

received
3/26/15 sz

Cahill, Suzanne

From: Kitty McCullough <luciachat@gmail.com>
Sent: Thursday, March 26, 2015 4:49 PM
To: Cahill, Suzanne
Cc: Pat Murphy; Jack Braunlein; Yourij Donskoj; Lowell & Suzanne Thing; Kevin McEvoy
Subject: Historic Preservation Comments
Attachments: 0 ECONOMIC & CULTURAL DEVELOPMENT final.pdf; 0 HISTORIC RESOURCES final.pdf; 0 INTERPRETIVE PLANNING final.pdf

Suzanne,

Thank you again for the opportunity to participate in the Comprehensive Plan process.

As you know, Kingston's historic preservation community has come together over the past month to propose a more thorough recognition of Kingston's historic resources and more productive strategies both for protecting them and for maximizing their potential for economic and community development. Below are some of our concerns regarding the importance of historic resources, distinctive neighborhood character, and the voice and vision of Midtown in the current draft of the plan.

We would welcome the opportunity to discuss these with you further prior to the completion of the plan and recommendation by the CPSC to the Common Council for its adoption.

Historic Resources and Economic & Cultural Development.

Attached are proposed replacement sections for **Historic Resources** and **Economic & Cultural Development**.

These sections, as they appeared in the draft released to the public, were among the least complete, as noted by several preservation professionals in our community as well as representatives from the NY State Office of Parks, Recreation, and Historic Preservation (Julian Adams) and the Preservation League of New York State (Daniel Mackay). The Economic Development section missed the use of heritage, arts and culture, which are widely acknowledged to be some of Kingston's strongest opportunities for economic recovery and growth. We hope you will consider our extensive and substantive recommendations on these sections.

ECONOMIC & CULTURAL DEVELOPMENT

This is a time of important economic opportunity for Kingston. The city is fortunate to have the assets that communities leading economic recovery and growth across the country are using to forge a more prosperous future. A city of walkable historic neighborhoods ringed by charming commercial districts and under-deployed industrial space; a "city in the country" close to outstanding recreational opportunities and a network of recreational trails; proximity to New York City where people who desire these things are being priced out of the market there -- these can be the building blocks of a new era of prosperity for Kingston.

Creative workers are leading economic growth today and Kingston has a strong start toward recruiting them. From 2001-2010, the "occupational cluster" of the arts, entertainment, publishing, and broadcasting for four Mid-Hudson counties -- Putnam, Orange, Dutchess and Ulster -- grew by 3,244 jobs, a 32% increase from 10,235 to 13,479. In that same period, Ulster County saw the most growth in this cluster, adding 950 jobs, or a 35% increase from 2,709 to 3,659. The percentage of jobs in this sector for the region is nearly double the national average. In Kingston this has translated numerous new enterprises: hundreds of digital media entrepreneurs; regional craft beer makers; four arts manufacturing businesses on Ten Broeck Avenue that employ 60 workers and are at the center of an arts enterprise district of nearly 200 arts based jobs and livelihoods in Midtown, all point the way to the future that is shaping up for Kingston.

As regions across the United States struggle to adapt to 21st century realities, evidence is mounting: communities that proactively plan for a "place-based" economic development strategy leveraging local assets are the winners. Natural setting, historic resources, cultural heritage, social institutions and people add up to a unique local character that can differentiate Kingston from its competitors and help Kingston define the "sense of place" so attractive to today's workers. Kingston is fortunate that its location and assets can make it competitive for the creative-, knowledge-, and service-based economy that is driving American economic growth today.

To capitalize on its timely assets, this Comprehensive Plan has chosen to combine economic development with cultural resources and closely integrate the resulting Economic and Cultural Development section with Historic Resources (Section 6). This recognizes that Kingston's unique roles in multiple layers of American history, high number of artists and other creative workers, outstanding offering of historic architecture, traditional walking scale neighborhoods and many arts and cultural venues are critical assets. These can be leveraged to drive and enhance the city's entire economy - not just the tourism with which arts and culture are typically associated. Today, when businesses in the growth sectors of the national economy go where the best employees want to live, such assets increase Kingston's marketability to businesses, entrepreneurs and creative workers.

Comment [JSB1]: Which we recommend to become an earlier section, possibly right after ED.

SUSTAINABILITY

American cities experienced fundamental transformation in the latter decades of the 20th century as the traditional manufacturing base declined and the major employers upon which local economies had been based move abroad or became less committed to the communities in which they located. This manufacturing decline continues today as that industry sector becomes increasingly automated and major corporate commitment to local communities becomes increasingly superficial. This trend is prompting communities to shift the emphasis from recruiting large traditional manufacturing employers in order to become less vulnerable. Instead, communities leading economic growth today are pursuing flexibility and the ability to adapt to continuing change by building an economic base comprised of smaller scale businesses and entrepreneurs.

Small businesses are the core of our local and regional economy. Since 1990, large companies have eliminated 4 million jobs while smaller firms have added 8 million. Between 2000 and 2012, small businesses in

Ulster County grew from 3,950 to 4,267, and most of these were "micro-businesses" of one to four employees.¹ Businesses and entrepreneurs that "invest in community" whose chief executives live here and commit to our community are more likely contribute to building a sustainable community and economy than corporations whose corporate decisions are made elsewhere. Economic development activities that increase the dollars that flow into the city from outside, that re-circulate revenues within the local community rather than exporting them, that protect the region's environmental viability and cultural heritage are all sound building blocks for ensuring a sustainable economy.

As noted in the Land Use section, strengthening the City's three older urban cores continues to be an important focus in the Economic and Cultural Development section. The arts and cultural heritage are poised to play a substantive constructive role in strengthening all three of Kingston's historic urban cores.

EXISTING CONDITIONS

In the 1960's, "urban renewal" leveled major areas of many cities, including Kingston's Rondout section where more than 800 buildings fell to the urban renewal wrecking ball. Speaking in Kingston in 1966, legendary conservationist Stuart Udall, then Secretary of the US Department of the Interior, noted the importance of what had been lost: "the old phrase, '...no sadder words of tongue or pen are these: it might have been,' seems very apt. For had we heeded, Kingston's old 19th-century Rondout section - one of the finest examples of a city of that period - could have been saved...."

Moving into the 21st century, broad demographic trends show that like many older industrial cities, Kingston was hard hit by the recent national recession (2007-2009). Unemployment grew, especially among public administration and construction-related jobs, two sectors heavily impacted by shifting taxpayer values and consumer choices. Major development stalled and opportunities to capitalize on trends improving the fortunes of other regions went unexplored. As the economies of other Hudson Valley communities began to pick up with the dawn of a new decade, Kingston continued to experience disinvestment and disproportionately high property taxes.

Analysis of block group demographic data shows that regional policies continued to concentrated low income residents in older urban areas while public funding fueled continued sprawl. This has resulted in concerning demographic indicators in the Midtown area where higher densities, lower median income, higher unemployment, higher average household sizes and lower homeownership predominates. Other results such as the impending closure of Kingston Hospital exacerbate Midtown's challenges by moving good jobs further away from families that may not have transportation to reach them.

The good news is that neighborhoods and commercial corridors such as those found in Midtown are driving renaissance in communities leading the national economic recovery and Kingston has not yet deployed the community development and re-investment strategies, revitalization tools, and strengths found in racial and ethnic diversity that are helping other cities become successful. This Comprehensive Plan seeks to move the Kingston toward doing so.

Broad demographic trends show the City has been hit by the recent recession (2007-2009) and has seen growth in unemployment, especially among construction-related and public administration jobs. The effect of these demographics is reflected in the increased residential vacancy rates in the City, as well as the closure of public schools, firehouses and the potential impending closure of Kingston Hospital.

A number of plans and initiatives have been launched to encourage economic development, emphasizing the opportunities in Midtown and in the other historic urban cores, then radiating out through the neighborhoods and along the commercial corridors that historically connected the parts of the city.

Comment [K2]: does data support this? is it turnover and absentee owners that have increased rather than vacancy? how do these numbers compare with the high occupancy due to conversions of properties to more units than code allows? JSB: I DON'T KNOW, BUT I THINK YOUR QUESTIONS ARE GOOD. THIS SHOULD BE CLARIFIED, SO THAT THE RIGHT POLICY SOLUTION CAN BE FOUND.

