING THE SITE



# PROPOSED SITE PLAN: 160 UNITS

## The Program:

### COMMUNITY BUILDING

Proposed:  
1-Story 5,000gsf

### MID-RISE, SENIOR-ORIENTED BUILDING

Proposed:  
4-Story 80,000gsf  
80 units  
1-2 bedroom

### TYPICAL TOWNHOUSE BUILDINGS

Proposed:  
2-Story (x3) 8,000gsf  
3-Story (x6), 18,000gsf  
80 units total

### TOTAL UNIT COUNT

Proposed:  
160 Units Total  
Senior: 80 units  
Townhouses: 80 units



# ON-SITE PROGRAMS + SERVICES: FEEDBACK



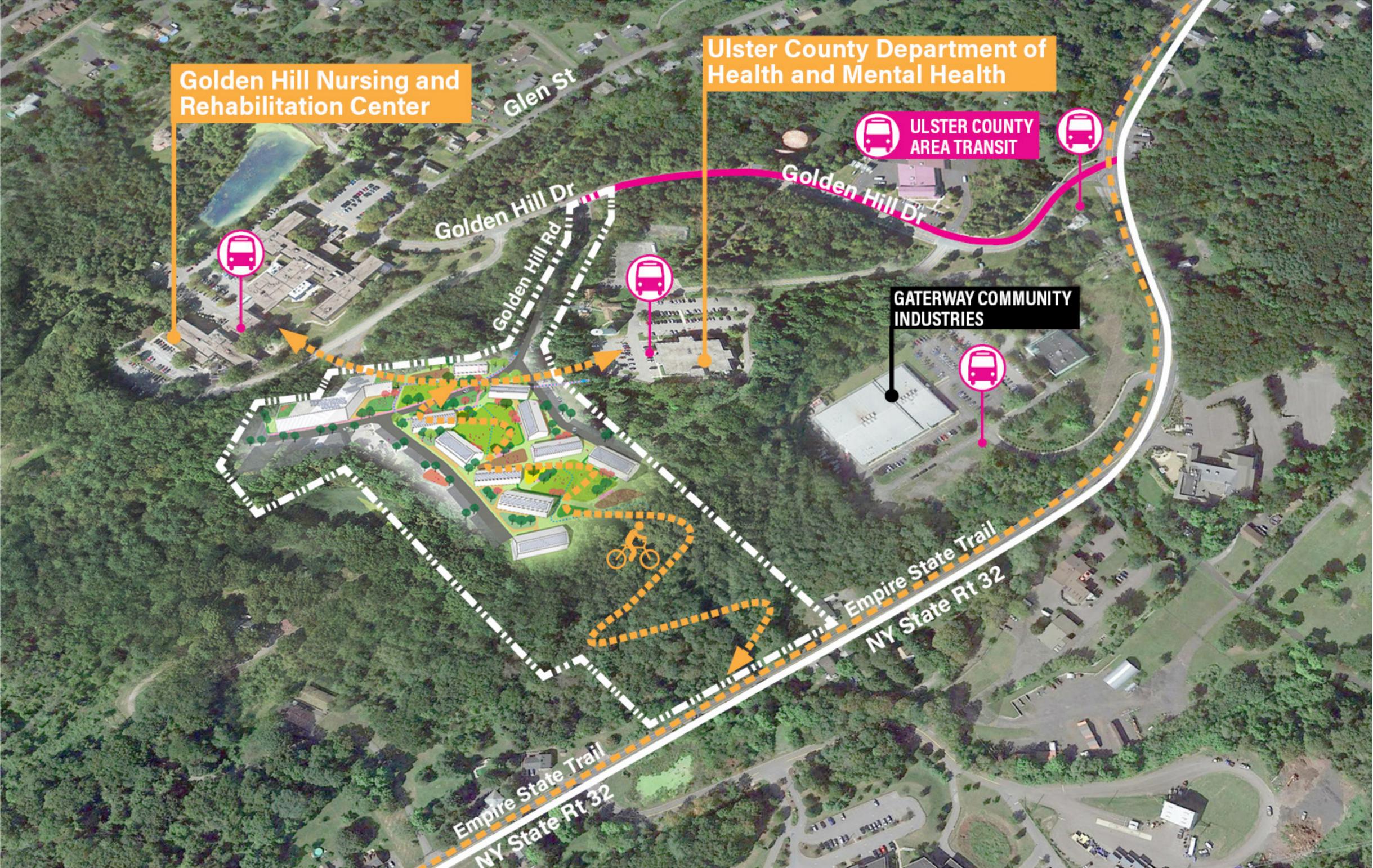
