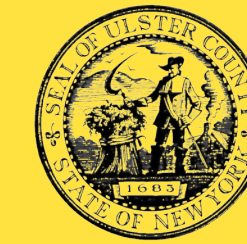


WELCOME TO:
GOLDEN HILL
COMMUNITY
ENGAGEMENT #3



PENNROSE
Bricks & Mortar | Heart & Soul



OCTOBER 25, 2021

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

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

Stakeholder Engagement Workshop #3
Oct 2021

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

Stakeholder Engagement Workshop #4
November 2021

- Final Recommendations
- + Present Final Concepts

Tax Credit Application
December
Estimated



WE ARE HERE!

COMMUNITY MEETING #2: WHAT WE HEARD

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



others “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?”

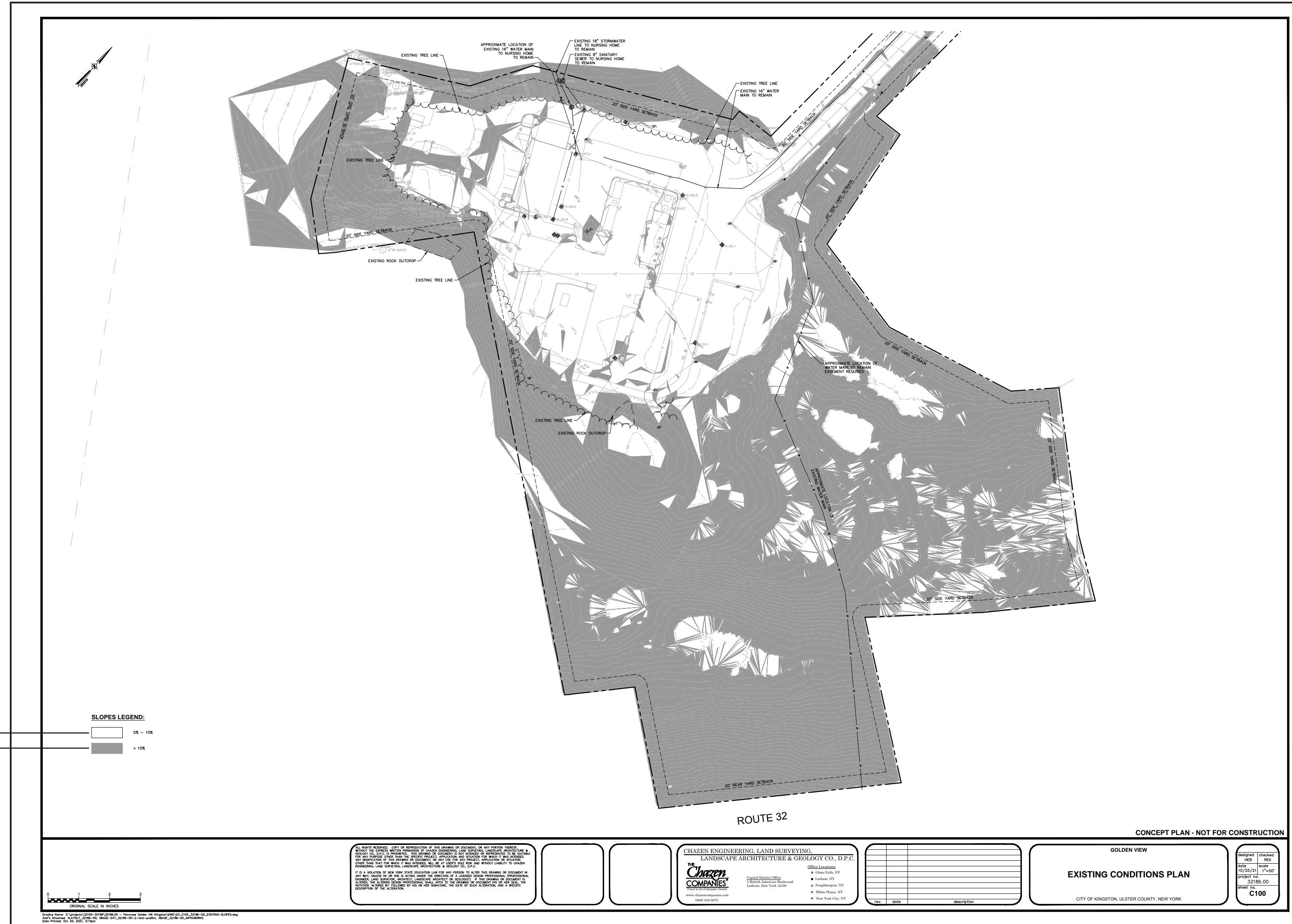


“Community amenities should be visible; don’t want to feel like it’s someone’s property”
 “Better public transportation system; bus system is not great”

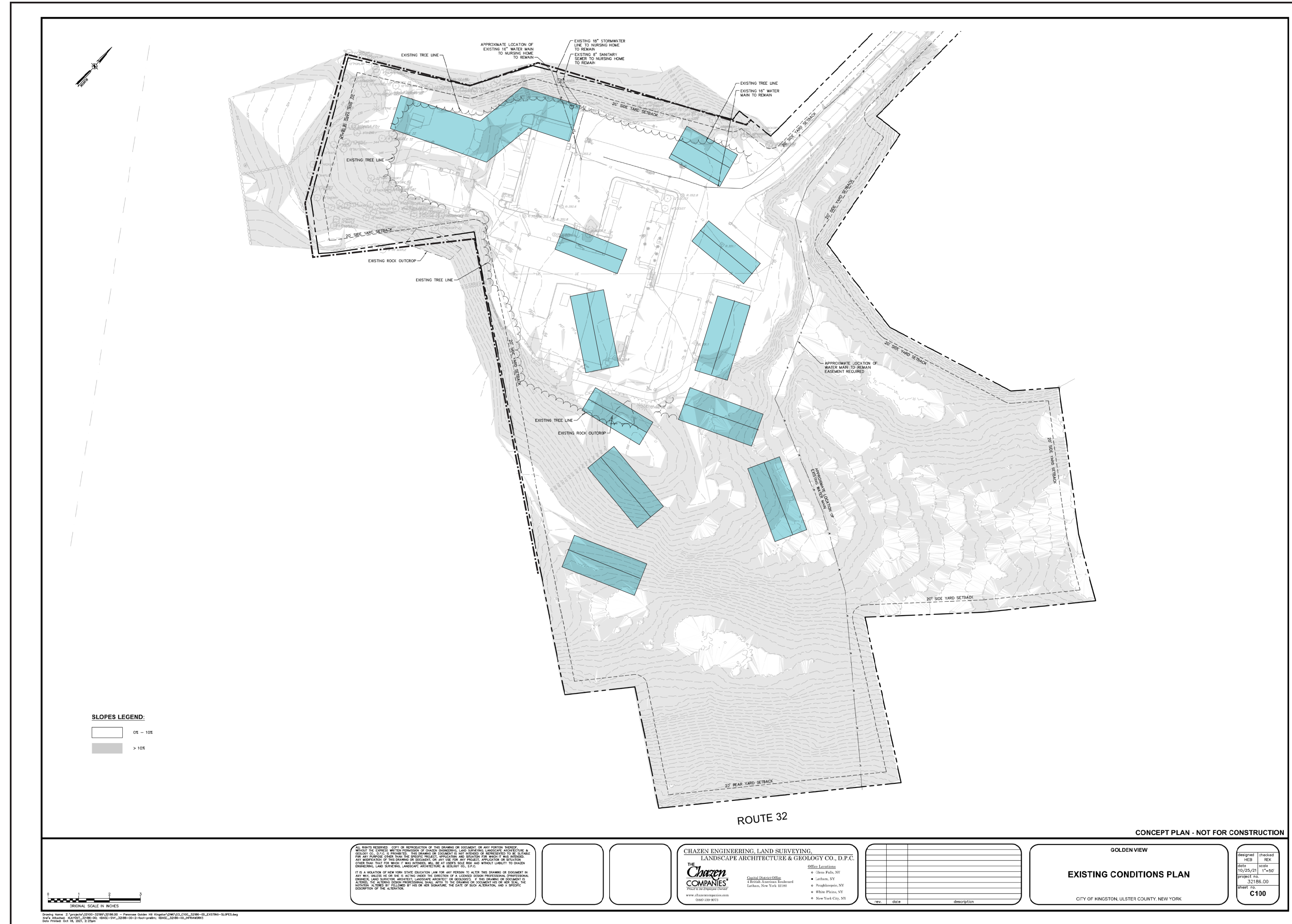
“What outdoor programs/amenities would best interest the Golden hill community?”



