WELCOME TO: GOLDEN HILL COMMUNITY ENGAGEMENT



PENNROSE
Bricks & Mortar | Heart & Soul





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:

Developer

Architect + Landscape Architect

Civil Engineer

Sustainability Consultant

MBE/WBE Consultant

Property Manager

Local Attorney

Social Services Partner

Here today:

Ulster County

Pennrose

WRT

Family of Woodstock

Pennrose, LLC

WRT

Chazen Companies

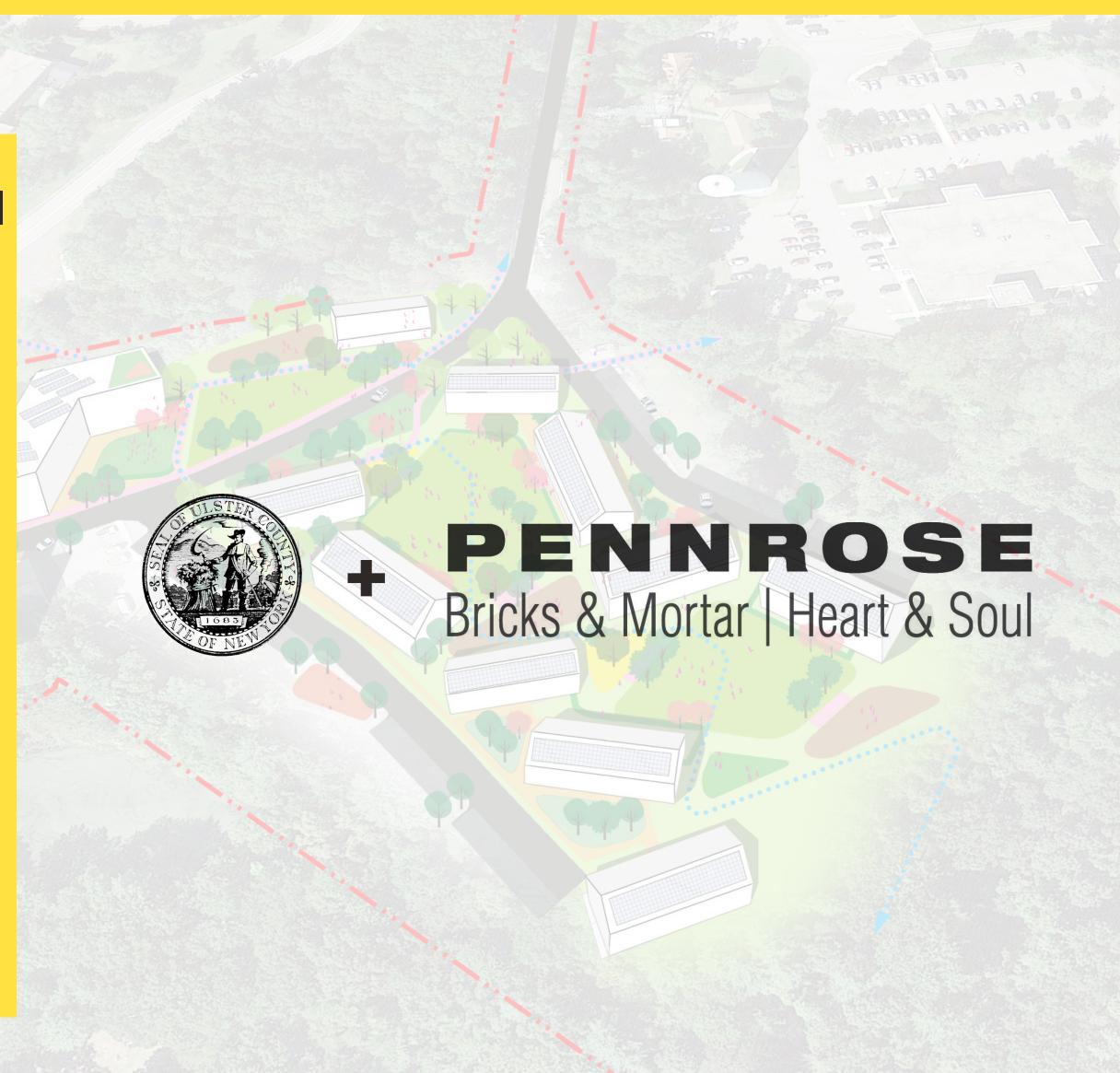
Steven Winter Associates

Renaissance

Pennrose Management Co.

