

# Public Kick-Off

April 10, 2024

Kingston City Hall



MIDTOWN THRIVING  
A Community Vision to Revitalize Vacant Properties



HUDSON VALLEY  
PATTERN *for* PROGRESS

# Spanish Language Interpretation Services

Jenny McCormack

Yurmaris Renelt



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# Agenda

- Welcome from the City of Kingston
- Project Team and Advisory Committee
- NYS Department of State Brownfield Opportunity Area Program
- Pre-Nomination Study
- Midtown Thriving Planning Process
- Questions and Answer
- Community Input





# City of Kingston

**Bartek Starodaj**, Director of Housing Initiatives, City of Kingston

# Department of State

**Susan Landfried**, AICP, Office of Planning, Development & Community Infrastructure

# Hudson Valley Pattern for Progress

**Adam Bosch**, President and CEO

**Robin DeGroat**, Vice President for Operations

**Elka Gotfryd**, Executive Director of the Center for Housing Solutions, Senior Planner

**Eric Pierson**, Executive Director Main Street: Hudson Valley, Senior Research Planner

**Yasmine Aziz**, Policy Research Associate

**Kate Stryker**, Director of Resilient Community Planning, Senior Research Planner



# Steering Committee Members

**Amanda LaValle**, Deputy County Executive, Ulster County

**Chris Silva**, Executive Director, Ulster County Performing Arts Center

**Dan Whalen**, Executive Director, Boys and Girls Club

**Drew Andrews**, Executive Director, Center for Creative Education

**Erica Brown**, Community Engagement Coordinator, Radio Kingston

**Jeanne Edwards**, Alderwoman Ward 4, Kingston City Council

**Jillian Pacheco**, Community Program Lead, Community Hub Space

**Kristen Wilson**, Deputy Director of Planning for Ulster County, Ulster County

**Lisa Barnard Kelley**, Executive Director, Midtown Arts District (MAD)

**Lorne Norton**, Real Estate Development, RUPCO

**Manuel Blas**, Head of Spanish Committee, Midtown Business Alliance

**Micah**, Goodwork Institute

**Robert Leibowitz**, Principal Planner, Ulster County

**Weston Minissali**, Taproot CLT

**William Cranston**, Treasurer, Midtown Business Alliance



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# What is a Brownfield?

