WELCOME TO: GOLDEN HILL COMMUNITY ENGAGEMENT







PRESENTATION OVERVIEW

Presentation [30 minutes]

Welcome

Where we are in the process

Community Meeting #2 Recap

Project Goals + Objectives

Site Survey + Constraints

New Approach to Site Development

Site Plan iterations 1 + 2 [160 units]

Building Materiality

Our Commitment to Community Feedback + Timeline

Community Feedback + Engagement Activity

Engagement Activities [30 minutes]

Survey/Site Conditions

Site Plan + Proposed Iterations

Materiality

What We're Missing



WHERE WE ARE IN THE PROCESS



COMMUNITY MEETING #2: WHAT WE HEARD



COMMUNITY MEETING #2: WHAT WE HEARD

"What are your top priorities for a healthy, active, and connected Golden Hill community?"



Intergenerational Housing with Broad Affordability



Multimodal Transportation Options



Safe + Diverse Community Open Space



Views + Access



Green New Deal Advancement



"Provide free wifi - there is a huge digital divide and this could help greatly!"

"Provide opportunities for local businesses to set up shop on or near the site "

"Vision for the next generation of the Golden hill community site"

- Programs for seniors to not feel alone
- A development that contributed to the tax base in an equitable and fair way.
- Add students to the District that deserve the same quality of education of all children
- Foster an e-gaming community for kids to connect with one another

"What on-site programs + services do you feel this location could support?"



Day Care / Youth Program / After School Program



Senior Services / Health Center



Intergenerational Fitness / Health + Wellness Spaces



Educational / Health / Care Programs + Services



Cafe / Restaurant



Indoor Gathering / Meeting Space



Pharmacy



Grocery farm stand / Grocery store

Free WiFi

Trail head / Bus station

"Community amenities should be visible; don't want to feel like it's someone's property "

"Better public transportation system; bus system is not great"

"What outdoor programs/amenities would best interest the Golden hill community?"