Comment [K3]: this pp. is replaced by the text above.

¹ The Small Business Administration reports that small businesses account for 66% of all net new jobs since the 1970s. "Micro-businesses" have created more jobs than any other firm size. Source: SBA.gov.

These include:

- Mayor Shayne Gallo's BEAT initiative to transform Midtown into a center for Business, Education, Arts and Technology;
- The Kingston Greenline project to encourage non-motorized transportation and draw cyclists and recreational users to the City through on-road improvements, and off-road trails including several rail-trail projects;
- The East Strand Promenade Extension, improving pedestrian waterfront access and paving the way for expanded waterfront use;
- Kingston Point improvements including improved access to the lighthouse via the causeway;
- Complete Streets project in the "Midtown Arts District" to promote better non-motorized connectivity between Arts-based points of interest along Cornell Street including the Lace Mill, Shirt Factory and UPAC;
- [The Brownfields Opportunity Act/General Environmental Impact Survey (aka "Hudson Riverport") ongoing along Kingston's waterfront.]
- The Hudson River Promenade, a one-mile trail along the Hudson River that will provide unparalleled continuous waterfront trails for regional cyclists and recreational users;
- Broadway Corridor Improvement Plan in preparation in cooperation with UCTC;
- The Midtown Heritage Assets Survey and Extended Stockade District Heritage Assets Survey prepared with Certified Local Government funding.
- An outline for a Community Preservation Plan prepared by a partnership among the Historic Landmarks Preservation Commission, Heritage Area Commission, and Friends of Historic Kingston to improve the implementation of preservation tools and strategies for economic revitalization. (See Objective 6.4)
- "Midtown Rising" is a citizen-based initiative working to "produce a grass roots neighborhood revitalization model for all of Kingston and claim Midtown West as the vibrant heart of Kingston."

Comment [K4]: added

While the Economic Development section of the Comprehensive Plan will serve as the primary repository for policy recommendations to improve economic development, strategies throughout the plan have been developed in the interest of providing quality jobs and business opportunities city-wide, with emphasis on the historic urban cores that are central to revitalization.

ARTS & CULTURAL RESOURCES

Kingston's high number of artists is often cited as an economic opportunity. This Comprehensive Plan includes strategies to help realize that opportunity. Many communities that have aggressively pursued economic revitalization through the arts and culture -- Paducah KY, Providence, RI, "The Cultural Berkshires" -- are widely known to Kingston policy makers. Approximately 100 communities in the US have designated arts/cultural districts, which are well-recognized, labeled areas of a city in which a high concentration of cultural facilities and programs serve as the main anchor of attraction, may have official boundaries and have specific tax structures, zoning, and incentives. According to data compiled by the National Main Street Program, the National Endowment for the Arts and American for the Arts, arts and culture have been used as significant tools for economic revitalization by hundreds of U.S. communities. The NEA alone has provided \$21.3 million for 256 projects throughout the United States since 2011.² Major sources of funding are available to help communities capitalize on the economic opportunities of arts and cultural heritage resources.

Today, the impact of the arts to the economy is recognized far beyond its economic impact through tourism. The best employers and the best jobs move to communities where the most highly-desired workers want to live and work. The arts and culture are widely understood as significant factors in the "placemaking" that can attract those workers. Additionally, "creative industries" are driving job creation, returning derelict and underused buildings to the tax rolls, re-populating abandoned commercial and industrial areas, and putting consumers back on the streets to shop in local stores, buy homes and pay sales and property taxes.

² See NEA's "Our Town" program for more at Arts.gov.

The spontaneously-formed cluster of arts-manufacturing businesses in Midtown is the core of a growing arts enterprise district being defined there. A "makers market" of crafts and design manufacturers is growing throughout the Mid Hudson and many of these businesses are "clustering" in Kingston. The cluster of digital media companies throughout the city is attracting successful young professionals to live, work and spend money in Kingston. Investing in Kingston's arts, cultural heritage and environmental attractions could build that cluster's capacity to greatly increase visitor numbers and tourism revenues here. A potential restoration trades cluster could help redeploy the high unemployment in the local construction industry and fuel a real estate boom in historic properties. With adequate planning, Kingston can steer its energies and public investment toward growing these clusters.

Goal 4 - Ensure a strong, sustainable economy for Kingston.

Objective 4.1 Implement today's best "placemaking" strategies to establish Kingston as a livable city where today's best workers want to live and the businesses that seek to employ them want to locate.

4.1.1 Deploy Kingston's highly desired historic character, buildings, picturesque walking scale neighborhoods and commercial/industrial corridors to create a livable city that can attract today's quality workers, business owners and home buyers.

4.1.2 Continue development of Kingston as a Rail Trail hub for Ulster County's system of rail trails by creating linear parks and implementing Kingston Greenline Conceptual plans. The City should work with Ulster County and surrounding communities to identify priority projects and seek funding through the regional CFA and NYS DOT Transportation Alternative Program to implement needed improvements.

Strategy 4.1.3: Develop a public-private partnership for conserving parks, open space, and other amenities that enhance the public spaces of the city. Through public-private partnerships, the City will be able to leverage its own resources with that of the private sector to enhance recreation and open space.

Strategy 4.1.4: Promote the city's accessibility from the NYS Thruway, major commuter rail lines in Poughkeepsie and Rhinebeck, CSX service through Kingston, the Hudson River, major airports in Albany, Newburgh, and NYC, and proximity to the Amtrak station in Rhinecliff. This access to the regional transportation system allows residents to commute to nearby employment centers and facilitates businesses in moving products to market. At present, no route in the CitiBus system offers a direct ride from Downtown to Uptown and back along Broadway. The indirect path is inefficient for commuters who need to make links to other regional transit routes. Providing regular express bus service between the three historic urban centers and connecting to transportation out of the city, can enhance Kingston's accessibility and attractiveness to new generations of high quality workers not interested in owning automobiles, facilitate re-employment among those currently unemployed due to lack of transportation to work, help protect environmental quality, and reign in transportation infrastructure costs.

Comment [K5]: this is an important component of making ALL OF the city accessible from the Thruway, etc.

Strategy 4.1.5: Take advantage of the proximity to the Hudson, Rondout, and Esopus waterways, Shawangunk and Catskill Mountains and other natural resources. Proximity to these regional waterways, parks and natural resources provides a treasure trove of recreational opportunities for both residents and visitors that enhance overall quality of life and can fuel increased tourism.

Strategy 4.1.6: Interact more directly with the Kingston City School District and its programs, as this is the largest single tax revenue collector and spender in the city. This could include economic development initiatives to promote the city's quality educational offerings and expand the range and quality of educational opportunities in Kingston, especially in the public schools. While the City does not control the K-12 curriculum, the City can provide resources, build partnerships with local businesses to enrich school performance, and enhance the educational content of recreational programs.

Strategy 4.1.7: While putting more workers on the streets and achieving higher ratios of owner-occupied dwellings will make Kingston safer, the City should also support research and programs to actively remediate areas and conditions that may give the impression of being unsafe.

Strategy 4.1.8: Promote Kingston's large numbers of artists, arts-based businesses, and other creative workers, and its place on national "best places for artists" lists to promote Kingston's proven "livability" for the highly desired "cultural creative workforce."

Objective 4.2 Stimulate Investment & Reduce Risk

Strategy 4.2.1: Emphasize redevelopment that strengthens Kingston's three historic cores to increase population density and support both walkability and the development of improved public transportation linking parts of the City.

Strategy 4.2.2: Initiate a "Rehab-Ready" program that identifies vacant or underutilized historic properties and markets them for reinvestment. Determine National Register-listed properties to promote existing incentives (for federal credit use). Review National Register-eligible properties and propose expanded and new districts to optimize the potential of tax incentives for revitalization. Reinstate the NYS Rehabilitation Tax Credit for Kingston's six qualified census tracts, maximize local register designation for historic properties in these areas and promote the use of state incentives to encourage their rehabilitation.

Strategy 4.2.3: Undertake building code and adaptive reuse reassessments for key properties and locations to assist owners in marketing or re-developing those properties. Seek NYS funding to implement programs such as those developed by the Preservation League and communities such as Catskill.

