

## GOLDEN HILL

### Community Engagement Meeting #3 Questions

#### Virtual Meeting

11/3/2021

#### Questions Raised at the Meeting:

1. "I current live on Marius St and the traffic to golden hill that goes along our street is dangerous. My grandchildren are not safe. Will the traffic to this new development be fixed? I have signed a few petitions a while ago, but nothing has been done. The alderman ignores us."

The Development Team is conducting a Traffic Impact Study which will analyze the traffic impacts of the proposed project both during the construction and operating periods and require mitigating measures to minimize any impact caused by the new development.

2. How come the site wasn't marketed through a transparent competitive bidding process?

The Ulster County Housing Development Corporation (UCHDC) chose Pennrose as the developer through a transparent, competitive Request for Qualifications process. The County interviewed three potential developers and visited properties that they had developed prior to choosing Pennrose.

More information on the topic can be accessed here:

<https://ulstercountyny.gov/planning/development-corporation/golden-hill>

3. How many parking spaces will be required?

In accordance with the Kingston's zoning code, Chapter 405, Article V Supplementary Regulations for off-street parking and loading, the required number of parking spaces for the proposed redevelopment is 225.

4. Given that the size of the site to be developed has decreased by 50%, how come the number of units hasn't changed? It seems a little tight to shoehorn 160 units onto such a small parcel.

Though the size of the area to be redeveloped has decreased from previous plans, the area under-consideration is well over 4 acres. In response to the decreased footprint, the development team has reconfigured the plans to comfortably fit 160 units across 6 buildings.

In addition to the active open space within the existing footprint of the site, the development team plans to incorporate design elements within the inner edge of the tree line such as hammocks and picnic tables that will expand the outdoor activities available to residents and the community.

5. What about noise levels? Is there a difference between plans?

The development team has not yet conducted any formal noise studies comparing the impact of the two plans. However, it is not anticipated that there would be any significant difference between the plans under consideration.

6. Yeah Native plants!!! Wood, stone, brick. Vegetable garden???

The project will include a dedicated area for community gardens for use by the residents.

7. How will you handle rainwater and similar? Any ponding areas?

The redevelopment project will involve soil disturbances of greater than one acre therefore, the project will need to comply with NYSDEC to control rainwater and runoff. A Stormwater Pollution Prevention Plan and Report will be prepared in accordance with the NYSDEC SPDES requirements as well as the Code of the City of Kingston Stormwater Management and Erosion and Sediment Control. The stormwater management strategy will be informed by further development of design drawings and geotechnical reports.

8. I'd like to see a development built without a multimillion-dollar PILOT, would it be possible?

It is customary for affordable housing projects to pursue a real property tax exemption under Article XI of the New York Private Housing Finance Law ("Article XI"). The Article XI exemption is typically accompanied by a PILOT agreement, the terms of which have not yet been drafted. Prior to being enacted, the Article XI will need to go before the Common Council and a resolution must be passed supporting the PILOT. The design process and affordability mix will need to be further advanced before the project team can gather accurate cost estimates needed to refine the financing plan required to adequately inform the terms of the PILOT. Under Article XI, PILOT payments are based on project income (rents), which in turn is based on projected resident income mix.

9. Like the idea of town homes, around the perimeter of the interior road. Main consideration is personal storage. Will there be space for tenants to have a "basement" for luggage and larger items not often used.

The state guidelines require that bulk storage facilities be provided for each apartment for this type of storage. We are not constructing basements so a bulk storage closet will likely be provided in each apartment.

10. With steep slopes, can some of the buildings built into the hillside with utility and storage be under the dark portions of the buildings??

The buildings will not be constructed on or near the steep slopes except for the building on the east side of the site. The slope will allow us an opportunity to locate parking and maintenance facilities under this area of the building, with access at the rear of the building.

11. I did not see any car parks within the site, could they be underground on the slopes??

All but one building will be constructed on flat terrain. We are proposing to provide parking under the building on the east side of the site that is built into the slope.

12. Why were all your Housing Development Corporation meetings which ultimately selected Pennrose held in executive session?

Under Open Meetings Law, discussions of real estate sales, purchases, and negotiations may take place in executive session where confidentiality is needed to protect the competitive process and the value of the property. In this case, initial evaluation of proposals and interviews with each proposing team were held in executive session in order to protect the details of each of the competing proposals. The final evaluation of proposals was conducted in open session on November 5, 2020.

13. "It's my understanding that PILOTS negatively impact the school districts finances?

The PILOT will recognize the fair and equitable apportionment of taxes to the property so as to preserve the affordability for households of low- to workforce- incomes residing within the district.

14. If this project adds new students, who will pay for that cost?

New York State School Districts are funded by local tax revenue as well as state and federal aid. The project site is currently tax exempt, and therefore does not contribute to the tax base. Through the redevelopment, the site will begin to generate tax revenues.

15. Can Pennrose representatives divulge their financial partners, and will that change if the PILOT doesn't go through?

Investors in the project cannot be identified until financing plans are further developed which requires completion of design drawings to inform accurate project costs. Pennrose will identify the project's financing partners when they become known closer to the anticipated start of construction.

16. It was mentioned there will be Parking underneath the buildings? There's more bedrock than the Flintstones. Therefore, Will there be blasting to building parking underneath?

There will not be any underground parking on the site. The present design takes advantage of the grade change on the south end of the site to provide covered parking on the lower level of the family oriented multi-family building. The construction methodologies for the site will be informed by the final construction drawings and geotechnical reports.

17. Who is the civil engineer providing required reports for your consideration moving forward with the anticipated build.

The Chazen Companies has been retained by the development team to provide the required reports.

18. Please no more PILOTS

As noted above, it is customary for affordable housing projects to pursue a real property tax exemption under Article XI of the New York Private Housing Finance Law ("Article XI"). The Article XI exemption is typically accompanied by a PILOT agreement, the terms of which have not yet been drafted.