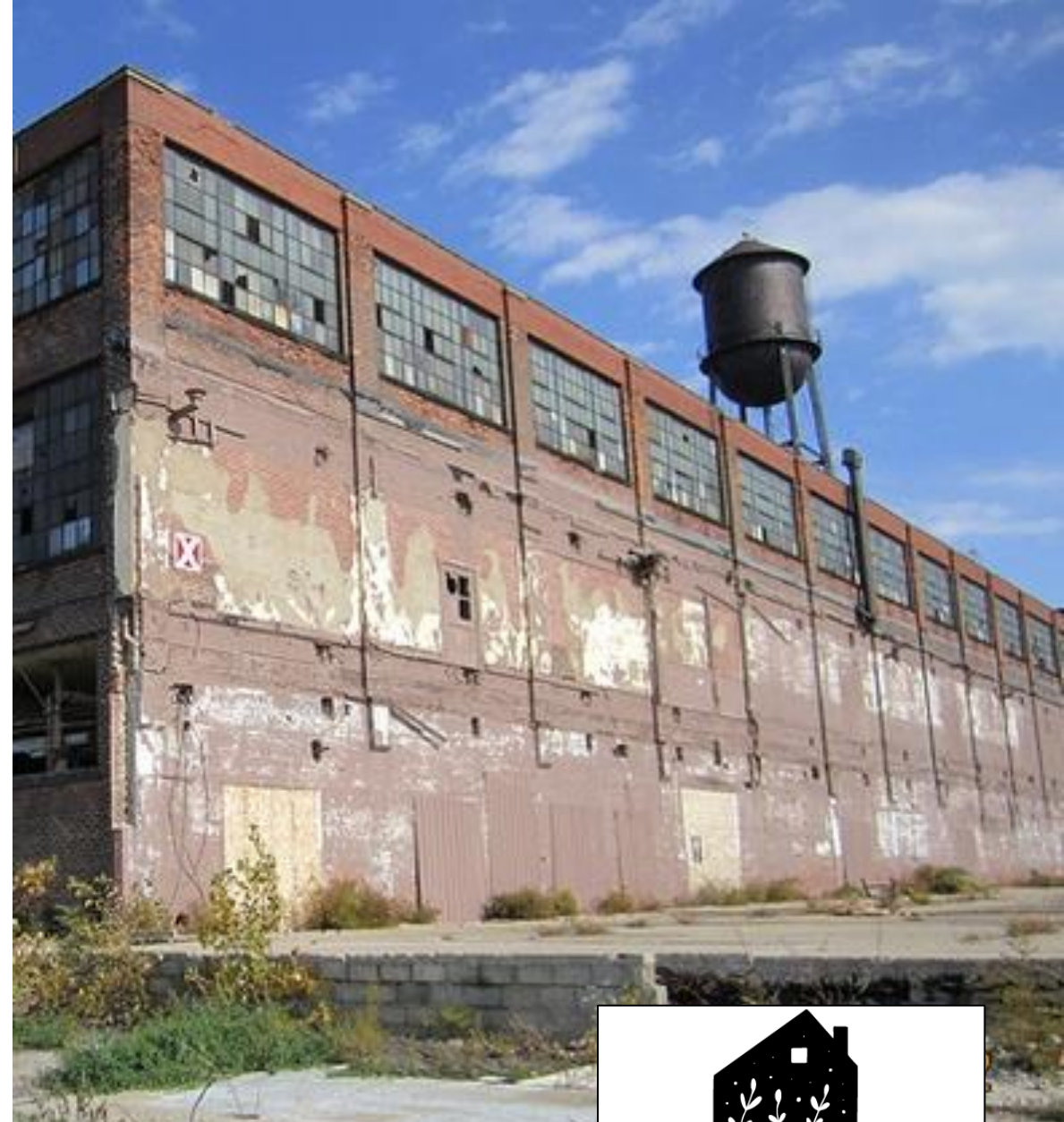
Land that is known or suspected to have environmental contamination.

## Typical former uses of brownfields:

- Industry
- Gas stations and autobody shops
- Dry cleaners
- Other

## Negative impacts of brownfields:

- Environmental hazards
- Community health risks
- Land remains vacant or underutilized
- Contributes to feelings of unsafety
- Discourages investment in the area



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# New York State Brownfield Opportunity Area Program

Assistance for the development of a community-based plan to:

- Develop a community-led vision for the neighborhood
- Create development concepts for select vacant and underutilized sites
- Supports the remediation and redevelopment of select brownfields and other vacant sites into productive uses that meet community needs
- Develop other action, policy and investment recommendations for the neighborhood
- Results in a designated Brownfield Opportunity Area (BOA)



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# Benefits of the BOA Planning Process and Designation

BOA Planning, Brownfield Cleanup  
and Redevelopment



Social, Economic, and  
Environmental Benefits

Planning process is an opportunity for **community building**

Designation of a BOA demonstrates **community support** for certain development which can lead to **expediency** and reduced investment risk

Tax credits to **offset the cost of remediation** and encourage redevelopment of brownfield properties

Redevelopment can lead to the creation of **new housing, job opportunities, and other community benefits**

Cleanup of environmental contamination in the neighborhood and reduction of **public health risks**



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# Eligible for Additional Public Investment

## Analyses, plans and studies

- Environmental, housing, economic
- Building conditions
- Infrastructure
- Renewable energy

## Professional services

- Development strategies
- Zoning and regulatory updates
- Legal and financial services
- Public outreach