Strategy 4.2.4 Finalize the Generic Environmental Impact Statement (GEIS) and Implementation Plan for the Rondout Waterfront that is currently underway. The previous implementation plan and LWRP are now more than 10 and 20 years old respectively. Additionally, older plans do not account for more recent investigation, including consideration of global sea level rise. Revisit earlier plans in light of the revised recommendations of Planning for Rising Waters.

Strategy 4.2.5 Inventory brownfields and vacant lots in other areas of the City, assess any needed remediation, and make a plan for redeployment.

Strategy 4.2.6 Continue to support the development of rehab-ready business sites and light industry parks in existing vacant lots and brownfield areas to promote expansion of existing industries within the City of Kingston and to attract businesses in target clusters. Readying sites in the City for rehabilitation will enhance Kingston's competitive advantage and its ability to retain and attract businesses, as well as help expand the tax base.

Strategy 4.2.7 Develop a list of priority projects, parcels and areas and ready research and documentation to support grant applications as funding becomes available.

Strategy 4.2.8 Designate a local Type 2 State Environmental Quality Review (SEQR) list. SEQR allows a municipality to designate its own Type 2 list for uses that are not likely to result in environmental impacts. The City should avail itself of this ability, especially for small commercial uses and changes of uses within existing structures.

Generic Environmental Impact Discussion: By rule the City may only designate actions as Type 2 if they will not result in significant adverse environmental impacts.

Comment [K6]: I've assimilated a lot that appears in redundant objectives later on; all needs tightening.

Comment [K7]: Pilots for these programs have already been developed by other communities (Catskill/Greene County) and organizations (Preservation League) in the Hudson River Valley. State funding, from several sources, is available to underwrite such activities.

See this overview of the Preservation League's Industrial Heritage Reuse Program for an overview of efforts to identify and promote reuse and reinvestment in vacant and underutilized industrial buildings in the Capital Region:
<http://www.preservenys.org/industrial-heritage-2014.html>

Comment [K8]: "shovel ready" implies breaking ground on new greenfields which is inconsistent with major portions of the CP draft. NO - SHOVEL READY REALLY MEANS TO HAVE THE PROJECT READY TO GO WITH ELIGIBILITY FOR FUNDING AND READINESS FOR APPROVAL PROCESS, NOT NECESSARILY GREENFIELDS>

Strategy 4.2.9: Simplify zoning and subdivision language and regulations to the extent consistent with other goals and objectives. Modernize definitions and ensure Kingston's code is in compliance with recent court decisions. Illustrate regulations where doing so can promote greater understanding. (As an alternative, a Zoning Handbook that graphically illustrates the text provisions in an easy to understand manner could be developed for use parallel with the written code.)

Strategy 4.2.10: Establish a simplified procedure for change of use. Where a use is transitioning from one permitted use to another within an existing structure or building, the City need not require a site plan or a public hearing. The City could instead concentrate on promoting facade or landscaping upgrades to the site.

Strategy 4.2.11: Coordinate the Development Review process. The complexity of the existing zoning code is an impediment to redevelopment. A much simpler code and a coordinated review process, whereby a designated point of contact is assigned to an applicant and is responsible for ushering a project through all approvals (see "One-Stop-Shop" below), would reduce processing time of development applications thereby mitigating an impediment to economic development.

Generic Environmental Impact Discussion: The simplification of code procedures and presentation will not result in adverse impacts where the actual land use controls and preservation protections are not compromised.

Strategy 4.2.12 Establish a "One Stop Shop" to help property owners understand and implement the various reinvestment programs that the City offers, as well as navigate code requirements. This office could combine assistance concerning zoning, building codes and design standards with help understanding tax incentives, grants and other funding opportunities. (See Strategy 6.2.4 in our proposed substitute Historic Resources section, as well as 6.3.2 and 2.3.1 in the Jan draft.)

Generic Environmental Impact Discussion: The policies recommended for Objective 2 have the potential to result in economic and fiscal impacts to the city. Adverse environmental impacts are not likely to result.

Objective 4.3 Reduce the cost of doing business, developing a business location, and/or owning a home in Kingston.

Strategy 4.3.1: A Dyson Foundation-funded Study by the Center for Research, Regional Education, and Outreach (CRREO) at SUNY New Paltz look into ways to address the Homestead/Non-Homestead Differential Tax Structure. Conduct "next steps" to determine, design and implement solutions based on the study's findings.

Strategy 4.3.2 Provide public education to promote the availability of state and federal rehabilitation incentives to attract new or renewed investment to historic commercial and owner-occupied properties. These are specific incentives tied to Kingston's unique historic resources. (See 4.2.2 above.)

Strategy 4.3.3 Provide public education to promote the availability of real property tax abatements tied to local landmark designation. Encourage the purchase and renovation of vacant and underutilized housing units by extending the numbers of properties covered by local landmark designation. Encourage the Kingston School District and Ulster County to adopt this program as well. In each case, the increase on assessed value from improvements to historic real property would be abated for 10 years. Taxing authorities do not lose revenue, but defer revenue increases in exchange for accelerated reinvestment in the built environment. Adoption by multiple taxing authorities is key to building value to this incentive.

Strategy 4.3.4: Develop a program to promote the renovation of vacant upper story space for residential use. Create a priority list of buildings that could benefit from such a program. Ensure that city code officials understand provisions of the building code as it applies to existing and historic buildings and remedies already available for upper floor reuse. Pursue grants and conduct training programs available

Comment [K9]: The complexity of the existing zoning code and the lack of coordination in development review are not the same thing.

Comment [K10]: these two words beg the question and would be irrelevant if the phrase were accurately written.

Comment [K11]: added

Comment [K12]: is this true?

Comment [K13]: This Obj overlaps with Obj 4.2 and it is hard to know where some "strategies" should appear.

to aid this understanding and to fund case-studies that can promote upper story redevelopment in Kingston. Recommend code changes to facilitate upper story re-use as residential where needed and in keeping with other goals and objectives of this Comprehensive Plan.

Strategy 4.3.5: Explore alternatives for reducing energy costs through the use of photovoltaics, geo-exchange, and group purchasing. Provide public education to help the City, residents and businesses pursue incentives through NYSERDA programs that provide incentives for energy retrofits and the use of renewable energy systems.

Strategy 4.3.6: Explore opportunities for the City to serve as a public utility for fiber optic connectivity and geo-exchange. The City should seek funding to assess the economic benefits of establishing its own public utility to enhance fiber optic connectivity, while also taking measures to encourage local providers to enhance such services in the City.

Strategy 4.3.7: Actively seek grants and develop other resources that can stimulate re-investment. Develop a list of priority "Rehab-ready" projects for funding, pre-address feasibility and technical issues and develop preliminary cost estimates, so that the City is prepared to apply when federal and NYS funding opportunities are announced.

Strategy 4.3.8: Ensure that measures to assist property owners in this section are included in planning an office to assist them proposed in 4.2.12. ONE STOP SHOP

Generic Environmental Impact Discussion: These policies have the potential to result in economic and fiscal impacts to the city. Adverse environmental impacts are not likely to result.

Objective 4.4 Prioritize redevelopment that can strengthen Kingston's three historic urban cores and existing business parks.

Strategy 4.4.1 Prioritize adaptive reuse and brownfield redevelopment over breaking new ground.

Strategy 4.4.2 Ensure that business recruitment is consonant with the City's vision and goals as well as the realities of today's economic opportunities, international competition, Kingston's target worker population, and target industry clusters.

Strategy 4.4.4 complete streets goals?

Strategy 4.4.5 Prioritize FIOS installation to these areas.

ADD STRATEGY: to counter 9.6.3 "Minimize the development of new housing and retail...."

Objective 4.5 Create an Economic Development Commission and charge it with making a sustainable economic development strategic plan.

Strategy 4.5.1 Strategy 4.5.5 Prioritize stable, high-paying jobs that offer long-term career paths. Good jobs first! Promote development of human capital at all levels. Closely scrutinize job creation that is disproportionately subsidized by public incentives or includes too many phase-in triggers favoring publicly subsidized corporations.

Strategy 4.5.2 Ramp up activities to ensure retention/expansion of the City's existing businesses.