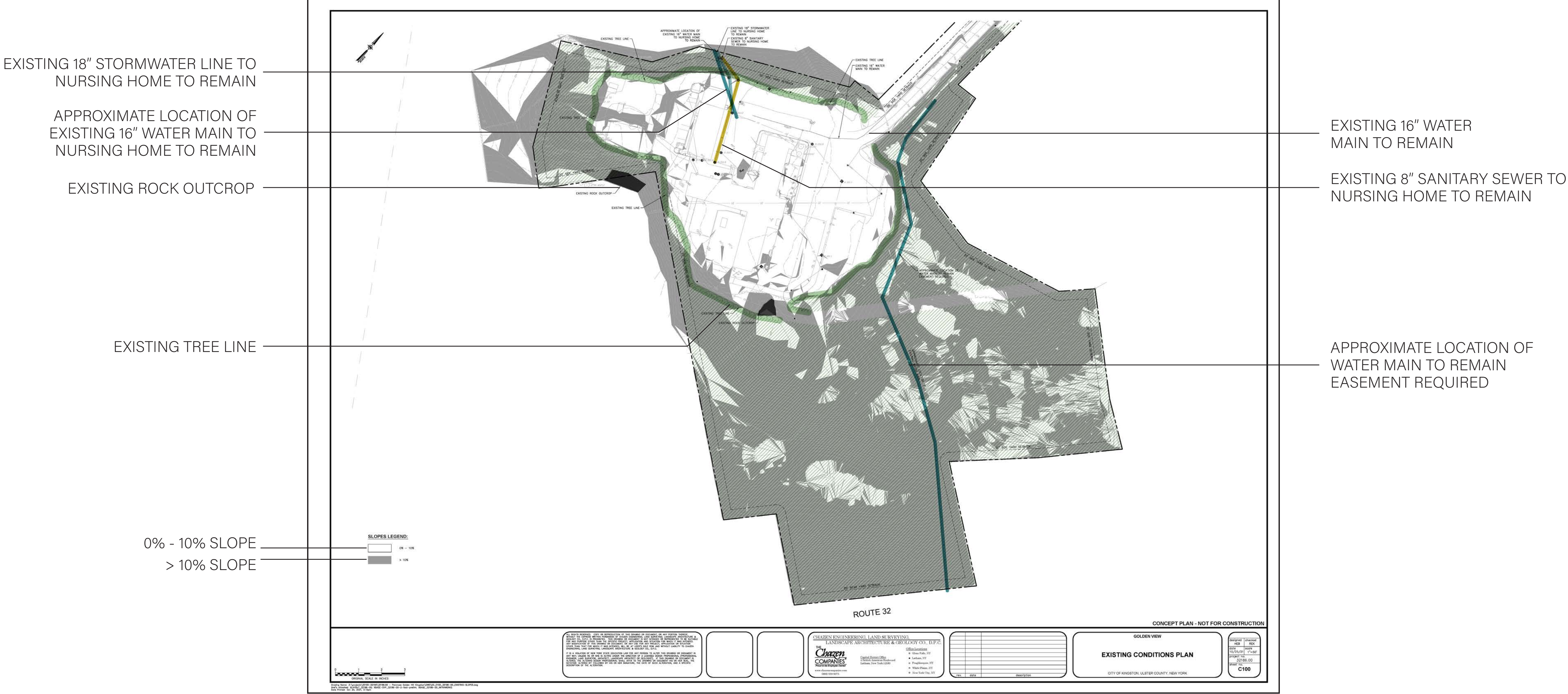
SITE SURVEY



SITE SURVEY: FORMER PROPOSED SITE PLAN OVERLAY



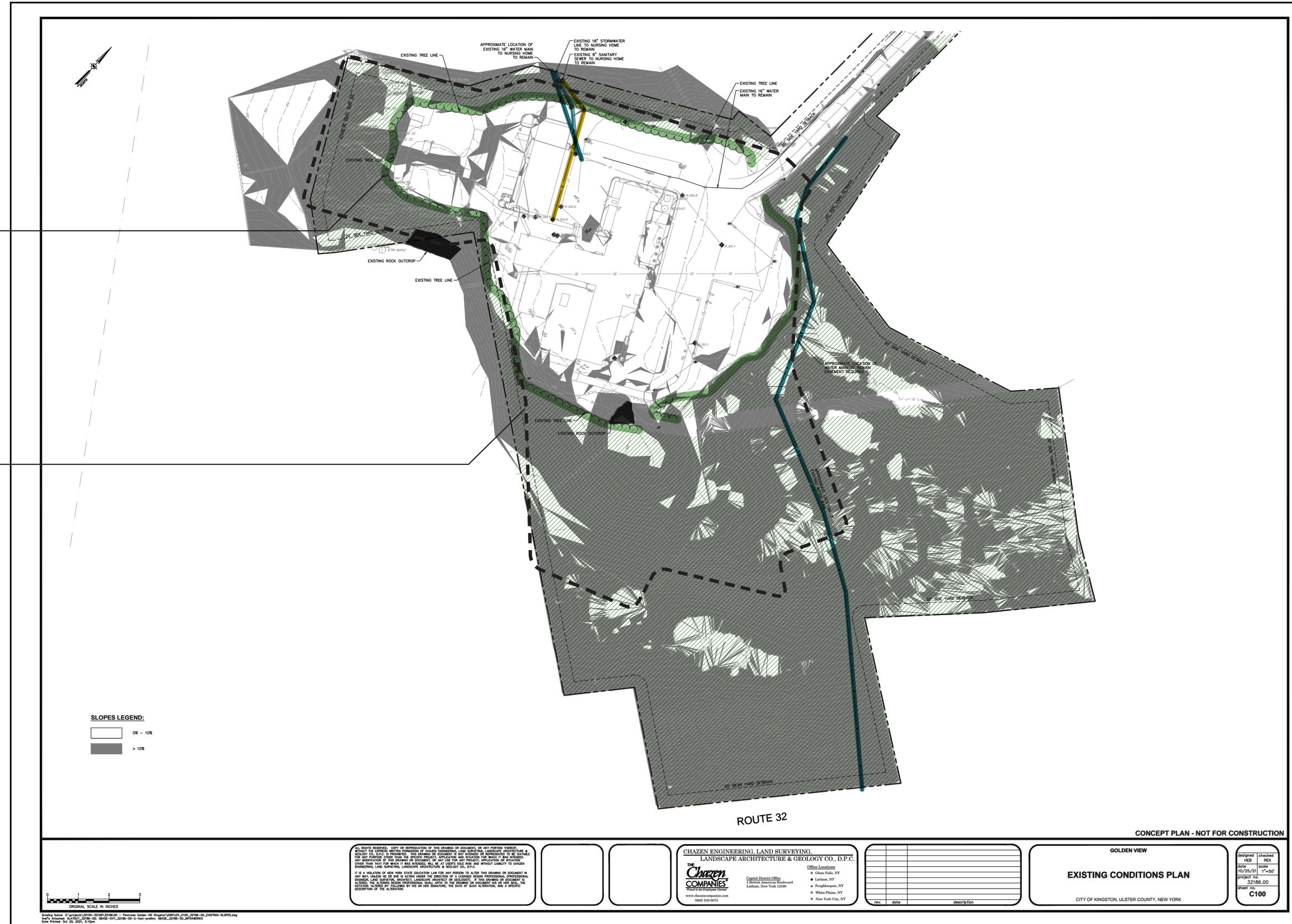
SITE SURVEY: CONSTRAINTS



CONSTRAINTS + FORMER PROPOSED SITE PLAN OVERLAY

~48% OF ORIGINAL AREA

EXTENT OF ORIGINAL PROPOSED SITE PLAN



ADJUSTED APPROACH TO DEVELOPING THE SITE PLAN



ULSTER COUNTY GOLDEN HILL, KINGSTON, NY

GOLDEN HILL SITE PLAN: ITERATION 1



KEY/LEGEND

- COMMUNITY BUILDING**
 Proposed:
 1-Story 5,000gsf
- MID-RISE, SENIOR-ORIENTED BUILDING**
 Proposed:
 4-Story
 80 units:
 64 one bed, 16 two bed
- MID-RISE**
 Proposed:
 3-Story (with lower level)
 44 units:
 14 one bed, 18 two bed, 12 three bed