Cannon Heyman & Weiss

Family of Woodstock



WHERE WE ARE IN THE PROCESS



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

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

More engagement with the community!

PROJECT GOALS + OBJECTIVES

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

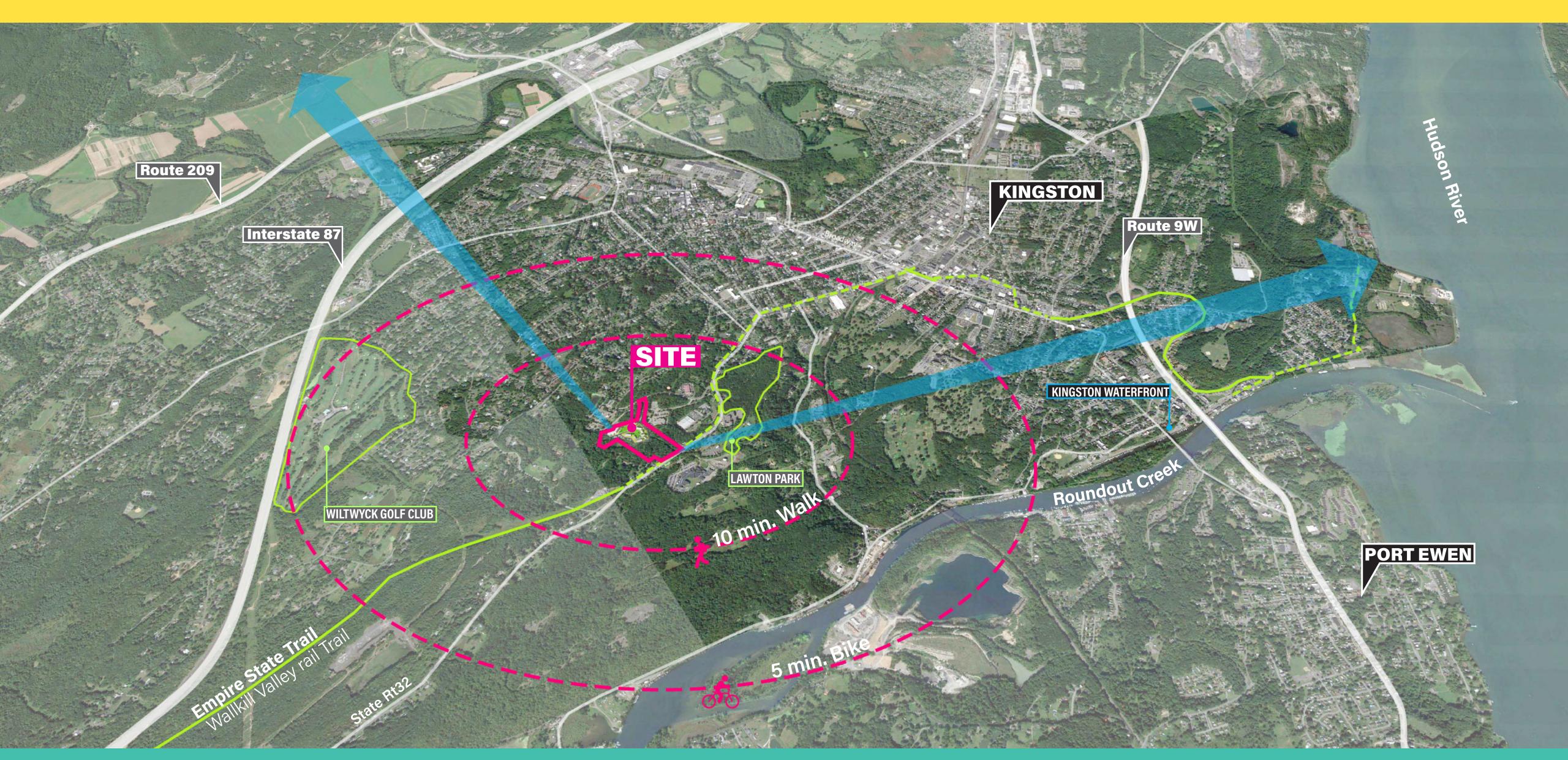
- 1 Intergenerational Housing
- 2 Broad Affordability
- 3 Support + Recreation
- 4 Commercial + Local Community Programming
- **5 Multimodal Transportation**
- **6 Views + Access**
- 7 Green New Deal Advancement