Strategy 4.5.3 Prioritize growth and expansion of clusters that support the City's economic, environmental and social vision, as well as those for which Kingston can be competitive in today's economy. Inventory existing clusters, determine Kingston's suitability and competitiveness for

their expansion. Research new clusters to also determine their suitability to Kingston's goals and the City's competitiveness in those sectors.

Sectors growing today for which Kingston is well suited and competitive include: digital technology and digital marketing technology; arts and cultural heritage tourism; environmental/recreational tourism; arts and design manufacturing; rehabilitation and restoration construction trades for both buildings and boats; urban agriculture; real estate specialty in historic properties; green technologies and the growing water economy sector.

Strategy 4.5.4 Emphasize the development of clusters that help protect, restore and market Kingston's unique historic character such as restoration trades and real estate sales specializing in historic structures.

Strategy 4.5.5 Leverage Kingston's high proportion of artists and other creative workers to attract more art- and design-based and digital tech entrepreneurs being priced out of NYC.

Strategy 4.5.6 Develop business recruitment programs in priority clusters, including interactive web recruitment.

Strategy 4.5.7 Attract new active users, especially green-technology users to Kingston Business Park and along existing commercial corridors such as Broadway, Cornell St, and Greenkill Ave.

Strategy 4.5.7 Initiate an ongoing outreach program to city residents and regional institutions to build citizen support for and institutional involvement in development and implementation of the sustainable economic development strategic plan.

Objective 4.6 Promote Small Business Entrepreneurship

Strategy 4.6.1 Work closely with the Ulster County Office of Economic Development and the Ulster County Business Resource Center to share resources and reduce overlap.

Strategy 4.6.2 Ensure new and expanding entrepreneurs have access to applicable property owner supports in the One Stop Shop described in 4.2.12.

Strategy 4.6.3 Continue to strengthen working relationships among the business groups in the three historic urban cores, a City-wide business alliance, and regional business organizations such as the Ulster County Regional Chamber of Commerce.

Strategy 4.6.4 Establish a comprehensive, map-based business and non-profit directory for the City through the Ulster County Economic Development Agency to provide a single portal for prospective visitors that can attract and assist those looking to locate a business here. The portal could allow visitors to use Google Maps to see where business opportunities and community amenities are located for interactively planning a visit to the City, as well as connect them to the One Stop Shop described in 4.2.12

Strategy 4.7 Create an Arts & Cultural Heritage Advisory Commission to build capacity among the city's artists, cultural organizations, arts-based businesses, heritage attractions, cultural venues, festivals and events so that the sector is prepared to optimally contribute to Kingston's economy and quality of life.

Strategy 4.7.1: Conduct a community cultural needs assessment. Extend the assessment to include the health, needs and opportunities of Kingston's arts and cultural heritage organizations, festivals and events. Make a Community Cultural Plan.

Strategy 4.7.2: Leverage Community Development Block Grant and other public funds currently scattered in increments too small to effectively address cultural infrastructure needs to create a Cultural Capital and Capacity Fund. This can "grow the pot" of funding available for capital improvement/expansion of Kingston's cultural sites, and for building the capacity of culture and heritage organizations to manage themselves and serve a growing visitorship. Develop other shared resources for arts, culture and tourism marketing, programs and events.

Strategy 4.7.3: Create one or more Cultural Districts, each partnering with its local business association to ensure growth of visitorship, cultural opportunities, and arts- and heritage-based jobs in the District. A Midtown arts enterprise district supporting existing jobs and livelihoods that already number more than 200, is already underway centered on Ulster Performing Arts Center, the Cornell corridor and the Ten Broeck arts manufacturing cluster. A primary goal of the Midtown arts enterprise district will be to ensure that revitalization there is equitable, raising the quality of life for existing residents and to aid in creating jobs there to ward against displacement.

Strategy 4.7.4: Educate elected officials and the business community about the existing and potential economic impact of the arts and cultural heritage in order to build business and political support for making the cultural sector - including heritage tourism, arts and design manufacturing, the "makers movement" and relocating entrepreneurial artists and designers a major economic development focus for Kingston.

Strategy 4.7.5: Partner with the City to promote Kingston nationally as an arts and crafts enterprise center to attract both visitors and new residents. Actively recruit arts and design entrepreneurs to relocate to Kingston where they will rehabilitate properties and return them to the tax rolls, create jobs and add to consumer spending. Investigate the special incentive programs that have been deployed in other communities to attract and support creative industries and workers.

Strategy 4.7.6: Strengthen visitor programs that can help Kingston capitalize on its heritage, cultural offerings, historic architecture and a waterfront unparalleled in the Hudson Valley for size and opportunities. Ensure that the Community Cultural Plan includes a Strategic Tourism Development Initiative that can strengthen and promote tourism based on arts, cultural heritage and environmental resources. Ensure that branding, streetscape design decisions, themes, wayfinding, signage, and marketing are supported by a comprehensive interpretive plan.

Strategy 4.7.7: Ensure that the comprehensive, map-based business and non-profit directory for the City established through the Ulster County Economic Development Agency to provide a single portal for prospective visitors includes the full range of galleries, shops, restaurants, arts and cultural attractions, and land and water-based recreational opportunities that the City offers.

Strategy 4.7.8: Advocate for improved visitor infrastructure, including parking, wayfinding, interpretive signage, restrooms, trails, and public transportation.

Strategy 4.7.9: Coordinate arts and cultural activities and events both within the artist community and for the community as a whole.

Strategy 4.7.10: Work with the City, Kingston High School, BOCES, SUNY Ulster, arts related businesses and regional arts organizations to create a collaborative arts education program.

Strategy 4.7.11: Optimize the interface between the arts and cultural heritage with other community development efforts including waterfront development, climate action, trails and recreation, historic preservation.

Strategy 4.7.12: Ensure that the Interpretive Plan proposed as Objective 6.5 is used as the basis for branding the City's three historic corridors; supporting streetscape design decisions, and

creating themes, wayfinding, signage, walking tours and marketing to promote all of the City's features and attractions - historic, new, and environmental - to both residents and visitors.

Strategy 4.7.12: A City office of Arts and Cultural Heritage Development housed in Economic Development & Strategic Partnerships could ensure that Kingston optimizes the economic development opportunities that are among Kingston's best avenues for job recruitment and revitalization.

Objective 4.8 Enhance educational opportunities to improve Kingston's quality of life and attract new residents and businesses.

Strategy 4.8.1 Advocate for high standards in K-12 education and develop partnerships that provide City resources to programs in Kingston schools and to help increase the educational content of recreational programs.

Strategy 4.9.8 Develop programs to ensure an educated, well-trained workforce that meet the needs of today's employers, including English as a second language, computer literacy and continuing education programs that build skills in targeted business clusters.

Strategy 4.8.3 SUNY Ulster Campus

Strategy 4.8.4 BOCES for job training for jobs that provide support targeted economic clusters

Strategy 4.8.5: Work with an architectural college or historic preservation program to develop a Historic Preservation Institute that can establish Kingston as a leader in affordable historic restoration and build a real estate market that helps bring Kingston's historic fabric to its highest value. Develop companion continuing education and BOCES programs where contractors can expand their skills and young people can ready themselves for quality jobs, respectively.

Strategy 4.8.6 Develop a Non-Profit Capacity and Tourism Development Institute.

Strategy 4.8.7 Should there be a BEAT strategy here?

Objective 4.9 To insure that City investments go to sustainable projects, require that applicants seeking City funding, tax incentives or private/public partnerships fill out a Sustainable development checklist and achieve a minimum score.

A Simpler Sustainable Development Checklist:

ADD /EMPHASIZE PRESERVATION

- use previously disturbed sites, protecting and restoring habitat
- repair and reuse existing buildings
- use products made from secondary or high recycled content
- use durable products and materials – choose materials that will last
- use sustainable materials that are from rapidly renewable resources
- use materials with low embodied energy
- use products not heavily processed or manufactured, which tend to require more energy
- buy locally produced building materials
- use salvaged building materials when possible – lumber, bricks
- eliminate or minimize use of pressure treated lumber
- maximize use of renewable sources of energy – solar, wind, geothermal
- maximize use of natural light
- seek to avoid using potable water for landscaping or irrigation
- use waterless or water saving fixtures
- use 'green' infrastructure to manage stormwater - rain gardens, grassy swales

___use innovative wastewater technologies

___provide storage, collection and delivery of recyclables to a recyclables processor

Generic Environmental Impact Discussion: This policy is not likely to result in adverse environmental impacts. The policy would likely result in more sustainable projects as a result of public financing, reductions in energy consumption, reduction of CO2 emissions, reduction in water consumption, waste generation, and/or stormwater runoff.