- TYPICAL TOWNHOUSE BUILDINGS**
 Proposed:
 2-Story (x1) with 8 one bed, 1 three bed units
 Proposed:
 3-Story (x3) with 6 two bed, 3 three bed units
- TOTAL UNIT COUNT**
 Proposed: 160 Units Total
 Senior: 80 units
 Mid-Rise: 44 units
 Townhouses: 36 units

GOLDEN HILL SITE PLAN: ITERATION 2



KEY/LEGEND

COMMUNITY BUILDING

Proposed:
1-Story 5,000gsf

MID-RISE, SENIOR-ORIENTED BUILDING

Proposed:
4-Story
80 units:
64 one bed, 16 two bed

MID-RISE

Proposed:
3-Story (with lower level)
44 units:
14 one bed, 18 two bed, 12 three bed

TYPICAL TOWNHOUSE BUILDINGS

Proposed:
2-Story (x1) with 8 one bed, 1 three bed units
Proposed:
3-Story (x3) with 6 two bed, 3 three bed units

TOTAL UNIT COUNT

Proposed: 160 Units Total
Senior: 80 units
Mid-Rise: 44 units
Townhouses: 36 units

CONCEPTUAL ORGANIZATION OF SITE

ITERATION 1



TOTAL UNIT COUNT
Proposed: 160 Units Total

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

ITERATION 2



TOTAL UNIT COUNT
Proposed: 160 Units Total

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!



KINGSTON CONTEXT



KINGSTON CONTEXT



KINGSTON CONTEXT



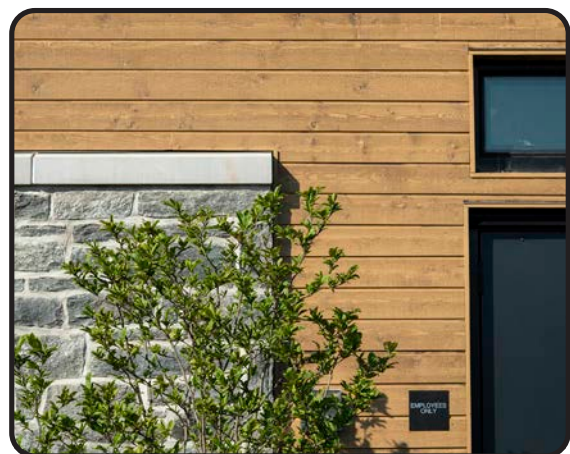
KINGSTON CONTEXT

OTHERS?

WRITE ADDITIONAL SUGGESTIONS ON A POST-IT 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

WHAT FEEDBACK DO YOU HAVE ON THE MATERIALS UNDER CONSIDERATION FOR THE GOLDEN HILL DEVELOPMENT?