SUSTAINABILITY + GREEN NEW DEAL PRIORITIES

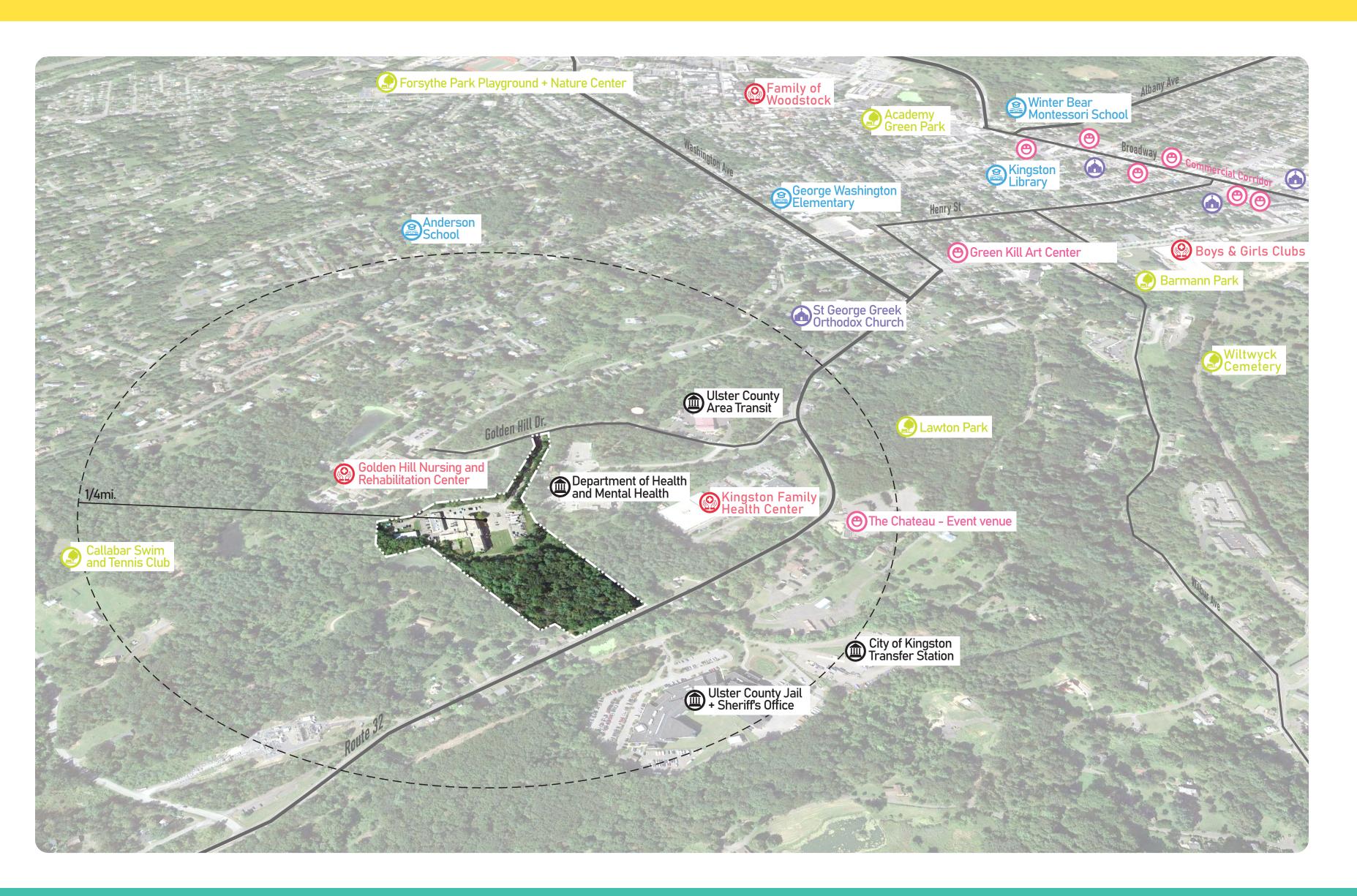
- + Minimize the use of fossil fuels
- + Maximize the use of renewable energy through on-site solar and renewable energy credit purchasing as financially viable
- + Enterprise Green Communities PLUS certification
- + Utilizing green building practices in both design and materials