Plan: Historic Resources

As noted in the Introduction, the overwhelming majority of Kingston residents and stakeholders recognized throughout the process of preparing this Comprehensive Plan that Kingston is unique in the richness of its history and historic resources. Because the city figured prominently in more than five centuries of nationally important events, its town centers, streetscapes, byways and significant architecture of all periods are a treasure trove of assets for retelling the past and forging a prosperous future.

Beginning as a Native American settlement on an important tribal trade route, Kingston was one of three original Dutch settlements in the United States as can be seen throughout the Stockade District and at the Old Dutch Church where 17th-century gravestones mark the Kingston's early role in American history. The city's burning at the hands of the British during the Revolutionary War is remembered and re-enacted each odd-numbered year.

Also having origin in a Dutch settlement, the Rondout Historic District became an important chapter in the American Industrial Revolution. The Bluestone that once traveled down the Esopus from the Catskills to market in New York City and around the world lines its sidewalks. The remnants of its brick making industry is evident along the Hudson River waterfront. The maritime history of the Rondout, Wilbur, Twaalfskill and Ponckhockie survived the Urban Renewal that destroyed more than 800 structures in the 1960s and can be enjoyed today from the Kingston Point Lighthouse and Ferry Landing to the decaying dry docks at Island Dock and the Bluestone headquarters where Twaalf's Kill meets the Rondout Creek. The Rondout's many houses of worship and charming neighborhoods speak to the ethnic groups – Irish, Jewish, German - whose homes clustered there around the industries that drew them as immigrants to America's shores.

As transportation and industry shifted from the river to rail following the Civil War, textile manufacturing and cigar making sprang up in Midtown, again surrounded by walking-scale immigrant neighborhoods - more Irish, as well as a growing wave of Italians. Midtown became a transportation hub for both the region and the city, with x railroads, x trolley lines and a subway converging there. Uptown and Rondout were united into a single city and a majestic City Hall was built in Midtown in 1872-73. Grand houses of the captains of industry such as those found today in the Chestnut Street Historic District ringed the promontories overlooking the Rondout and the River from one side and the new factories and working class neighborhoods of Midtown from the other.

Today, the success of Kingston's land use policies depends on an appreciation of the many chapters and facets of history woven into the fabric of the community. [SAY MORE ABOUT WHY LAND USE POLICIES "DEPEND"....]

Maintaining Kingston's Historic Character

Capitalizing on these extensive heritage assets, Kingston was one of the first communities in the nation to embrace historic preservation and heritage tourism as economic development and community building tools. Friends of Historic Kingston was founded in 1965 and worked tirelessly to see the new preservation tools emerging across the county implemented here. Kingston's Stockade Historic District was named to the National Register of Historic Places in 1970, just four years after the Register was launched. The Clinton Avenue Historic District was named to the National Register in 1972, The Rondout-West Strand Historic District in 1979; and the Chestnut Street Historic District in 1985. In 1988, New York State designated the Fair Street

Comment [K1]: I don't know what should be here? jsb LET THE PLANNERS ANSWER THIS. I DON'T EXACTLY KNOW WHAT THEY MEAN TO SAY HERE. GENERALLY, THIS IS TRUE, BUT AN ELABORATIVE SENTENCE WOULD HELP EXPLAIN WHY THIS IS IMPORTANT TO SAY.

Historic District to recognize an important Uptown residential neighborhood. Kingston became a charter member of New York's Urban Cultural Parks (now called the Kingston Heritage Area) when that program was launched in 1982, and the city's rich past and protected historic assets were key anchors for the designation of the Hudson River Valley Greenway (1991) and Hudson River Valley National Heritage Area in 1996. In 1986, the City became a Certified Local Government and the Historic Preservation Commission created in 1969 was re-launched as Kingston's Historic Landmarks Preservation Commission (HLPC). The Hudson River Valley Greenway also administers technical assistance programs and grants in economic development, cultural and natural resource protection, education, and interpretation, trails, and waterfront access, that could support the goals of this comprehensive plan. Ulster County's development of a "Greenway Compact" will also benefit the City's grant applications with a 5-point advantage on most state grant applications.

Over the late 20th-century decades that saw American industry move abroad and commerce sprawl out to the suburbs, Kingston's four National Historic Districts and NYS Fair Street Historic District protected the charm and market value of the city's historic commercial areas and neighborhoods. Real estate surveys show that in communities leading the way to economic recovery across the country today, revitalization has begun from historic areas out. Kingston is fortunate to have had the historic districts and preservation infrastructure that saved so much of the authentic "sense of place" that today's home buyers, workers and businesses seek.

A list of Kingston properties named to the National Register of Historic Places shows the Kingston-Port Ewen Suspension Bridge; B&QT Trolley Car No. 1000; and the Sharpe Burial Ground; plus 609 properties including one National Landmark (First Reformed Protestant Dutch Church of Kingston); the Kingston/Rondout Lighthouse; 323 structures in the Rondout-West Strand Historic Districts; 195 structures in the Kingston Stockade Historic District; 42 structures in the Chestnut Street Historic District; 17 structures in the Clinton Avenue Historic District; and 32 other structures scattered throughout the city. Another xx properties lie in the New York State designated Fair Street District. New York State has deemed 32 additional structures eligible for National Register nomination and surveys funded by Certified Local Government grants are looking at additional areas of Midtown (completed in 2014) and in the area connecting Midtown and the Stockade District (ongoing in 2015).

Kingston's many designations reflect the recognition granted its historic resources nationally and by New York State and access to funding and resources intended to assist the municipality in protecting these resources.

Historic Preservation Toolkit

In addition to protecting historic character and sense of place, historic preservation offers a toolkit of investment incentives and strategies for revitalization. Historic preservation and rehabilitation tax incentives help communities:

- attract and retain businesses and homeowners
- reduce construction costs to make restoration affordable for property owners;
- provide incentives for investment in low-income residential neighborhoods;
- re-establish urban density to re-develop older urban cores and make revitalization a realistic goal for municipal authorities;
- assist homeowners who wish to improve their properties but can't afford to risk the potential increase in taxation;

- offset the challenges of architecturally significant properties that must meet historic design standards.

Federal Rehabilitation Tax Credit

The 20% rehabilitation tax credit applies to any project that the Secretary of the Interior designates a certified historic rehabilitation. The 20% credit is available for properties that are rehabilitated for commercial, industrial, agricultural, or rental residential purposes. It is not available for properties used exclusively as the owner's private residence. To become certified, a property must be listed individually in the National Register of Historic Places —OR— be located in any district listed in the National Register of Historic Places and certified by the National Park Service as contributing to the historic significance of that district. The "structure" must be a building—not a bridge, ship, railroad car, or dam.

The 10% rehabilitation tax credit is available for the rehabilitation of non-historic buildings placed in service before 1936. As with the 20% rehabilitation tax credit, the 10% credit applies only to buildings—not to ships, bridges or other structures. The rehabilitation must be substantial, exceeding either \$5,000 or the adjusted basis of the property, whichever is greater. And the property must be depreciable. The 10% credit applies only to buildings rehabilitated for non-residential uses. Rental housing would thus not qualify. Hotels, however, would qualify. They are considered to be in commercial use, not residential.

Federal Tax Credit for Low-Income Housing

A federal tax credit is available for the acquisition and rehabilitation, or new construction of low-income housing. The credit is approximately 9% per year for 10 years for projects not receiving certain Federal subsidies and approximately 4% for 10 years for projects subsidized by tax-exempt bonds or below market Federal loans. The units must be rent restricted and occupied by individuals with incomes below the area median gross income. The law sets a 15-year compliance period. Credits are allocated by State housing credit agencies. The tax credit for low-income housing can be combined with the tax credit for the rehabilitation of certified historic structures.