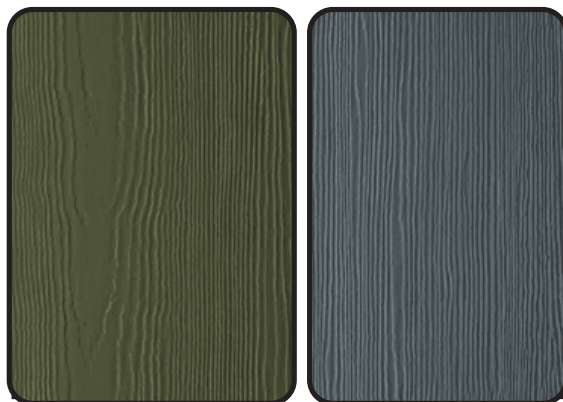
PLEASE ADD ANY COMMENTS ON A POST-IT NOTE TO THE RIGHT TO LET US KNOW YOUR THOUGHTS!



FIBER CEMENT SIDING



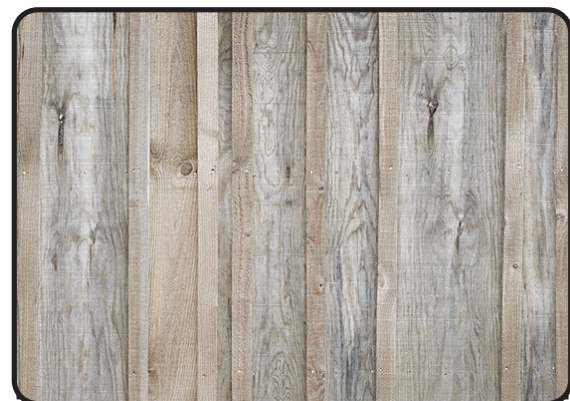
COATED SIDING (TEXTURED)



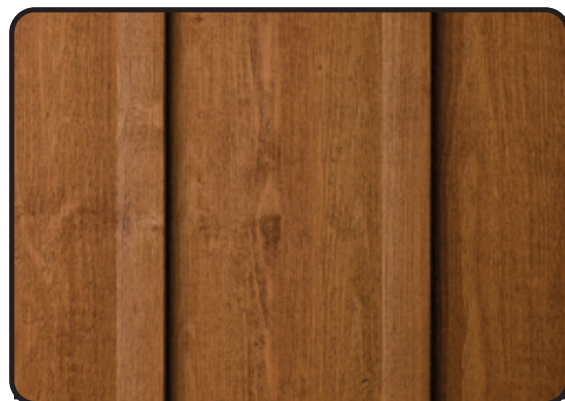
COATED SIDING (TEXTURED)



COATED SIDING (COLORS)



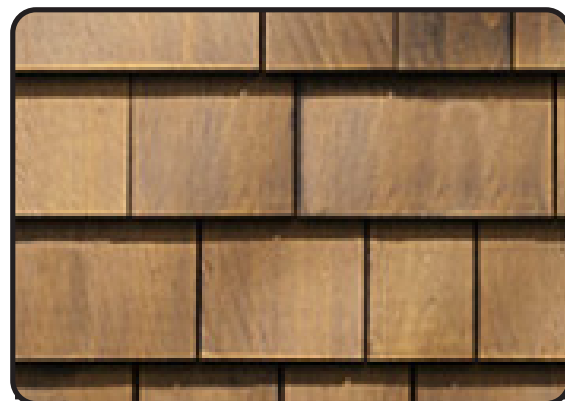
WOOD (BOARD + BATTEN)



WOOD SIDING (VERTICAL)



WOOD SIDING (HORIZONTAL)



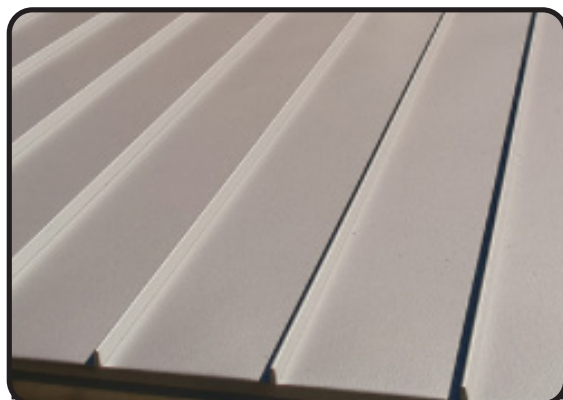
WOOD SIDING (SHINGLE)