Ulster Green: Nature Trails + Connectivity



Ulster Green: Urban Agriculture & Wellness



Gather + Social: Picnic area & Grills



Gather + Social: Tree grove & Hammocks



Play for all ages: Creative Play Zones

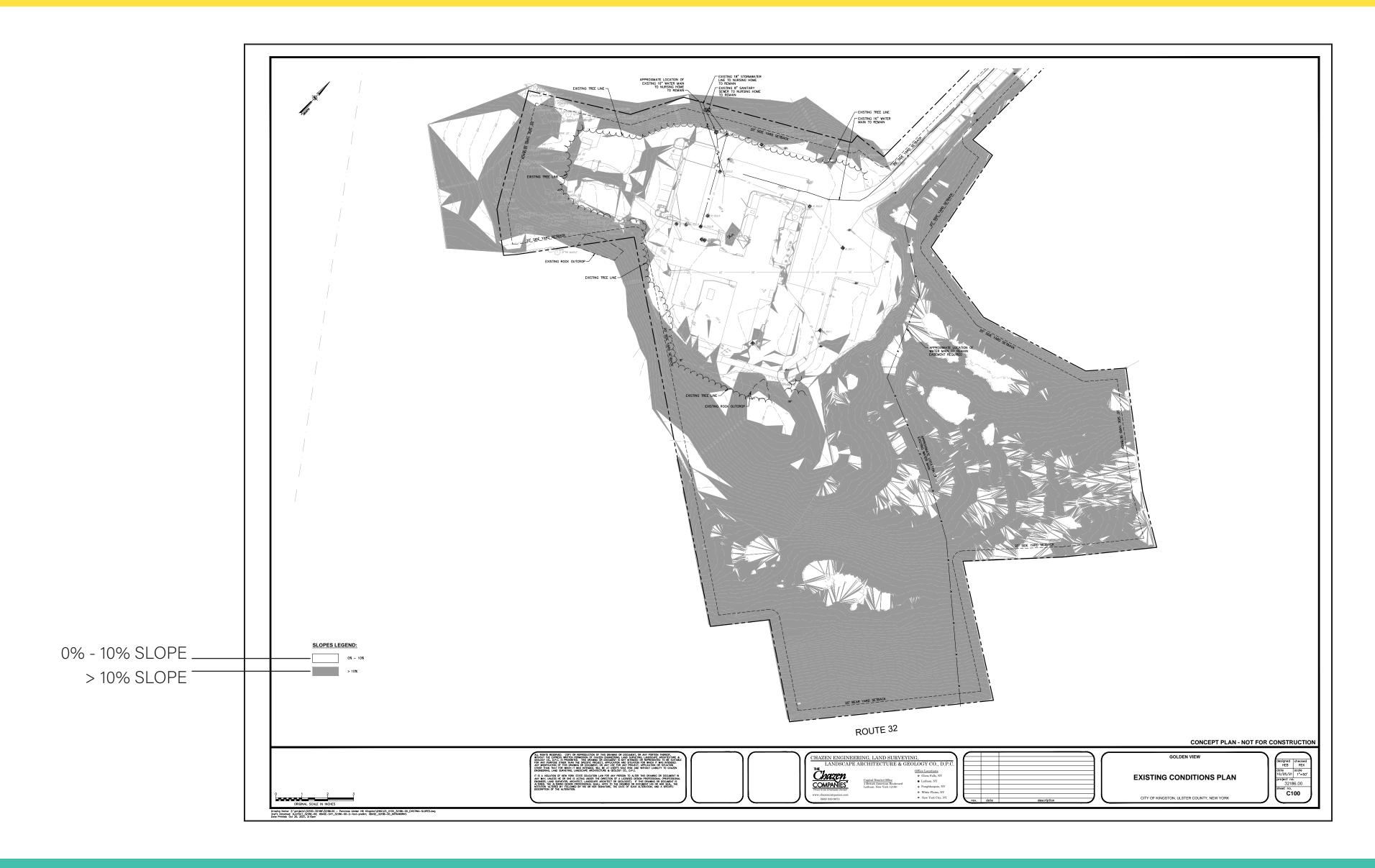


Play for all ages: Outdorr Fitness Programs + Activities

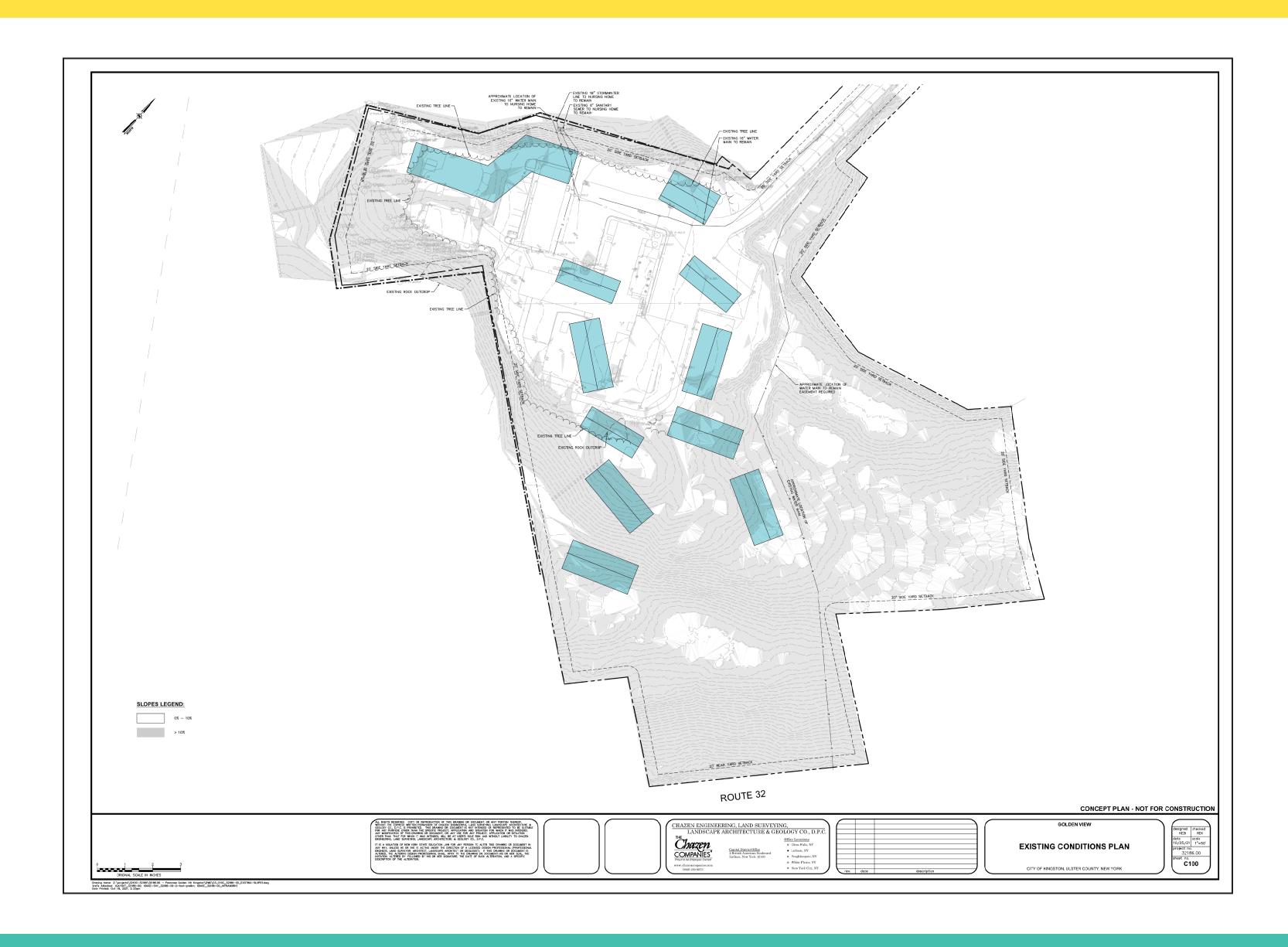


others Sports for all generation

SITE SURVEY



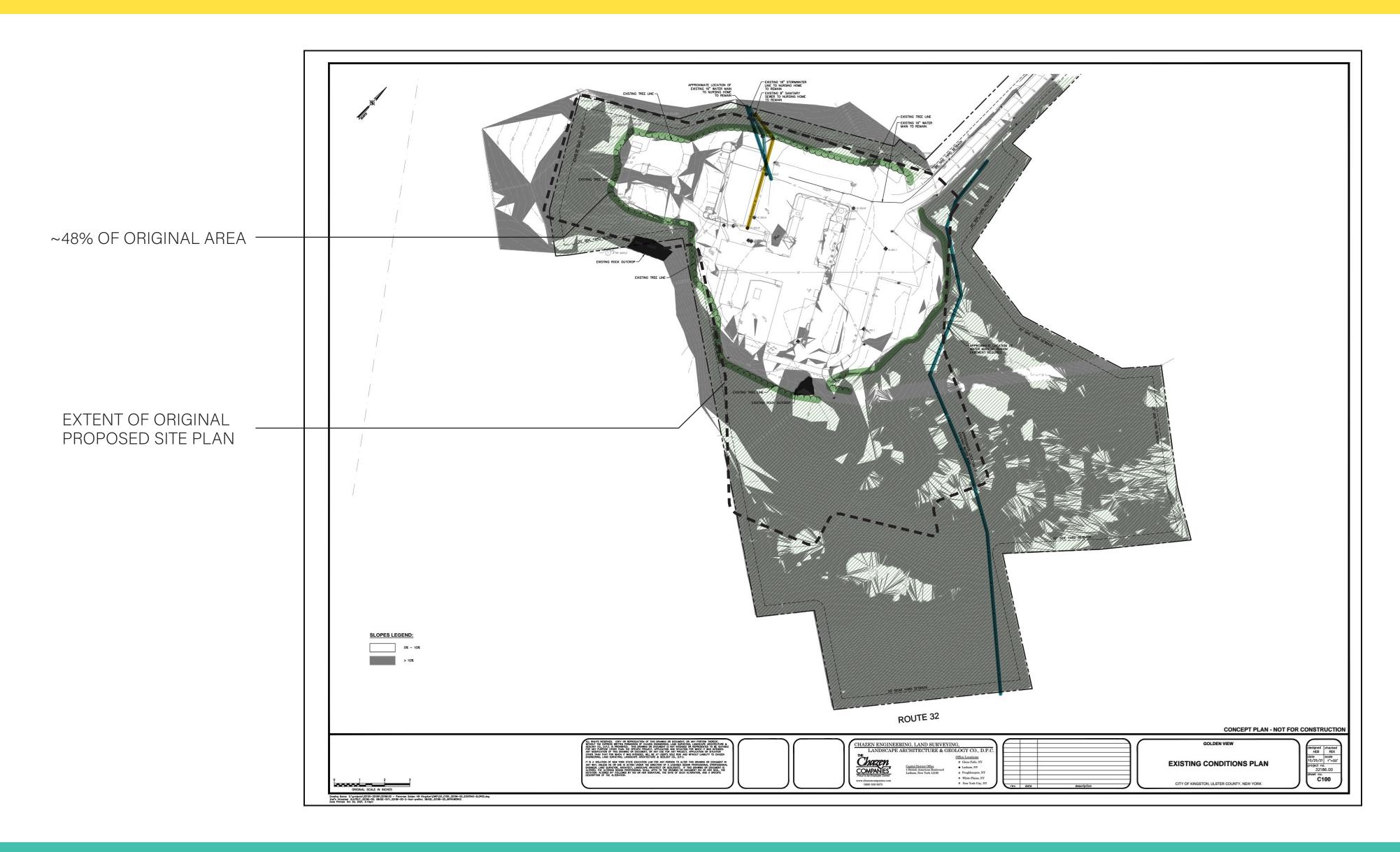
SITE SURVEY: FORMER PROPOSED SITE PLAN OVERLAY