New York State Rehabilitation Tax Credits

NYS Rehabilitation Tax Credit for Owner-Occupied Homes

The New York State Historic Homeowner Tax Credit Program will cover 20% of qualified rehabilitation costs of owner-occupied historic houses, up to a credit value of \$50,000. This program requires that the building be individually listed in the State or national Register of Historic Places or a contributing structure in a listed historic district. The building must also be located in a qualifying census tract and meet a \$5,000 spending threshold.

NYS Rehabilitation Tax Credit Program for Commercial Properties

The New York State Historic Commercial Properties Tax Credit will cover up to 20% of qualified rehabilitation costs up to a credit value of \$5 million. The state credit must be combined with the 20% Federal Historic Preservation Commercial Tax Credit which can then cover 40% of

qualified rehabilitation expenditures. Although the federal rehabilitation tax credit is available throughout New York State, complementary use of the state credit is limited to buildings in qualifying census tracts.

This program requires that the project use the Federal Rehabilitation Tax Credit, therefore the project must meet all of the requirements of the Federal Rehabilitation Tax Credit Program.

Kingston Real Property Tax Exemption for Historic Properties

Kingston adopted a tax exemption for exterior alterations and rehabilitation of locally-designated landmarks listed on the National and Local Historic Registers, but allowed the extension to lapse in 2003. Reinstating the exemption could provide property owners in six of Kingston's eight census tracts with 100% exemption from taxes on the portion of valuation increased due to property improvement for five years, and another five years of exemption decreasing by 20% each year. By school board resolution, Kingston City School district could also adopt a tax abatement program to further support re-investment in distressed census tracts. The City and District do not lose tax revenue under this program, but delay receipt of taxes on increased assessed value in order to incentivize greater property investment in the near term.

These tax incentives could be part of a strategic package for revitalizing Kingston's distressed commercial corridors and neighborhoods.

| | | |
|-------------------|---------------|------------------|
| Census Tract 9517 | Qualified | City of Kingston |
| Census Tract 9518 | Qualified | City of Kingston |
| Census Tract 9519 | Qualified | City of Kingston |
| Census Tract 9520 | Qualified | City of Kingston |
| Census Tract 9521 | Qualified | City of Kingston |
| Census Tract 9522 | Not Qualified | City of Kingston |
| Census Tract 9523 | Qualified | City of Kingston |
| Census Tract 9524 | Not Qualified | City of Kingston |

Certified Local Government

To be designated a Certified Local Government, a community must meet standards including having enacted appropriate preservation legislation and appointing a qualified preservation review commission. CLGs are eligible to receive services from the New York State Preservation Office, including: grants designated exclusively for CLG projects; technical preservation assistance and legal advice from NYS; assistance identifying properties eligible for listing in the State and National Registers of Historic Places; and training opportunities in ways to protect historic resources, integrate them into planning initiatives and leverage them for economic development.

Today, Kingston is fortunate to have two legally mandated commissions and a vibrant nonprofit that help the community protect and redeploy its valuable historic assets:

Historic Landmarks Preservation Commission (HLPC) - As required by the federal and NYS CLG programs, and Kingston's Code, HLPC conducts independent review of all applications for building permits and all appeals and applications to the Fire Officer that may affect any

landmark or landmark district. Review is conducted according to design and preservation standards set by the US Department of the Interior. With the goal of preserving the historic character that protects property values and "sense of place", HLPC is charged to review all proposed alterations or additions to any landmark and to any structures within a historic district. HLPC review is also required for demolition of any designated structure, and any new construction in the City's Historic Districts. HLPC may also recommend new historic districts, building exteriors and publicly accessible interior to the Common Council for designation and protection. HLPC consists of seven members appointed by the Mayor. Members must be residents of the city, have knowledge of and interest in the history background of the city and the trends of its future development, and demonstrate concern for its material, economic and cultural development. HLPC meets monthly.

Heritage Area Commission - In 2012, Kingston's Urban Cultural Park Commission, established under NYS's Urban Cultural Park Program and adopted by Common Council resolution in 1986, was renamed the Heritage Area Commission in accordance with the changed name of the NYS program. HAC advises the Mayor and Common Council on all matters related to the Kingston Heritage Area and its programs in a manner consistent with the concepts, goals and objectives set forth in relevant state and local legislation regarding New York State Heritage Areas and in the Urban Cultural Park Management Plan. With the goal of protecting the historic resources and character that ensure Kingston's Heritage Tourism, HAC also functions as the design review board with respect to the Broadway Overlay District Design Standards as designated in the Kingston Building Code. HAC consists of 11 members appointed by the Mayor; in addition, the Mayor may appoint to HAC non-voting advisory members as representatives of the Planning Office or Planning Board, the Building Safety Division, the Zoning Board, Ulster Performing Arts Center, the Senate House, the Historic Landmarks Preservation Commission, and the Trolley Museum. HAC meets monthly.

Friends of Historic Kingston - Friends of Historic Kingston is a nonprofit, membership-supported organization founded in 1965 to address concern about the impact of Urban Renewal - then on a rampage that would soon destroy more than 800 buildings in Kingston's Rondout district. Since its founding, FHK has led preservation efforts in the city, laying the groundwork for the City to establish the Historic Preservation Commission (1969, later renamed Historic Landmarks Preservation Commission) and become a Certified Local Government (19xx). FHK provided research and sponsorship to see the Stockade National Historic District designated in 1969, and has since nurtured into being two additional National Districts for Rondout/West Strand and Chestnut Street, and two local districts for Fair Street and Clinton Avenue. By providing ongoing public education and advocacy to advance the protection of buildings, historically significant sites and miles of Bluestone sidewalks, FHK has been instrumental to maintaining Kingston's overall historic character and sense of place. Today, FHK has more than xxx members, maintains the Fred J. Johnson Museum, conducts a year-round calendar of history and preservation events and ardently advocates for preservation at city decision-making tables.

Goal 6: Promote ongoing preservation of Kingston's historic and architectural resources and their value as leverage to generate economic development and to enhance the quality of life throughout the city.

Objective 6.1 - Strengthen the two Historic Commissions and their working relationships with City departments/agencies.

Strategy 6.1.1 - Make a plan to coordinate the design review process better.

Strategy 6.1.2 - Ensure that the Commissions have adequate budgets to discharge their duties.

Objective 6.2 - Create a partnership among the City's Office of Economic Development & Strategic Partnerships, HLPC, HAC, and the Friends of Historic Kingston that can optimize the economic impact of historic preservation tax incentives and other preservation-related programs.

Strategy 6.2.1 Educate City officials, department staff, and the public about the potential impact of preservation on property values, economic development and urban revitalization and help build understanding of the preservation programs, incentives and tools available to help with restoration, rehabilitation and re-investment.

Strategy 6.2.2 Make a plan to optimize the economic development impact of historic preservation tax incentives and other preservation-related programs throughout the city with specific strategies for each historic urban core area. Determine additional areas of the city where historic designation would enable the use of tax incentives. Seek funding and conduct historic surveys of those areas, prioritizing areas targeted for active revitalization strategies first.

Strategy 6.2.3 Make a plan to identify vacant upper story space in the City's three historic urban cores that could be redeployed for residential use and to package incentives that could be used for renovation of those spaces. Because renovation of upper floors is typically a challenge of building code compliance, provide training to help City code officials understand the code as it applies to existing and historic buildings, and the available remedies for upper floor reuse. (See also Strategy 4.4.1)

The Preservation League, in conjunction with the Genesee Finger Lakes Planning Council, recently published *Upper Floor Reuse: A Guidebook for Revitalizing Downtown Buildings*: <http://www.qflrpc.org/Publications/UpperFloors/UpperFloorsGuidebook.pdf>

Strategy 6.2.4 Evaluate the creation of a single "one stop shop" for property owners that provides information materials; assistance with understanding codes, design standards and the requirements of property improvement programs; and helps owners take advantage of tax incentives, grants and subsidized loans. (See Strategies 2.3.1 and 6.3.2)

Strategy 6.2.5 Evaluate the creation of a "restoration trades" school or institute to make optimizing the value of historic properties more affordable, enhance the marketability of Kingston's undervalued neighborhoods, and create jobs.

Objective 6.3 Ensure that Bluestone and other historic materials are protected and highlighted.