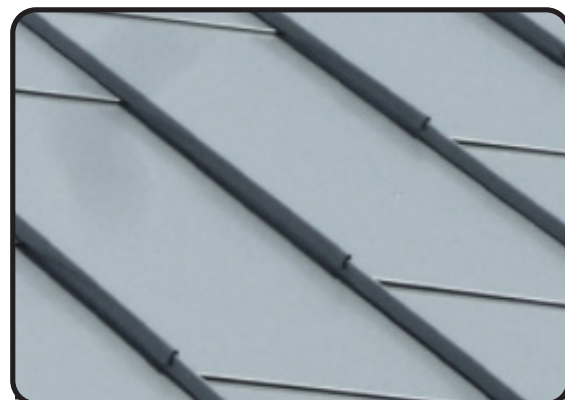
STONE



BRICK



STANDING SEAM METAL ROOF



METAL SHINGLE ROOF

OTHERS?
WHAT MATERIALS SHOULD
BE CONSIDERED FOR THE
GOLDEN HILL SITE?

PROPOSED SITE MATERIALITY











PROPOSED SITE MATERIALITY

WHAT WE HEARD:

WOULD BEST INTEREST THE GOLDEN HILL COMMUNITY, YOU AND YOUR HOUSEHOLD MEMBERS?


PLACE THREE (3) DOTS IN ANY OF THE BOXES BELOW TO LET US KNOW YOUR TOP PREFERENCES!

 <p>GATHER + SOCIAL: FLEX LAWN FOR SEASONAL EVENTS</p>	 <p>GATHER + SOCIAL: PICNIC AREAS & GRILLS</p>	 <p>GATHER + RELAX: TREE GROVES + HAMMOCKS</p>	 <p>GATHER + RELAX: OUTDOOR WELLNESS AREAS</p>	<p>OTHERS? WRITE ADDITIONAL SUGGESTIONS ON A POST-IT NOTE TO LET US KNOW!</p> <p><i>sports for all generations!</i></p>
 <p>PLAY FOR ALL AGES: CREATIVE PLAY ZONES</p>	 <p>PLAY FOR ALL AGES: OUTDOOR FITNESS PROGRAMS + ACTIVITY</p>	 <p>ULSTER GREEN: NATURE TRAILS + CONNECTIVITY</p>	 <p>ULSTER GREEN: URBAN AGRICULTURE AND WELLNESS</p>	

WHAT ARE WE MISSING?

WHAT ELSE SHOULD WE CONSIDER AS WE CONTINUE DEVELOPING THE FINAL SITE PLAN AND MATERIALITY?

PLACE A POST-IT NOTE IN THE BOX BELOW TO SHARE YOUR THOUGHTS:



opportunities for the community to connect!

sense of community where everyone feels like they belong and are safe.