# OUTDOOR PROGRAMS + AMENITIES: FEEDBACK



# PRECEDENTS: TEXTURE + MATERIALITY INSPIRATION



# A PLACE FOR ALL



**CONNECTIVITY**

+



**HEALTH & WELLNESS**

+



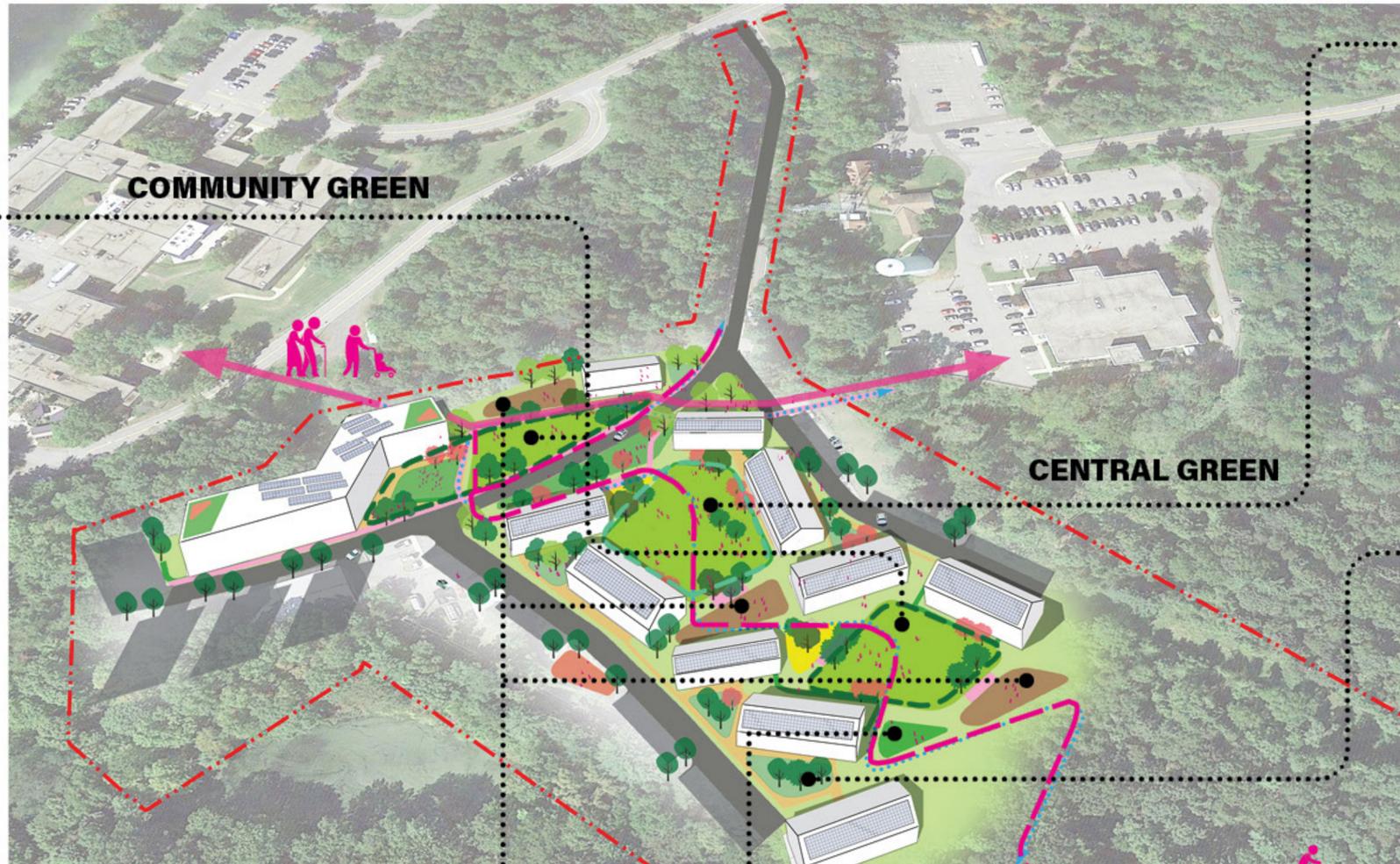
**IDENTITY**

# A PLACE FOR ALL

FLEX LAWN FOR ALL EVENT



PLAY FOR ALL AGES



PLAY FOR ALL AGES



WELLNESS



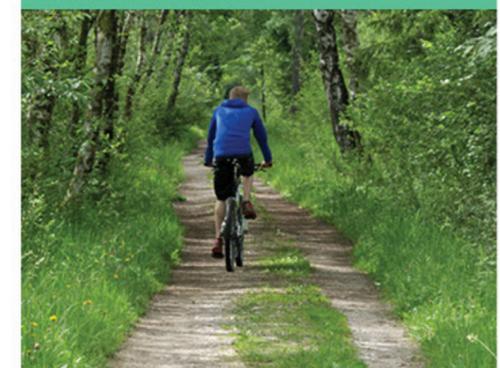
FLEX LAWN FOR ALL EVENT



GATHER + RELAX



ULSTER GREEN



# OUR COMMITMENT TO COMMUNITY ENGAGEMENT

## Key Points

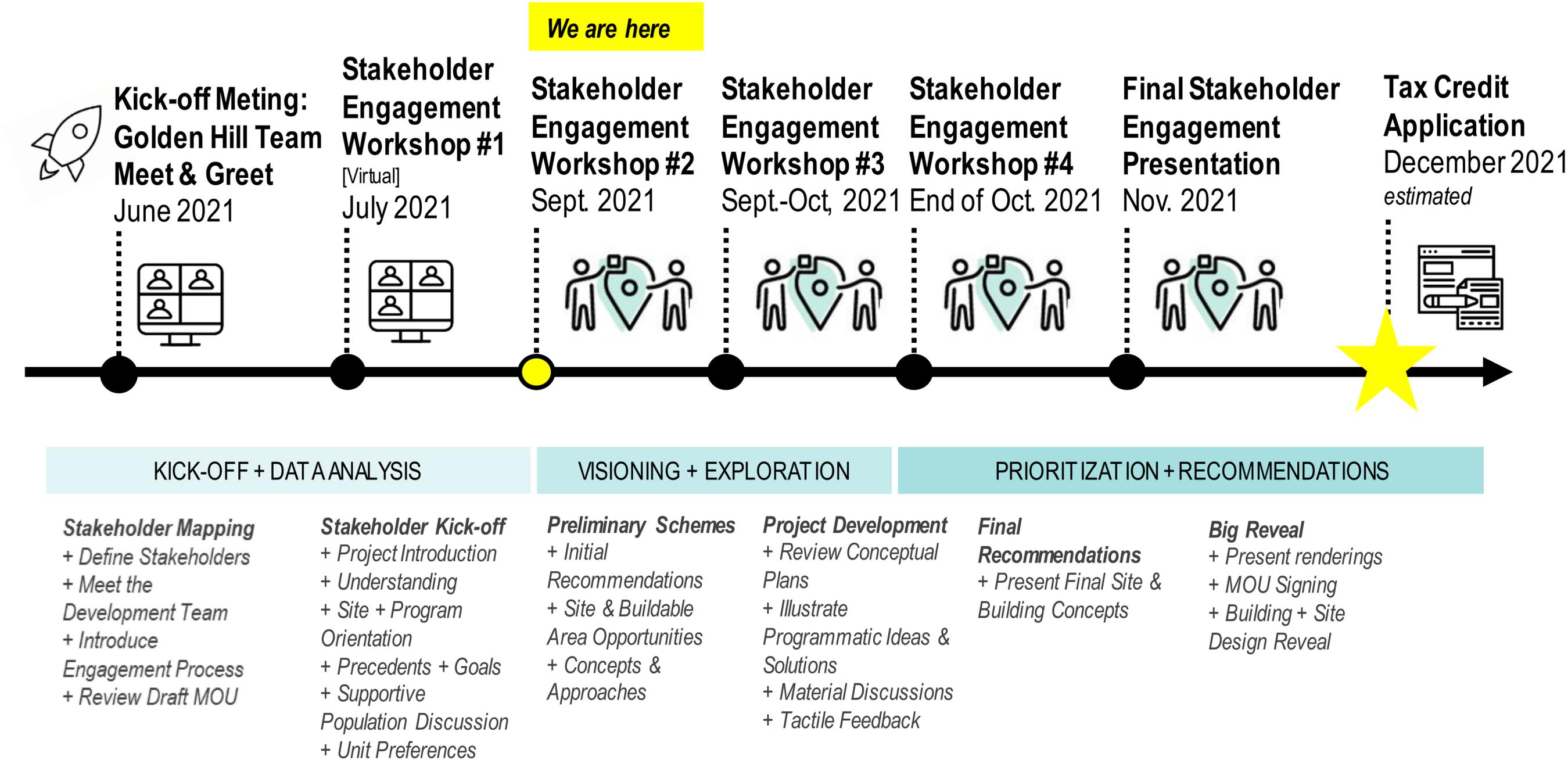
- 1 **Golden Hill Team is committed to receiving stakeholder input + will facilitate engagement events**
- 2 **Notices shall be provided for all events**
- 3 **Minutes, recordings, or FAQs will be distributed publicly post-meeting**
- 4 **Copies of the final design and planning documents will be made available for inspection by Stakeholders**
- 5 **Stakeholders shall use the community engagement platform to participate and provide input into the site redevelopment**
- 6 **The development team will conduct meetings regularly with Stakeholders**