## Phase II Environmental Site Assessments





# BOA Case Study: Oswego Corridor BOA

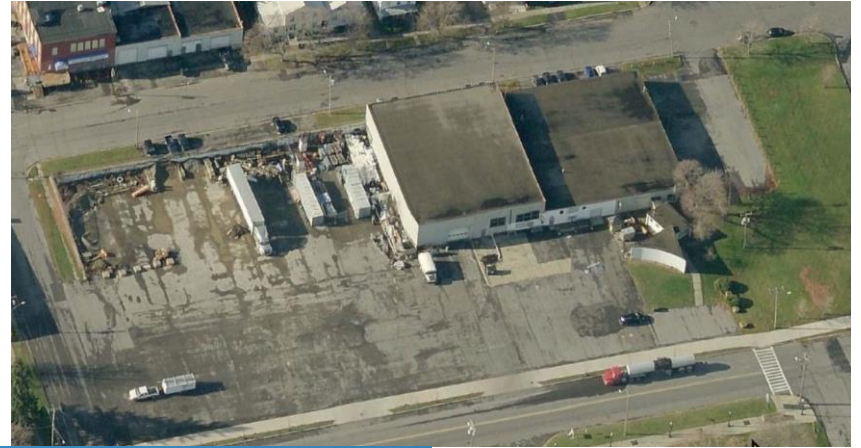
BOA was designated in 2015

## Project Highlight: Harbor View Square

Former industrial site was remediated through the Brownfield Cleanup Program and redeveloped with:

- 18 townhomes
- 66 affordable housing units
- 11 accessible units

Buildings were Leadership in Energy and Environmental Design (LEED) certified



# BOA Case Study: Downtown Rome, NY

BOA designation led to additional private and public investment (over \$77 million), including:

## Demolition and Site Preparation

- National Grid (\$44,000)
- US EPA (\$140,000)
- CDBG (\$78,000)
- City (\$40,000)

**Street improvements** (i.e. new sidewalks, amenities, green infrastructure)

- \$350,000 grant from a NYS DOT Transportation Alternatives Grant.

**Affordable Housing development** at DeWitt Clinton School site (80 apartments)

- \$10.2 million from NYS Homes & Community Renewal's Unified Funding Application.





# 2019 Pre-Nomination Study for Midtown

Midtown Thriving builds off the work done in the pre-nomination study, which:

- Provided preliminary analysis of the study area and of sites
- Gathered community input from focus groups