SITE SURVEY: CONSTRAINTS



CONSTRAINTS + FORMER PROPOSED SITE PLAN OVERLAY



ADJUSTED APPROACH TO DEVELOPING THE SITE PLAN



GOLDEN HILL SITE PLAN: ITERATION 1



GOLDEN HILL SITE PLAN: ITERATION 2



CONCEPTUAL ORGANIZATION OF SITE



TOTAL UNIT COUNT
Proposed: 160 Units Total

Senior: 80 units Mid-Rise: 44 units Townhouses: 36 units



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Senior: 80 units Mid-Rise: 44 units Townhouses: 36 units

CONTEXT + PRECEDENT IMAGERY

WHAT IMAGES/AESTHETICS RESONATE WITH YOU AS INSPIRATION FOR THE GOLDEN HILL COMMUNITY?

PLACE UP TO TWO (2) DOTS IN ANY OF THE BOXES BELOW TO LET US KNOW YOUR TOP PREFERENCES!



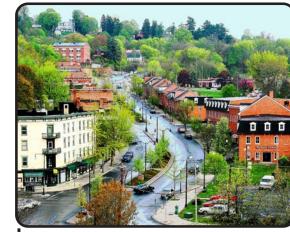
CINGSTON CONTEXT



KINGSTON CONTEXT



KINGSTON CONTEXT



(INGSTON CONTEXT

OTHERS?

WRITE ADDITIONAL SUGGESTIONS ON A POSTIT NOTE TO LET US KNOW OTHER BUILDINGS IN/AROUND KINGSTON OR MATERIALS THAT WOULD CONTRIBUTE TO THE CHARACTER OF THE DESIGN OR LOCAL VERNACULAR!