The collage displays several pages from the 'Ulster County-Golden Hill Development | Stakeholder Engagement MOU'. The pages include:

- Page 3 of 3:** Contains text about successful engagement requiring the Developer to share information with Stakeholders, and a statement that the MOU is intended to be replaced by a final partnership agreement.
- Page 2 of 3:** Contains text about the Parties agreeing to an ongoing process for meaningful participation, and a clause stating the Developer shall make copies of final design and planning documents available for inspection.
- Page 1 of 3:** Features the title 'ULSTER COUNTY - GOLDEN HILL DEVELOPMENT MEMORANDUM OF UNDERSTANDING' and a detailed introduction of the project, the parties involved (Ulster County and Penrose, LLC), and the project's goals for affordable housing and community programming. It also lists priorities for intergenerational housing and support/recreation.

Illustrations of people walking and a group of diverse people are included in the collage.

# GOLDEN HILL: ENGAGEMENT TIMELINE



# GOLDEN HILL: PROJECT TIMELINE

<b>Concept Design</b>	<b>July - November 2021</b>
<b>Community Engagement</b>	<b>July - November 2021</b>
<b>Funding Award</b>	<b>December 2021 - June 2022</b> <i>(anticipated)</i>
<b>Design + Documentation</b>	<b>December 2021 - June 2022</b>
<b>Construction</b>	<b>June 2022 - January 2024</b>
<b>Grand Opening</b>	<b>October 2024</b>



# GOLDEN HILL: OPPORTUNITY

## This project is:

- + **Underscoring site viewsheds, trail access + natural surroundings**
- + **Intergenerational transformation**
- + **Diverse multi-income + mixed-use housing**
- + **Complex, layered financing**
- + **Public-private open space stewardship**
- + **Deep, sustaining community commitment**
- + **Local health care partnerships**
- + **Integral stakeholder participation**