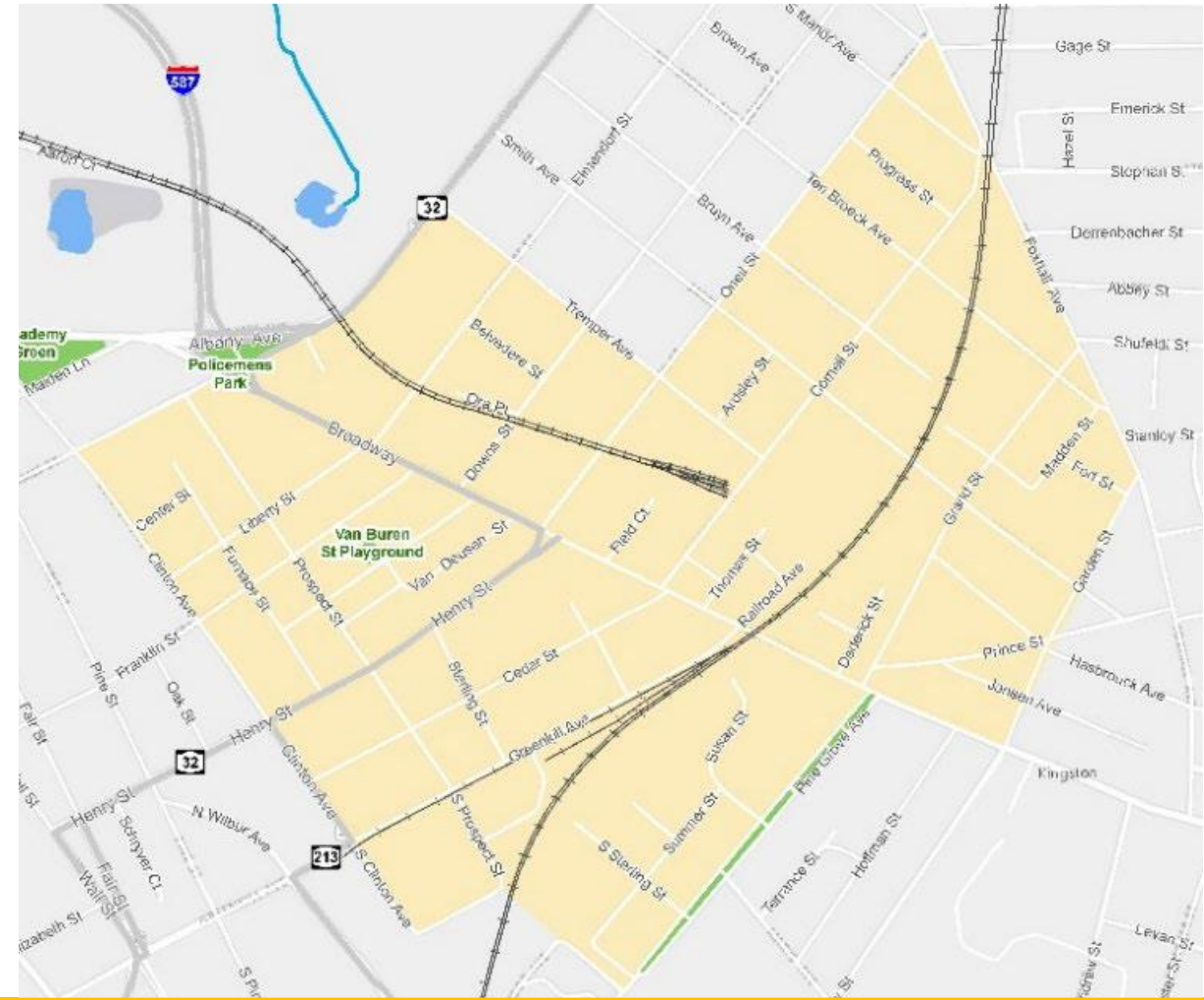




# 2019 Pre-Nomination Study

## Considerations for the 270-acre proposed BOA boundary:

- The Midtown Arts District
- Kingston Greenline street and trails connectivity planning;
- Key manufacturing and rail transportation corridors;
- The largest and highest concentration of underutilized properties in Ulster County;
- One of Ulster's most economically distressed areas based on poverty, income, and home values;