GEOGRAPHICAL CONTEXT



UNDERSTANDING THE SITE: ADJACENCIES



LEGEND





Churches/Religious

Mealthcare/Services

Schools/Education

Green Space/Park

UNDERSTANDING THE SITE: CONDITIONS

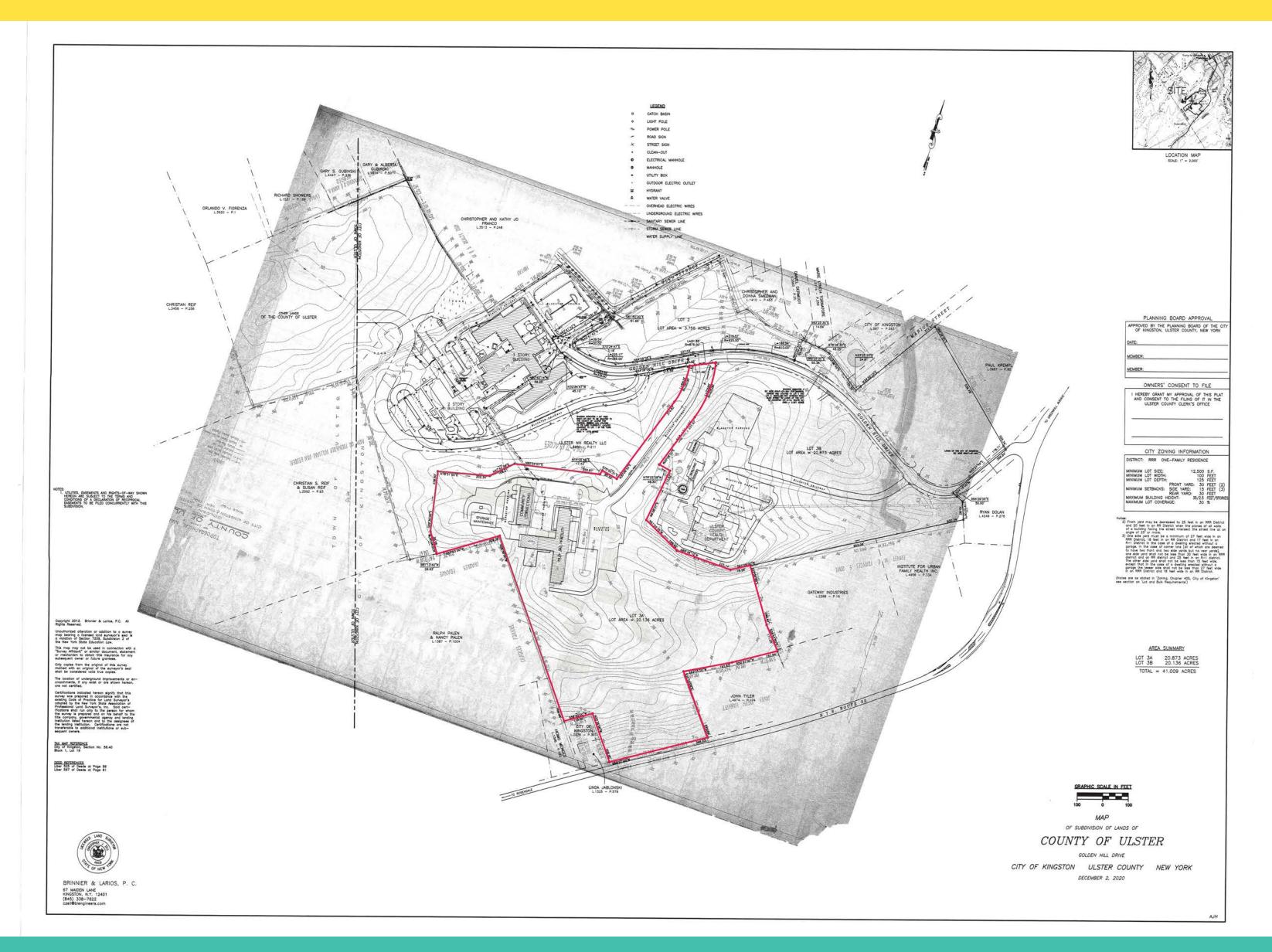


LEGEND

- 1 Strenghts: Proximity to Hudson River
- 2 Strenghts: Empire State Trail Network
- 3 Strenghts: Community Resources (Park)
- 4 Strenghts: 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
- Challenges: Zoning
- Challenges: Topography