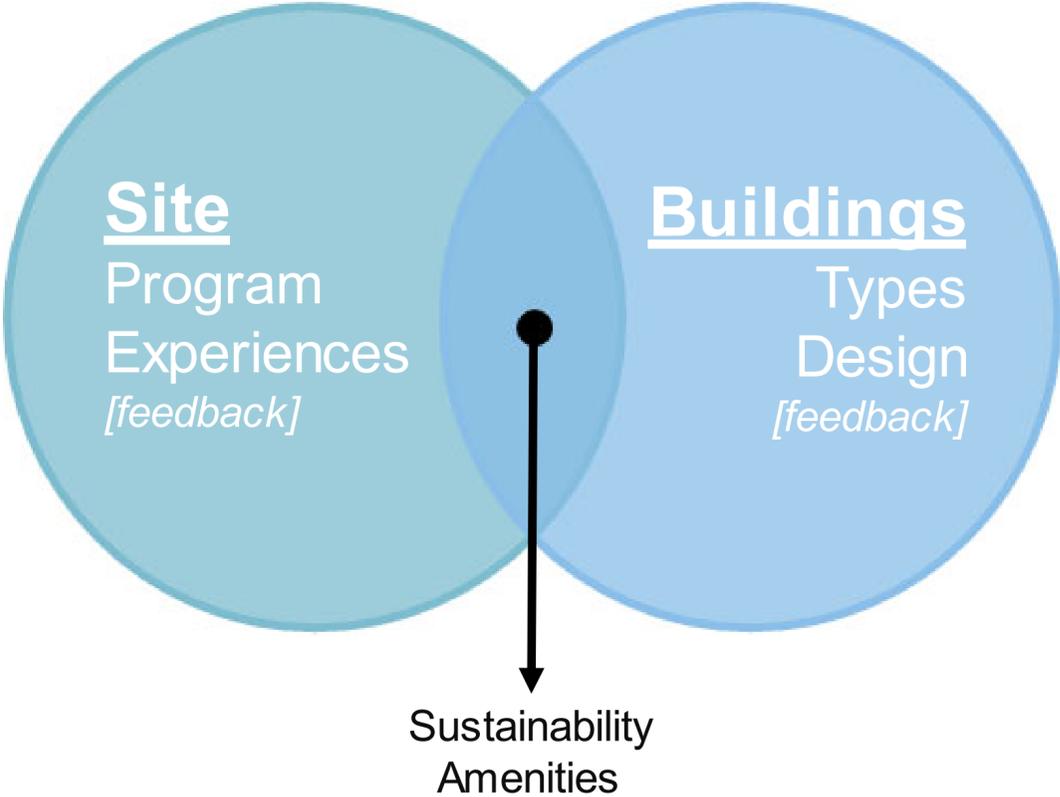


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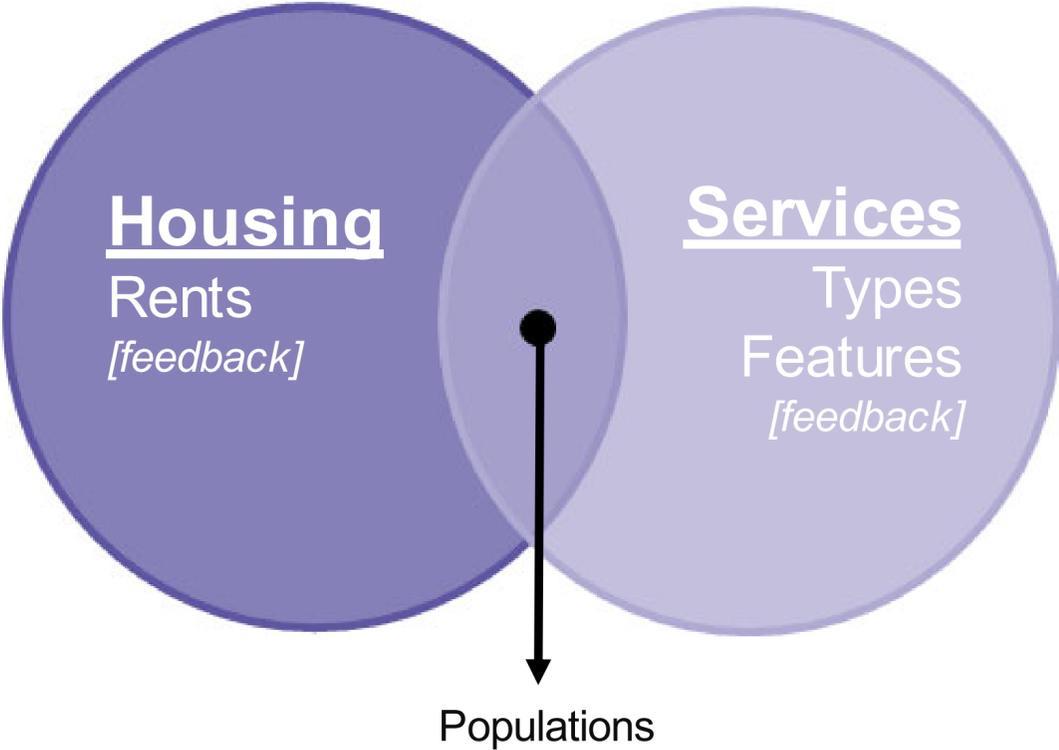


# GOLDEN HILL: COMMUNITY FEEDBACK

## DESIGN



## HOUSING + SERVICES



# BREAK-OUT STATIONS + ENGAGEMENT ACTIVITIES

## Engagement Activities + Questions [40-60 minutes]

These stations + break-outs are intended for us to hear from you to inform the next steps in our process. Please provide feedback or questions at the following stations:

### WELCOME

Introduction/Information  
+ Attendee Survey

### STATION 1

Site Understanding  
+ Community Priorities

### STATION 2

On-Site Programs/Amenities  
+ Visioning

### STATION 3

Housing Affordability  
+ Proposed Site Plan