OUR COMMITMENT TO COMMUNITY ENGAGEMENT

Key Points

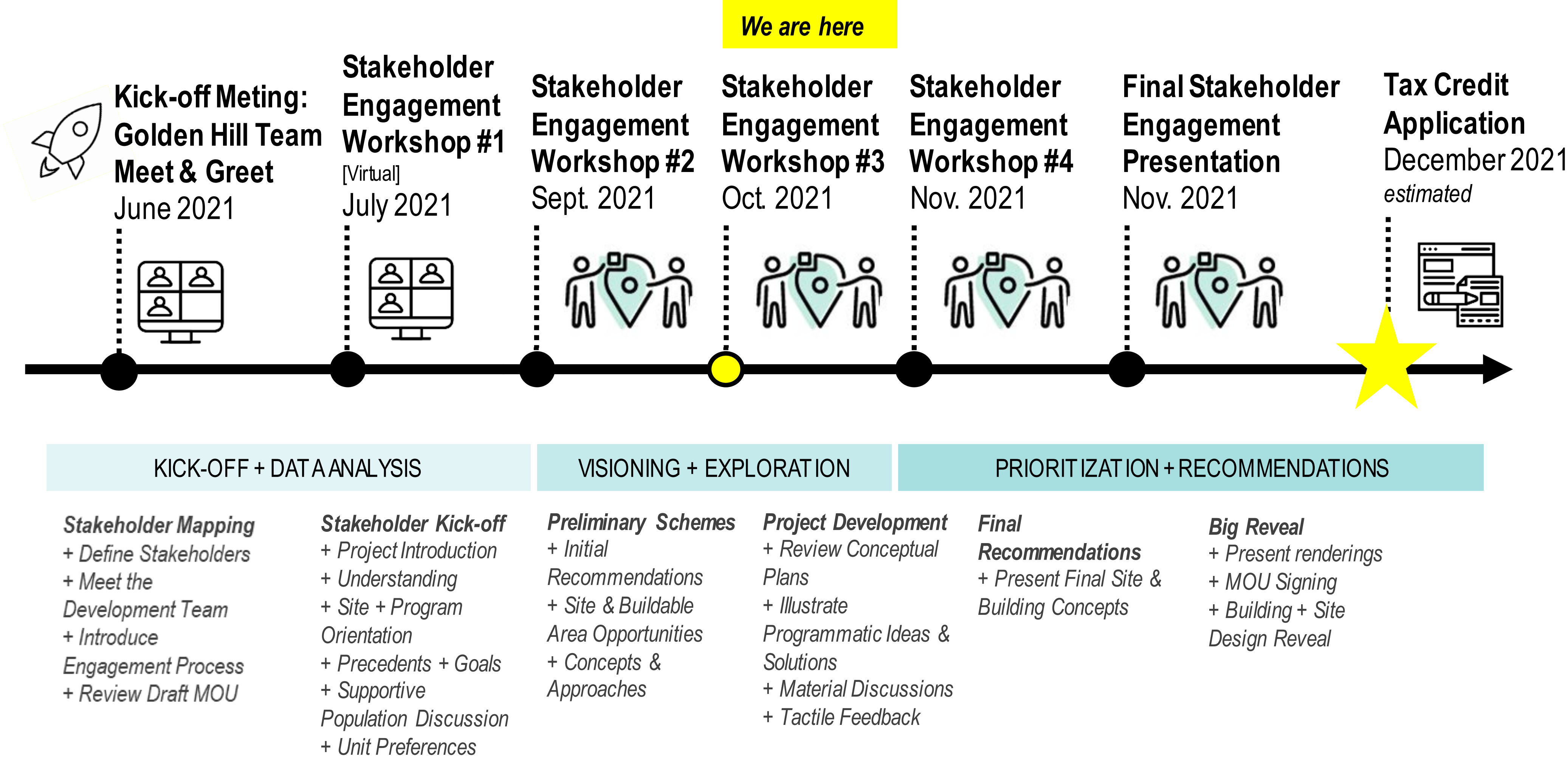
- 1 **Golden Hill Team is committed to receiving stakeholder input + will facilitate engagement events**
- 2 **Notices shall be provided for all events**
- 3 **Minutes, recordings, or FAQs will be distributed publicly post-meeting**
- 4 **Copies of the final design and planning documents will be made 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**

This collage displays several pages from the Ulster County-Golden Hill Development Stakeholder Engagement Memorandum of Understanding (MOU). The pages include:

- Page 3 of 3:** Contains text regarding the MOU's intent to be replaced by a final partnership agreement and a clause stating that successful engagement requires the Developer to share information with stakeholders.
- Page 2 of 3:** Features a central paragraph where the Parties agree to an ongoing process for stakeholder participation. It also includes a clause (4) stating that the Developer will provide copies of final design and planning documents for inspection.
- Page 1 of 3:** Titled "ULSTER COUNTY - GOLDEN HILL DEVELOPMENT MEMORANDUM OF UNDERSTANDING", it defines the parties and outlines the project's goals, including affordable housing, commercial programming, and sustainability. It lists several key priorities: Intergenerational Housing, Support and Recreation, Commercial and Community Programming, Multimodal Transportation, and Views and Access.

The collage also features small illustrations of people walking and a group of diverse individuals standing together.

GOLDEN HILL: ENGAGEMENT TIMELINE



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 <i>(anticipated)</i>
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!

THANK YOU!