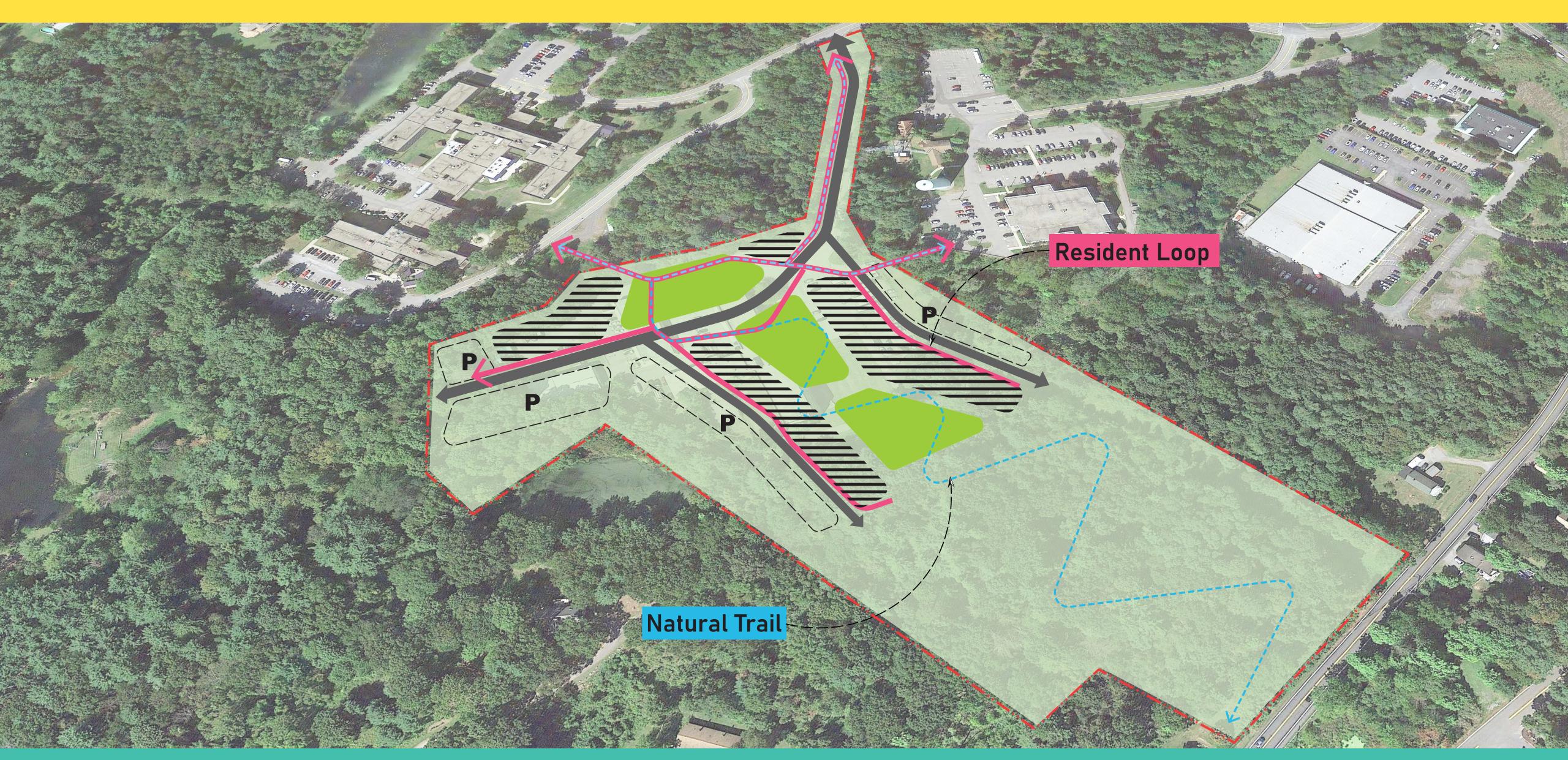
Public Transportation 👨

EXISTING SITE ANALYSIS









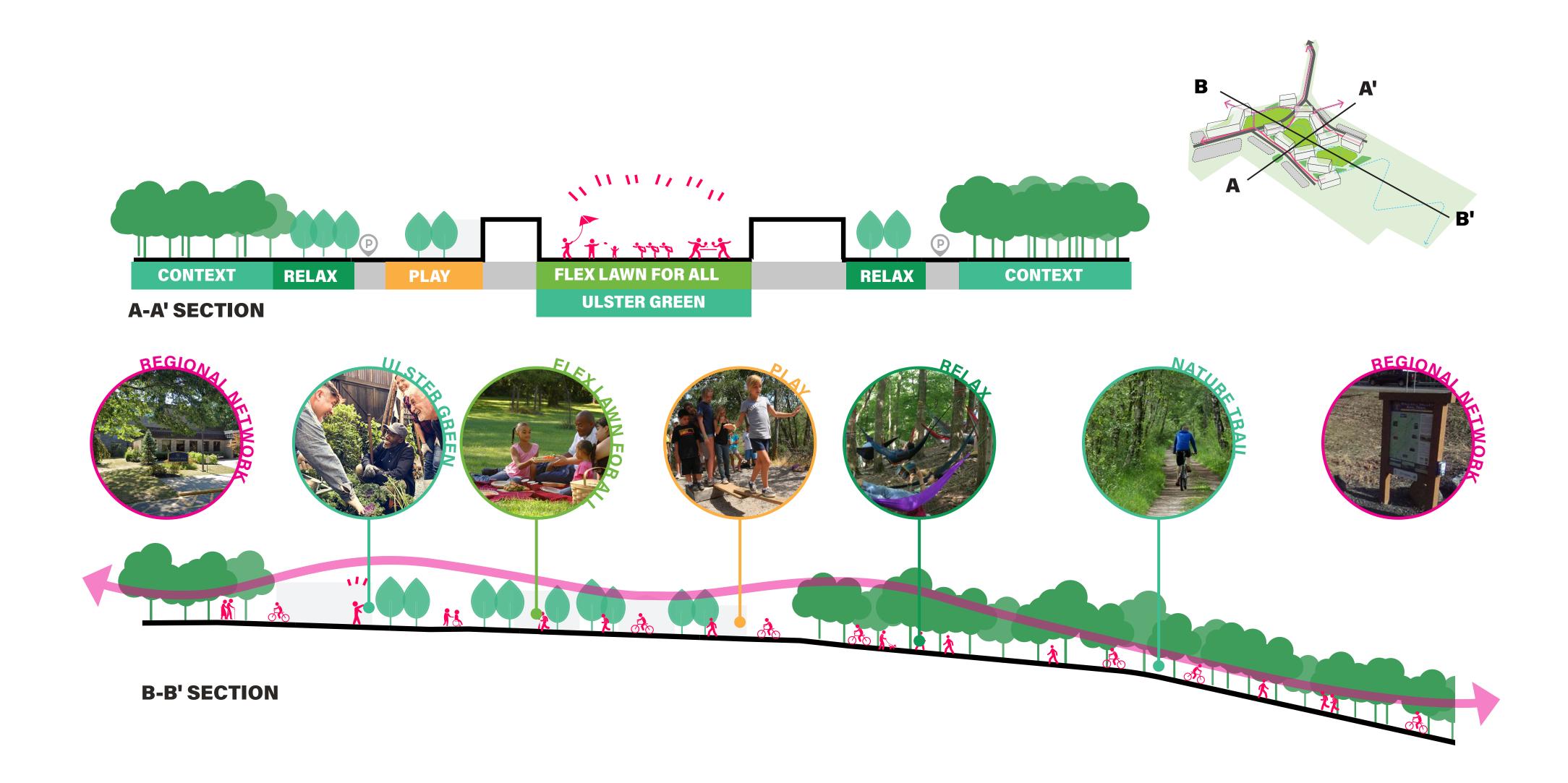


CONCEPTUAL ORGANIZATION OF SITE



CONCEPT PLAN - AERIAL VIEW





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

















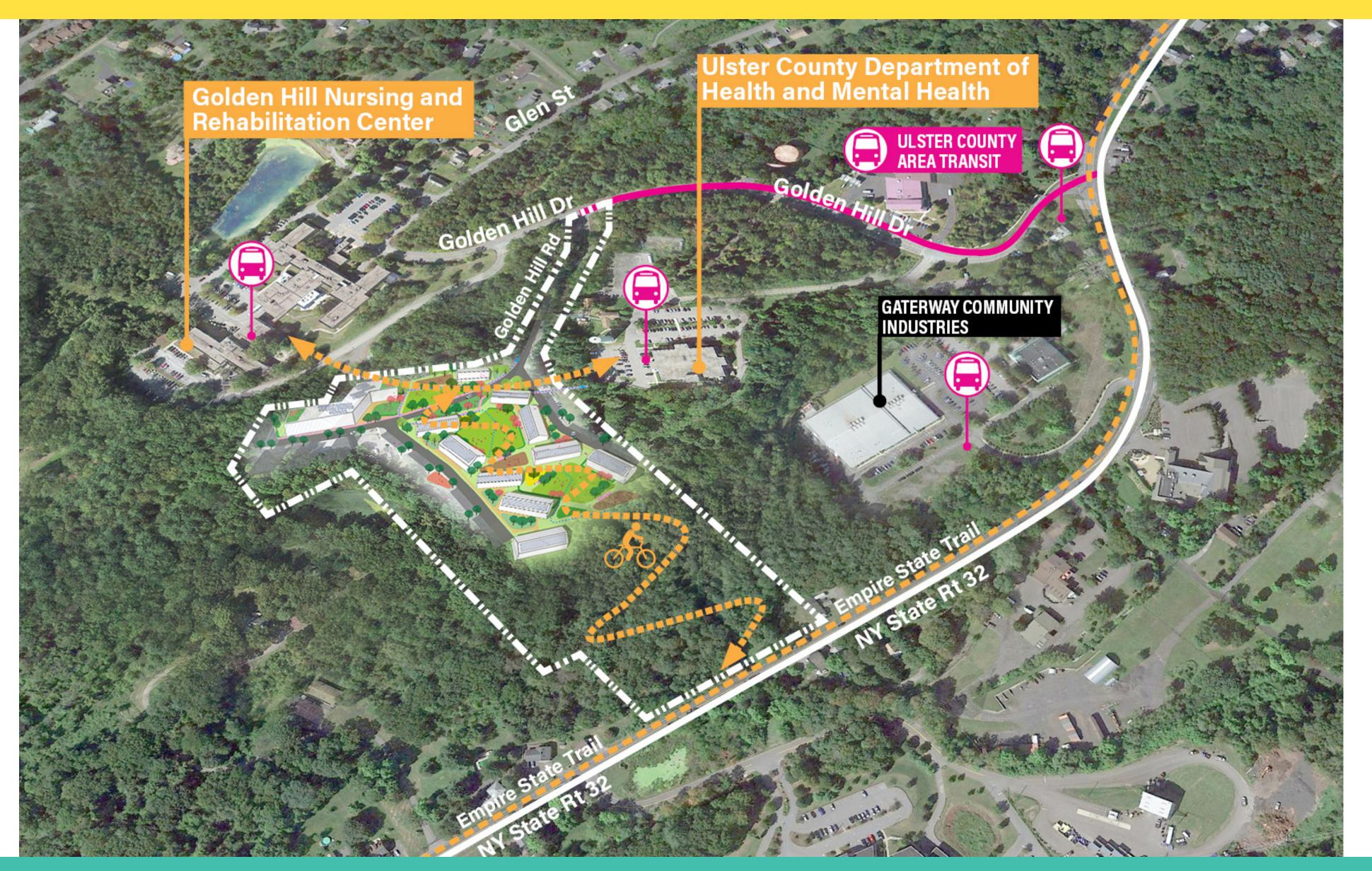
OUTDOOR PROGRAMS + AMENITIES: FEEDBACK



PRECEDENTS: TEXTURE + MATERIALITY INSPIRATION



A PLACE FOR ALL





A PLACE FOR ALL



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

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draft status.

Ulster County-Golden Hill Development | Stakeholder Engagement MOL

7. Successful engagement under this MOU may require the Developer from time to time to share information with the 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

This MOU is fully intended to be later replaced by a final partnership agreement, signed by the Developer and Stakeholders outlining how the Parties will continue to collaborate during the construction and

8. The Parties will look to co

rocess to enable meaningful participation of the Stak the Project. The Parties agree that, in connection with any redevelopment activities, and more specifically with any development

4. The Developer shall make copies of final design and plan documents related to the Project available for inspection by Stakeholders, either by inspection at the offices of the TBD or by providing access to the documents electronically through a Project website set up by the Developer.