- A diverse and fragmented mix of land uses; and



# Pre-Nomination Vision Components

## Neighborhood Quality of Life:

A future for residential neighborhoods where strong housing revitalization programs promote homeownership, local ownership of multi-family properties and neighborhood leadership groups are in place to help combat poor housing quality, and distressed properties.

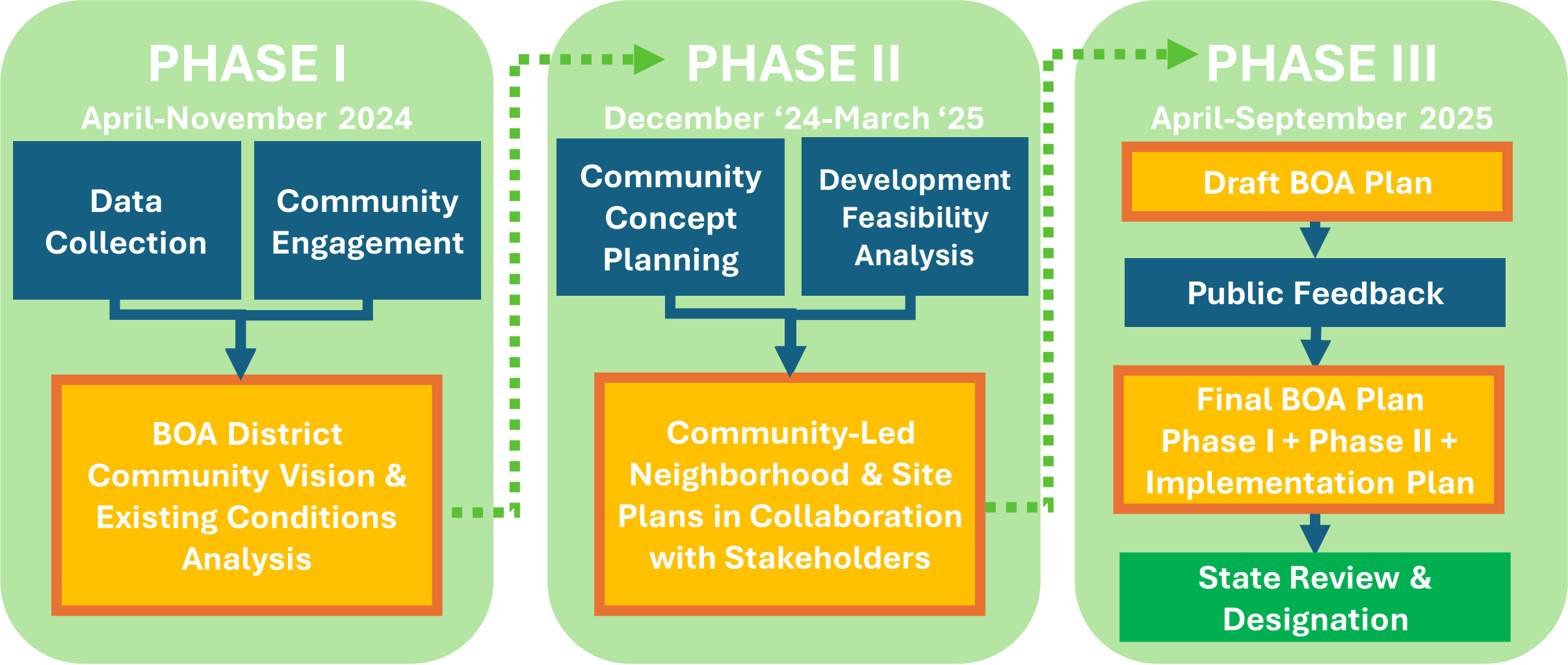
## Arts, Culture, Business:

Midtown's economy grows around the arts, education, and business while supporting the area's traditional large-footprint uses.

## Open Space and Trails:

Multi-modal transportation opportunities that leverage old infrastructure to create a hub of greenway trails with accessible open space for recreation and neighborhood park access.

# Midtown Thriving Planning Process





# Planning Process: Existing Conditions Analysis

## PHASE I

April-November 2024

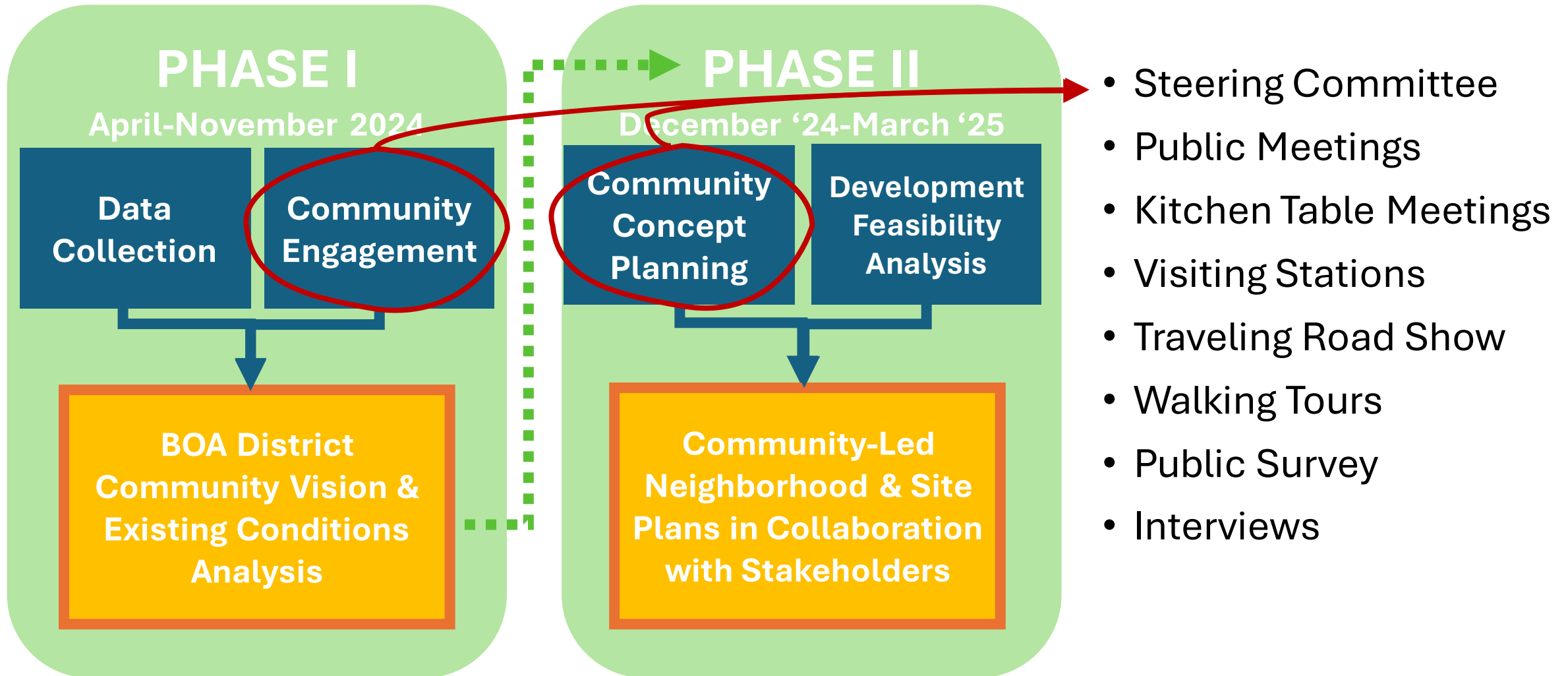
Data  
Collection

Community  
Engagement

BOA District  
Community Vision &  
Existing Conditions  
Analysis

- Economic, demographic, housing data
- Land use, ownership patterns, and zoning
- Transportation systems
- Infrastructure
- Current and future hazards
- Building inventory
- Parks and open space
- Natural resources and environmental features
- Market analysis
- Brownfield, abandoned and vacant sites
- Qualitative input from community engagement

# Planning Process: Community Engagement



# SPIRAL: Our Commitment for Community and Stakeholder

## Engagement

### Stewardship

Investing in long-term benefits for the land and communities. Protecting the land and the people from damaging processes.

### Preservation

Protecting existing community assets & beloved places.

### Inspiration

Encouraging creativity and imagination for an aspirational vision beyond planning-as-usual.

### Representation

Actively seeking input from traditionally underserved. Ensuring accessibility and accommodations.

### Agency

Honoring the community's power to make decisions and influence the process based on their own knowledge of need. The community knows best.

### Learning

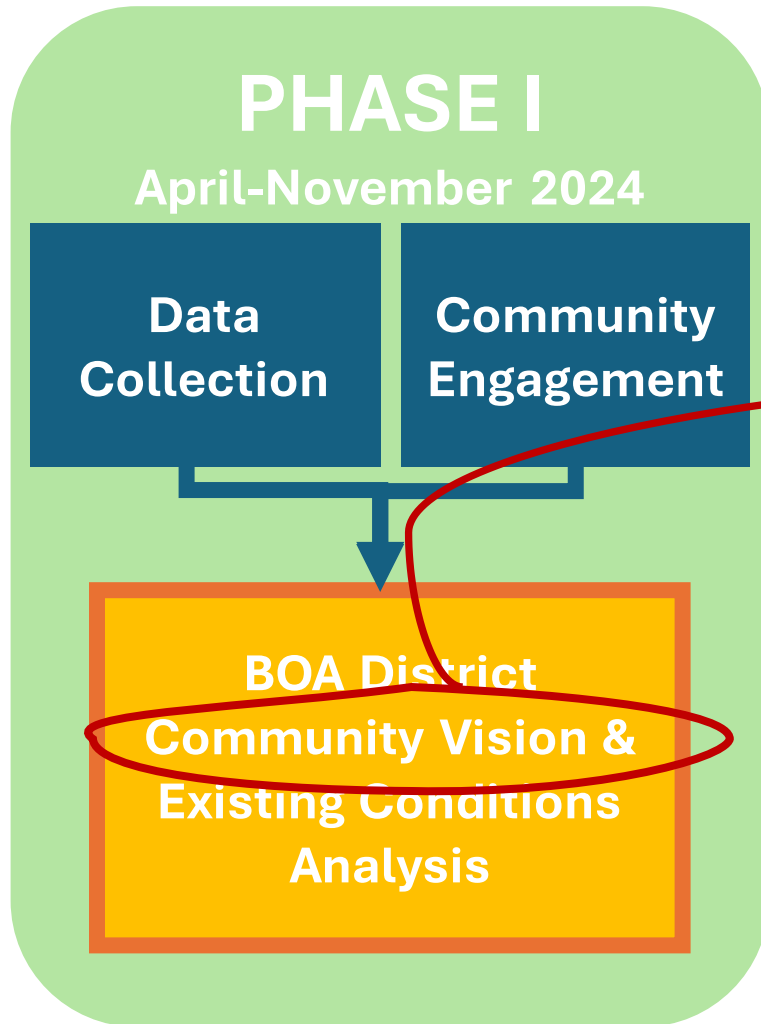
Moving beyond a process based in “telling” or “informing” to one that is rooted in knowledge-sharing and mutual learning. Involving community members in implementing the engagement plan.