Strategy 6.3.1 Make the potential of historic materials for "placemaking" central to the planning process for all transportation and way-finding projects. (See Strategy 7.2.2)

Strategy 6.3.2 Expand the 2013 Historic Bluestone Survey funded for Kingston's Historic Districts by a Certified Local Government (CLG) grant to encompass all areas of the city where significant Bluestone and other historic materials are found. Develop a prioritized program to restore and protect Kingston's Bluestone sidewalks.

Strategy 6.3.3 Develop regulations regarding the care and preservation of Bluestone by property owners and developers. Require building permits and Landmarks Preservation Commission review for sidewalk repair and construction in Historic Districts and elsewhere involving significant historic streetscape materials throughout the city.

Strategy 6.3.4 Support the Complete Streets walkability program and ensure that it ties into Bluestone sidewalk restoration and related initiatives, such as Live Well Kingston, access to public transportation, and development of hiking and bicycling trails.

Strategy 6.3.5 Coordinate City departments responsible for the City's Bluestone Bank, building permits and historic design reviews to maintain the 2013 inventory of the Bank's resources that was also funded by a CLG grant.

Objective 6.4 Create a partnership among Friends of Historic Kingston, Historic Landmarks Preservation Commission, the Heritage Area Commission and other groups committed to protecting Kingston's heritage and historic character to make a Preservation Plan that will:

Strategy 6.4.1 Evaluate which City Department could best house each historic commission.

Strategy 6.4.2 Develop the scope of work for a preservation coordinator. Decide how the work, (currently piloted by a contractor funded by a Certified Local Government grant), can best be funded and where it should be housed.

Comment [K2]: housing it in a nonprofit is a possibility.

Strategy 6.4.3 Help determine how to optimize the economic development impact of historic preservation; coordinate design review among the historic commissions, Building & Safety, Planning, and other relevant City Departments; implement a "One Stop Shop" to assist property owners; protect Bluestone and other historic materials; and create an effective Interpretive Plan.

Strategy 6.4.4 Work with the City's Office of Economic Development & Strategic Partnerships to outline a revitalization plan to optimally deploy preservation tax incentives and other preservation-related programs throughout each of Kingston's three historic urban cores.

Strategy 6.4.5 - Develop a Public Education Program and Community Awareness Campaign about the value of Kingston's historic resources and how to use the preservation toolkit to protect and leverage them.

Objective 6.5 - Create a partnership among the City's Office of Economic Development & Strategic Partnerships, Historic Landmarks Preservation Commission, Heritage Area Commission, Friends of Historic Kingston, the Arts & Cultural Heritage Advisory Commission, the cultural districts, the business associations and other groups committed to protecting Kingston's heritage and historic character, enhancing "sense of place" throughout the city, and promoting tourism to develop and deploy an Interpretive Plan.

Strategy 6.5.1 - Beginning with a Greenway Grant to launch an interpretive planning process in 2014-15, develop and Interpretive Plan and use it to create comprehensive and consistent branding that can support planning, designing and marketing Kingston and its four component urban cores.

Strategy 6.5.2 - Ensure the Interpretive Plan/branding is used as the basis for streetscape design decisions and the development of all themes, wayfinding, signage, walking tours, and marketing to promote all of the City's features and attractions - historic, new, and environmental - to both residents and visitors.

Strategy 6.5.3 - Combine Interpretive Plan findings with existing and new surveys of Kingston's historic resources and other information about visitor amenities to support ongoing development of marketing materials and promotional efforts. Develop a map highlighting historic resources and visitor amenities. Ensure that visitor information is available to the public online, in local places of assembly, and area libraries, shops, restaurants and hotels.

Strategy 6.5.4: Use Interpretive Plan findings to develop walking trails through historic areas. This could take the form of a "Kingston Arts & Cultural Heritage Trail" – "500 Years of History At Your Feet." Walking tours already developed by the Friends of Historic Kingston for the Stockade, Rondout, Chestnut Street Historic Districts and Midtown area that is the core of the proposed arts district can be used as the basis for the trail network. Place way-finding markers similar to hiking trail blazes at intervals along the trail bearing the symbol for and name for each district or area.

Comment [K3]: Add the native Americans? YES! "MORE THAN 10,000 YEARS..." !!

Strategy 6.5.5: Use Interpretive Plan findings to develop additional walking tours of arts and cultural heritage districts and attractions.

Strategy 6.5.6: Use Interpretive Plan findings to develop a symbol for each Historic District and a scheme of streetlight banners identifying each district to help orient visitors. (see also recommendation 1.3.1).

Comment [K4]: this reference must be from a different draft.

Strategy 6.5.7: Use Interpretive Plan findings to develop gateway signage at the entrances to the Stockade, Midtown and Rondout Districts to help build awareness of each of the City's historic urban cores.

Strategy 6.5.8: Ensure that the new Kingston Greenline trail system meets up with the "Kingston Arts & Cultural Heritage Trail" and the entryways to the historic urban cores.

Strategy 6.5.9: Use Interpretive Plan findings to develop a plan to ensure that all signage schemes, including street signs, parking lot signs, private business signs, historic site signs, etc., result in wayfinding, visual appeal and clarity of branding throughout the city.

Strategy 6.5.10: Use Interpretive Plan findings to develop informative and entertaining "phone apps" with information about arts and cultural heritage features in each in a district.

Objective 6.6: Develop funding to replenish the stock of plaques used for the local historic plaque program. Plaques are awarded through HLPC to recognize locally-designated landmarks. Encourage local landmark property owners to feature the plaques on their front facades....including the history and/or original pictures of a site.

Comment [K5]: what did this mean in the original?

Objective 6.7: Develop a prioritized plan to use funding from the Cultural Capital and Capacity Fund developed as Strategy 4.7.2 to help restore and maintain Kingston's signature historic structures, streetscapes, and landscapes.

Strategy 6.7.1: Inventory historic assets whose restoration and management warrant City concern and protection.

Strategy 6.7.2: Conduct an assessment of each structure, streetscape and landscape and a management/Capital Projects plan for each property.

Generic Environmental Impact Discussion: Creating interest in the city's arts and cultural heritage assets of the city will help increase the tourism and make Kingston a destination for visitors to New York State. Significant adverse environmental impacts are not anticipated as a result of these policies.

INTERPRETIVE PLANNING

Recommended as principal reference, pointed to in other mentions:

Objective 6.5 - Create a partnership among the City's Office of Economic Development & Strategic Partnerships, Historic Landmarks Preservation Commission, Heritage Area Commission, Friends of Historic Kingston, the Arts & Cultural Heritage Advisory Commission, the cultural districts, the business associations and other groups committed to protecting Kingston's heritage and historic character, enhancing "sense of place" throughout the city, and promoting tourism to develop and deploy an Interpretive Plan. (A NYS Greenway Grant for 2014-2015 includes funding to begin this process.)

Strategies for Objective 6.5: Call for using the Interpretive Plan as the basis for branding the City's three historic corridors and their surrounding districts; supporting streetscape design decisions, and creating themes, wayfinding, signage, and marketing to promote the City's features and attractions to both residents and visitors.

Interpretive Plan is also referred to in Strategy 4.7.6 and it should be referred to in the passages from the draft shown below:

Kingston is unique in the richness of its history. Its history as one of three original Dutch settlements in the United States, is on display throughout the Stockade District and the Old Dutch Church. Its burning at the hands of the British during the Revolutionary War is remembered and re-enacted each odd-numbered year. The Bluestone that once traveled down the Esopus from the Catskills to market in New York City lines its sidewalks. The remnants of its brick making industry are evident along the Hudson River waterfront. The maritime history of the Rondout survived Urban Renewal from the Kingston Point Lighthouse and Ferry Landing to the decaying dry docks at Island Dock. The bones of Kingston's textile industry are now the foundation for a burgeoning artist community. History is evident throughout the City and the success of its land use policies depends on an **appreciation of that history. Unified interpretation can help guide this success**

An example of **wayfinding signage** from Philadelphia. The signage is uniform in form and size throughout the City, but different "Districts" are provided different icons and colors. A similar system could be employed throughout Kingston. p 19

Objective 1.4: Promote a **city-wide aesthetic** and culture that is vibrant, attracts visitors to the City, and makes Kingston a more effective center for government, commerce and culture in Ulster County;

Strategy 1.4.1: Create a cohesive **design for public infrastructure and signage** that celebrates the qualities of each of the City's primary neighborhoods. The City should use and require uniform street signage, wayfinding signage, street furniture, decorative plantings, and kiosks unique to the City to promote local events and create a distinct sense of place [Funding may be available through Heritage Areas Program formerly known as Urban Cultural Parks]. Such design should differentiate the three main City neighborhoods of Uptown, Midtown and Rondout through color or iconography, but otherwise be of uniform size and shapes throughout the City. One potential overarching theme could identify the City as the gateway to the Catskills.