BUILDING MATERIALITY



BUILDING MATERIALITY



BUILDING MATERIALITY



BUILDING MATERIALITY

PROPOSED BUILDING MATERIALITY



PROPOSED SITE MATERIALITY

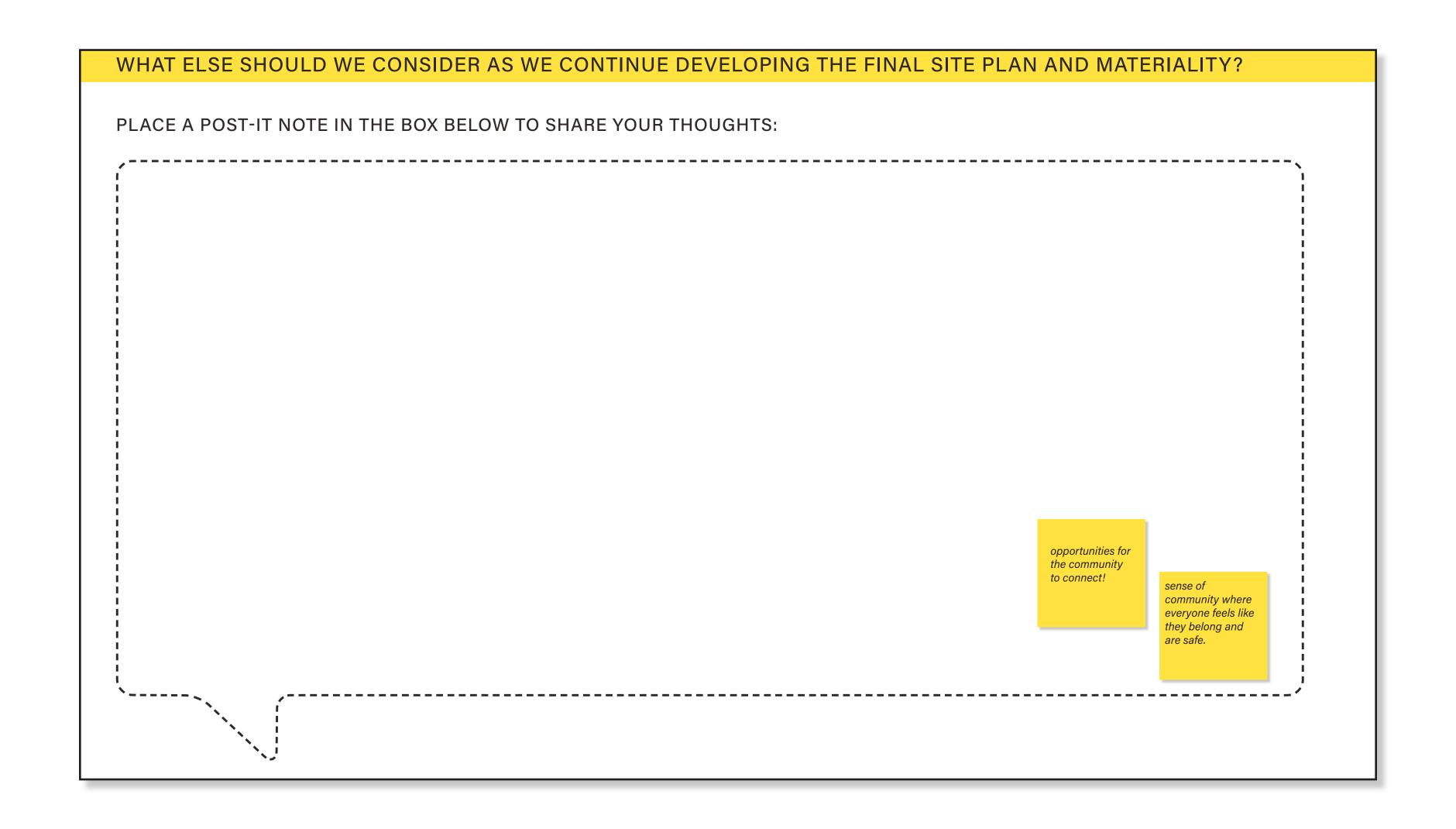


PROPOSED SITE MATERIALITY

WHAT WE HEARD:



WHAT ARE WE MISSING?



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
- 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 <u>development team will conduct meetings regularly</u> with Stakeholders

Page 3 of 3 Ulster County-Golden Hill Development | Stakeholder Engagement MOL This MOU is fully intended to be later replaced by a final partnership Successful engagement under this MOU may require agreement, signed by the Developer and Stakeholders outlining how the Developer from time to time to share information with the the Parties will continue to collaborate during the construction and Stakeholders that has not yet been made public and/ or work that is in progress. In these circumstances this will be highlighted to the Stakeholders, who agree > Ulster County-Golden Hill Development | Stakeholder Engage draft status. 8. The Parties will look to co The Parties hereby agree and consent to the following ongoing 4. The Developer shall make copies of final design and plan rocess to enable meaningful participation of the Stake documents related to the Project available for inspection by furing the planning, implementation, and monitoring of Stakeholders, either by inspection at the offices of the TBD or by the Project. The Parties agree that, in connection with any providing access to the documents electronically through a Project redevelopment activities, and more specifically with any development website set up by the Developer. activities regarding the Pr



1. The Developer is C ULSTER COUNTY - GOLDEN HILL DEVELOPMENT into the Project and w MEMORANDUM OF UNDERSTANDING

and funding the series This is a Memorandum of Understanding ("MOU") between Ulster designed to facilitate County ("UC") and Pennrose, LLC ("Pennrose") (hereafter collectively and exchange between the "Developer"), and the list others as required. The Developer and others shall together be known as the Parties.