Ulster County-Golden Hill Development | Stakeholder Engag

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 Developer may also j

Each such Meeting no workforce housing needs. In addition, the development will provide support and recreation amenities and identify creation of space for 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

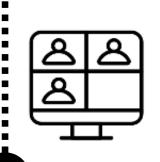
- Ommercial and Community Programming. The planning and design strategy for the Project shall provide a flexible framework to integrate commercial and community programming. The Project's nunity hub will deliver programming centered around wellne health, outdoor recreation, and supportive services.
- Multimodal Transportation. Ease of mobility and connectivity to the broader Ulster County is critical for residents of the Project.
- 6 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 projec funding partners, including by not limited to NYS DHCR.



GOLDEN HILL: ENGAGEMENT TIMELINE



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



Stakeholder **Engagement** Workshop #1 [Virtual]



July 2021

We are here

Stakeholder Engagement Workshop #2 Sept. 2021



Stakeholder **Engagement** Workshop #3



Stakeholder **Engagement** Workshop #4 Sept.-Oct, 2021 End of Oct. 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 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: 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



GOLDEN HILL: OPPORTUNITY

This project is:

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

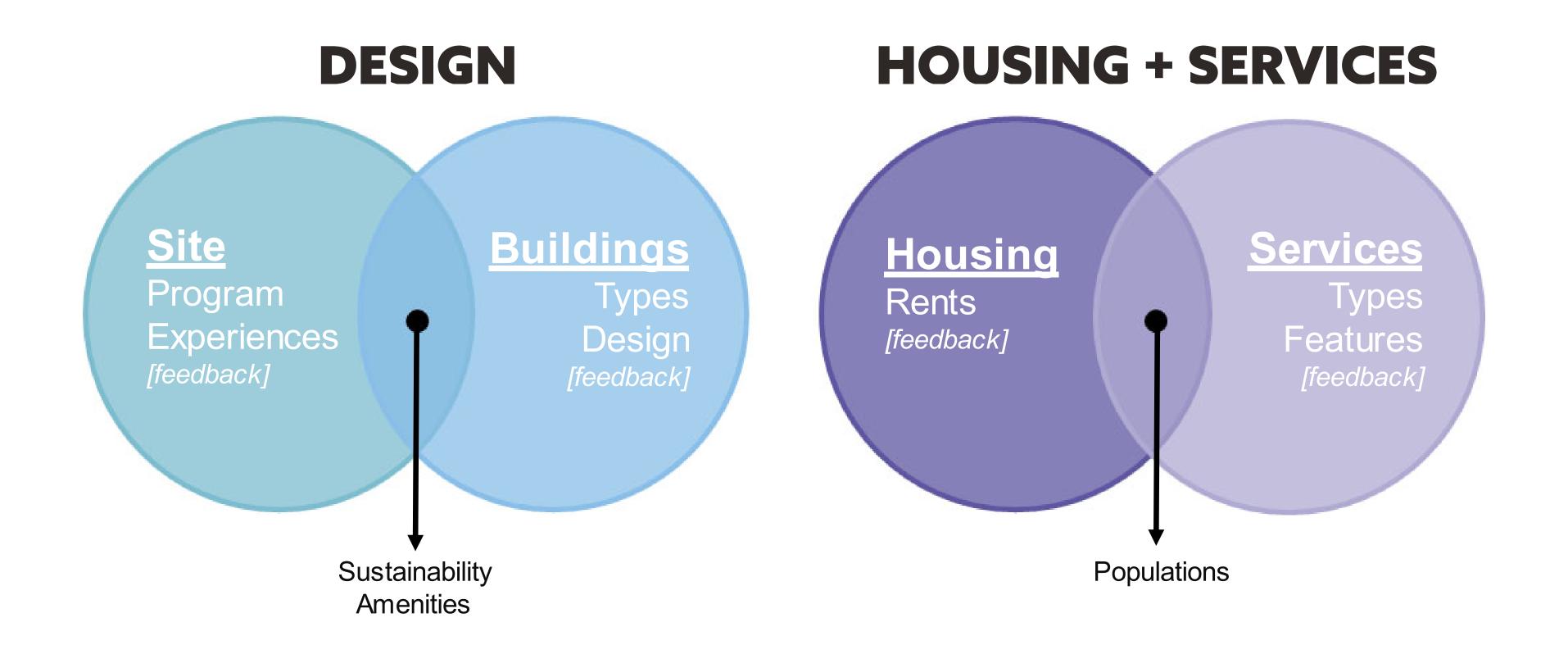








GOLDEN HILL: COMMUNITY FEEDBACK



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