Objective 4.10: Promote **tourism based on historic resources** and regional eco-tourism destinations as a new industry cluster;

Strategy 4.10.1: Promote Kingston as a Destination on a Route 87 **Billboard**.

Strategy 4.10.2: Develop and implement an **Interpretive Plan** for the City. Such a Plan would pull together themes and establish needs for signage at the gateways, way finding throughout the city and provide interpretation at critical locations.

Strategy 4.10.3: Develop and apply standards for "**branding**" the city in publications and online sites including taglines such as "historic is just our beginning." The City has a wealth of local artists that should be consulted in the development of the brand.

2) **revitalizing the historic grid network** that exists in Kingston by implementing Complete Streets solutions and policies, (currently on p. 38)

Develop and formally adopt **local design standards** for Complete Streets that address travel along roadways, crossings, and universal accessibility and that provide a high degree of user satisfaction for non-motorized users.

□ Develop policies and **strategies to preserve the city's historic Bluestone sidewalks** where appropriate and incorporate into Complete Streets guidelines

□ Policies and strategies to preserve the city's historic bluestone sidewalks should be developed and incorporated into Complete Streets guidelines so as to promote implementation of the recommendations of the recently completed Kingston Bluestone Sidewalk Survey with regards to rehabilitating, restoring and preserving bluestone sidewalks and resources in Kingston. P 42 **REDUNDANT**

Strategy 5.4.1: Beautify intersections at major City Gateways. The City should consider planting dense colorful flowers beds and/or other **decorative landscape treatments** at its principal gateways. Such plantings would have to be maintained by the City or a partner agency/institution but could help to improve the identity of the community, and the City could seek business sponsorship in exchange for discrete signage. Gateways could be made to **reflect the unique nature of the City's three neighborhoods**, for example providing a maritime appearance with tall grasses and cordage gateways at the Rondout; providing very formal gardens at gateways at Uptown; and modern sculpture at gateways near Midtown. P44

6.1.1: Map existing historic resources and make available to the public. Working with the local historian, Landmarks Commission, Heritage Area Commission and Planning Department, a **map of Historic Resources** within the City of Kingston should be commissioned and distributed in local places of assembly, the Kingston library and popular shops and restaurants and area hotels. Some mapping and a significant amount of content has already been prepared and made available through the Kingston website and at the visitor center. Therefore the task will be to refine and generate interest rather than to fully inform. **note surveys already concluded/underway**

Strategy 6.1.2: Continue the local historic plaque program through the Landmarks Commission **to recognize renovated or well-maintained historic buildings. NOT THEIR PURPOSE.** Encourage local landowners with Landmarks to provide plaques in front of their buildings **including the history and/or original pictures of the site. Plaques are for locally designated landmarks; not sure what the last phrase means.**

Strategy 6.1.3: Develop a visible **"Kingston Heritage Trail"** network. This should consist of assigning a symbol for each Historic District (e.g. original Courthouse or Stockade Map for Stockade District; boat for Rondout) hanging banners from streetlights posts identifying the district. This would make people aware that they are in a special area of Kingston (see also recommendation 1.3.1).

Strategy 6.1.4: Place **significantly sized strategy markers or signage** at the entrances to the Stockade and Rondout Districts to make people aware that they are entering **historically important section** of the City.

Strategy 6.1.5: Design a **walking trail** through Historic Districts. The Friends of Historic Kingston has already designed walking tours for the Stockade, Rondout and Chestnut Street Districts. The City should cooperate with the FOHK and other historic protection advocacy groups as well as the Heritage Area Commission, Landmarks Commission to place small **way-finding markers** similar to hiking trail blazes at intervals along the trail. Markers could have initials KHT (**Kingston Heritage Trail**) along with the symbol for and name of each district.

Strategy 6.1.6: Develop **phone apps with information about the landmarks** in a district so that people are both informed and entertained.

Strategy 6.1.7: Ensure that the **Greenline** provides **entryways into the City's Historic Districts**. This may provide an opportunity to market portions of the Greenline as the **"Kingston Heritage Trail" – 400 Years of History At Your Feet**. This effort should seek funding assistance by the Greenway Conservancy. **Native Americans?**

Generic Environmental Impact Discussion: Creating interest in the "historical" aspect of the city will increase the tourism and make it a place of interest for those visiting New York State. Significant adverse environmental impacts are not anticipated as a result of these policies.

Strategy 8.3.1: Encourage interesting **private signage**, particularly in Midtown, where the mid-century "googie" aesthetic is a part of its heritage. Distinctive signage reflecting an appreciation, but not necessarily a slavish imitation, of the heritage in the historic districts throughout the city is recommended.

Strategy 9.3.3: Improve **directional signage to public parking lots**. Public parking lots should be easy to find, and preferably free. A portion of parking can be reserved for employees of local businesses, and a permit sticker could be issued on an annual or bi-annual basis to identify employee's vehicles. (See Also: UCTC - Uptown Stockade Area Transportation Plan)

Objective 9.5: Insure that public investment **respects the historic character** of this area;

Strategy 9.5.1: Develop **directional signage unique to Uptown**. Street signage, directional signs, lighting, and street furniture should all be unique to the Uptown area and reflect the history of the area.

Strategy 9.5.3: Promote **uniform streetscape improvements** throughout Uptown. Taller mast-arm streetlights ("cobra lights") should be replaced with pedestrian-scaled lights for the sake of consistency within the Stockade District, unless they are historically significant in their current locations. The unique character of the Stockade District is magnified at night when modern details and distractions are difficult to see in the darkness. This character could be exploited and the setting made even more dramatic than it already is by installing authentic gas lamps at appropriate locations near the districts oldest buildings. This would help to magnify the feeling, already present at night, of having stepped back in time. Remove smaller underperforming street trees and undersized planters and enlarge planters by a foot on the three sides away from the buildings to provide room for root growth and expansion.

The **Urban Cultural Parks Plan** recommended the re-establishment of docking facilities for Dayliner and connection via trolley to the Rondout Core. This plan continues to recommend such facilities, which would also serve to connect the other park facilities and the end of the Hudson Promenade to the Rondout Core.

It is noted that **Kingston Point Park** is at serious risk of inundation over the next 100 years. Any significant investment or construction of facilities must consider the long-term viability given future inundation.

Strategy 10.2.1: Continue to build upon the existing **Kingston Point Park (we agree with Ed Ford that the park is called Kingston Point Park, the heritage there is not for sale)** for new recreation facilities. Establishing Kingston Point as a major recreational facility was a recommendation of the Urban Cultural Parks study, and has been **well partially** implemented. **More extensive interpretation of both history and the environment is a significant opportunity.** Kingston Point Park offers a Pavilion, Picnic Area, Volleyball Courts, Playground, Kayak/ Small Boat Launch and Swimming. The neighboring Rotary Park at Kingston Point offers a second Pavilion, Softball Fields, BMX Track, Dog Park, Nature Trails, Trolley Landing, Fishing and Bird watching. The City should continue to focus future park investments in this area, including consideration of a soccer field at this location, making Kingston Point a destination with diverse recreational offerings. The dike and pier should be re-established in order to provide a walkway out to the Kingston Point Lighthouse and contemplated improvements to the existing dog park should be implemented. (See also LWRP Implementation Plan) The Kingston Point Park marsh complex should be maintained as a natural buffer for attenuating wave action during flood events. **(and environmental interpretation)**

Strategy 10.2.2: Promote appropriate private redevelopment of Island Dock, as governed by sound planning for sea level rise, along with construction of a new **passive/interpretive park** at its eastern tip.