The Golden Hill development will be a new community which seeks 2. The Developer sha to target a broad range of incomes to ensure access to affordable of all public meetings housing by lower income households while meeting affordable Each such Meeting no workforce housing needs. In addition, the development will provide support and recreation amenities and identify creation of space for Developer may also j include representative commercial opportunities and community programming particularly Kingston Housing Au appropriate to the site's setting among nursing and mental-health-



3. The Developer sha The County's Planning Department has identified County owned meetings and distribu lands located in the City of Kingston as suitable for housing development. The site is approximately 41 acres and includes the former 20-acre jail site. The Developer is proposing a large- scale redevelopment of the property that would include demolition of existing buildings and the construction of the new residential units

> This MOU sets forth the expectations of the Parties in connection of the redevelopment of the property with the interests of the Stakeholders recorded as a key component of the planning and development process. The following have been identified as priorities to be addressed in the planning and redevelopment of the property:

- 1 Intergenerational Housing. The Project shall suppor intergenerational housing with no fewer than sixty (60) agerestricted units for occupancy by senior citizens, the remainde being offered for general occupancy.
- Support and Recreation. The Project shall provide residents with an array of health, social services, education, and recreational

Ulster County-Golden Hill Development | Stakeholder Engagement MOU

- 6 Commercial and Community Programming. The planning and design strategy for the Project shall provide a flexible framework to integrate commercial and community programming. The Project's nunity hub will deliver programming centered around wellnes health, outdoor recreation, and supportive services.
- Multimodal Transportation. Ease of mobility and connectivity to the broader Ulster County is critical for residents of the Project.
- Views and Access. Maximize the key advantages of the location and characteristics of the Golden Hill Site such as the Catskill Mountains, as well as the surrounding woodlands. The project should leverage access to adjacent facilities and services such as connector trails, an added bus stop, and convenient curbside parking enabling elderly and alter-abled residents to enjoy the Project's lifestyle with
- Green New Deal Advancement. The planning and development should take a comprehensive approach to identify opportunities to reduce greenhouse gas emissions and incorporate sustainability features in all aspects of the Project, including design, procurement construction, operations, hiring and more. To advance Ulster County's Green New Deal commitments, specifically all electric buildings, the Project shall incorporate such green features and sustainability asures as may be commercially viable and are prioritized by project funding partners, including by not limited to NYS DHCR.



GOLDEN HILL: ENGAGEMENT TIMELINE



Kick-off Meting: Golden Hill Team Meet & Greet June 2021



Stakeholder leting: Engagement Workshop #1 [Virtual]



July 2021

Stakeholder Engagement Workshop #2

Sept. 2021



We are here

Stakeholder Engagement Workshop #3 Oct. 2021



Stakeholder Engagement Workshop #4 Nov. 2021



Final Stakeholder Engagement Presentation



Nov. 2021

Tax Credit
Application
December 2021

estimated



KICK-OFF + DATA ANALYSIS

Stakeholder Mapping

- + Define Stakeholders
- + Meet the

Development Team

+ Introduce

Engagement Process

+ Review Draft MOU

Stakeholder Kick-off

- + Project Introduction
- + Understanding
- + Site + Program
 Orientation
- + Precedents + Goals
- + Supportive

Population Discussion

+ Unit Preferences

VISIONING + EXPLORATION

Preliminary Schemes

+ Initial

Recommendations

+ Site & Buildable Area Opportunities

+ Concepts &

Approaches

Project Development

+ Review Conceptual

Plans

+ Illustrate

Programmatic Idea

Programmatic Ideas & Solutions

- + Material Discussions
- + Tactile Feedback

PRIORITIZATION + RECOMMENDATIONS

Final

Recommendations

+ Present Final Site & Building Concepts

Big Reveal

- + Present renderings
- + MOU Signing
- + Building + Site
 Design Reveal

GOLDEN HILL: UPCOMING MEETINGS + APPROVALS

Upcoming Public Approval Submissions

> November 15th - Kingston Planning Board

SEQR Submission

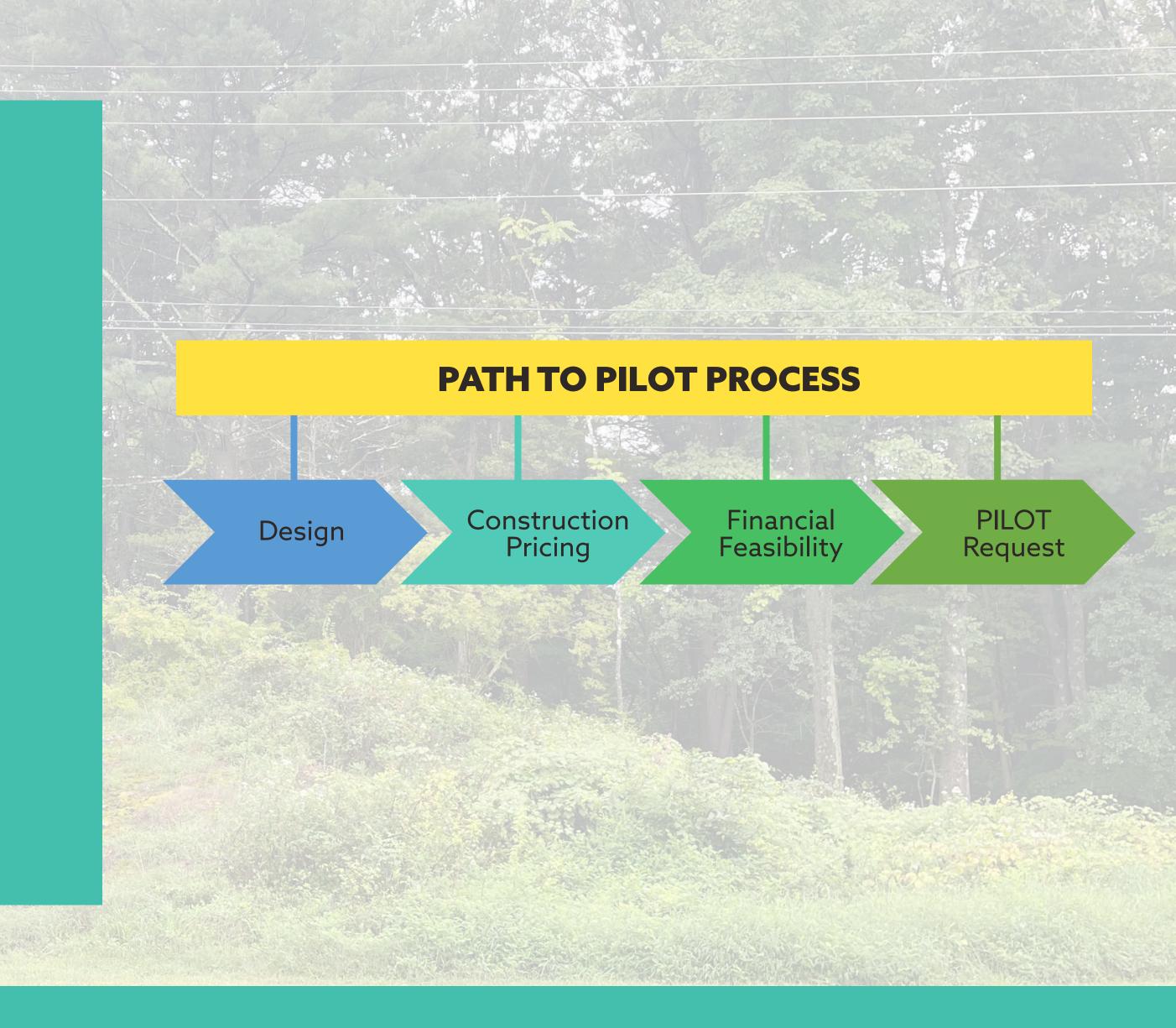
Site Plan Application

Subdivision Application

> Future Public Approval Requests

Rezoning

PILOT



GOLDEN HILL: PROJECT TIMELINE

Concept Design July - November 2021

Community Engagement July - November 2021

Funding Award December 2021 - June 2022

(anticipated)

Design + Documentation December 2021 - June 2022

Construction June 2022 - January 2024

Grand Opening October 2024



BREAK-OUT STATIONS + ENGAGEMENT ACTIVITIES

Engagement Activities + Questions [30+ 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:

STATION 1 Welcome

+ Survey/Site Constraints

STATION 2 Site Plan

+ Proposed Iterations

STATION 3 Materiality

+ What We're Missing

THANK YOU FOR JOINING US TODAY!