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# Planning Process: Developing a Community Vision



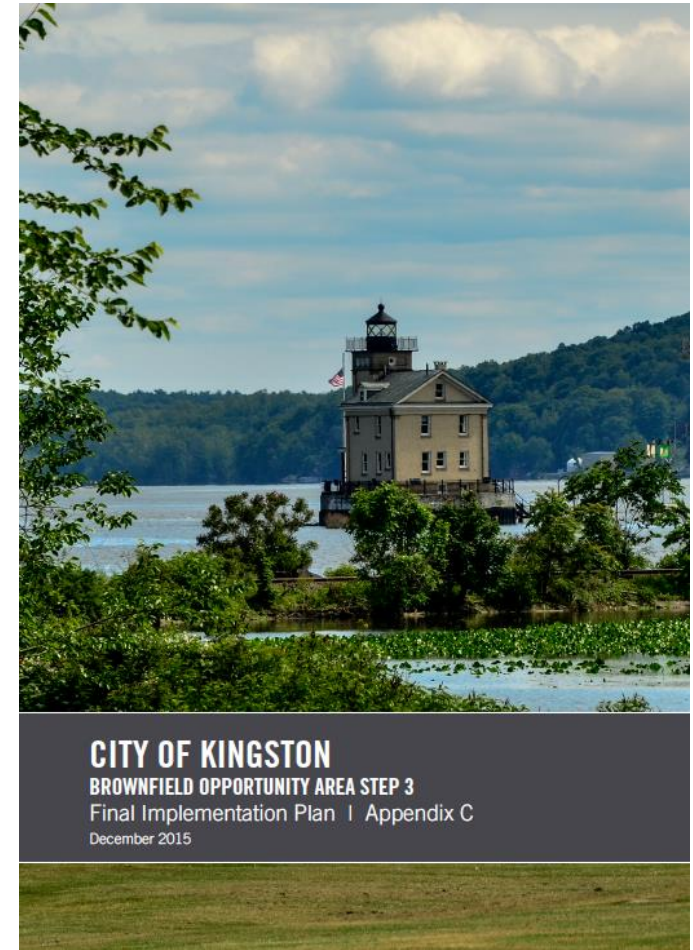
## What is a community vision?

A cohesive statement for the area with a list of specific goals to be achieved relative to community redevelopment and investment, as shared and expressed by the community.

# Example Vision Statement: Kingston Rondout

In the BOA public workshop in October 1, 2007 more than fifty participants reviewed the vision and goals and discussed their ongoing relevancy. The participants agreed that the current vision statement reflected their ongoing hopes for the BOA. The vision statement, assumptions, givens and goals are summarized below.

“The Kingston waterfront will be an environmentally sustainable, attractive, active, walkable, culturally vibrant district with strong linkages to the rest of the City of Kingston. Shops, restaurants, recreational opportunities, museums, and events will attract visitors and residents seven days per week all through the year. New development will be consistent with established character and will highlight the area’s historic and natural resources. Trails, parks, marinas and boat launches will maximize access to the waterways, creating high-quality recreational opportunities, and optimizing meaningful, permanent public access to the waterfront.”



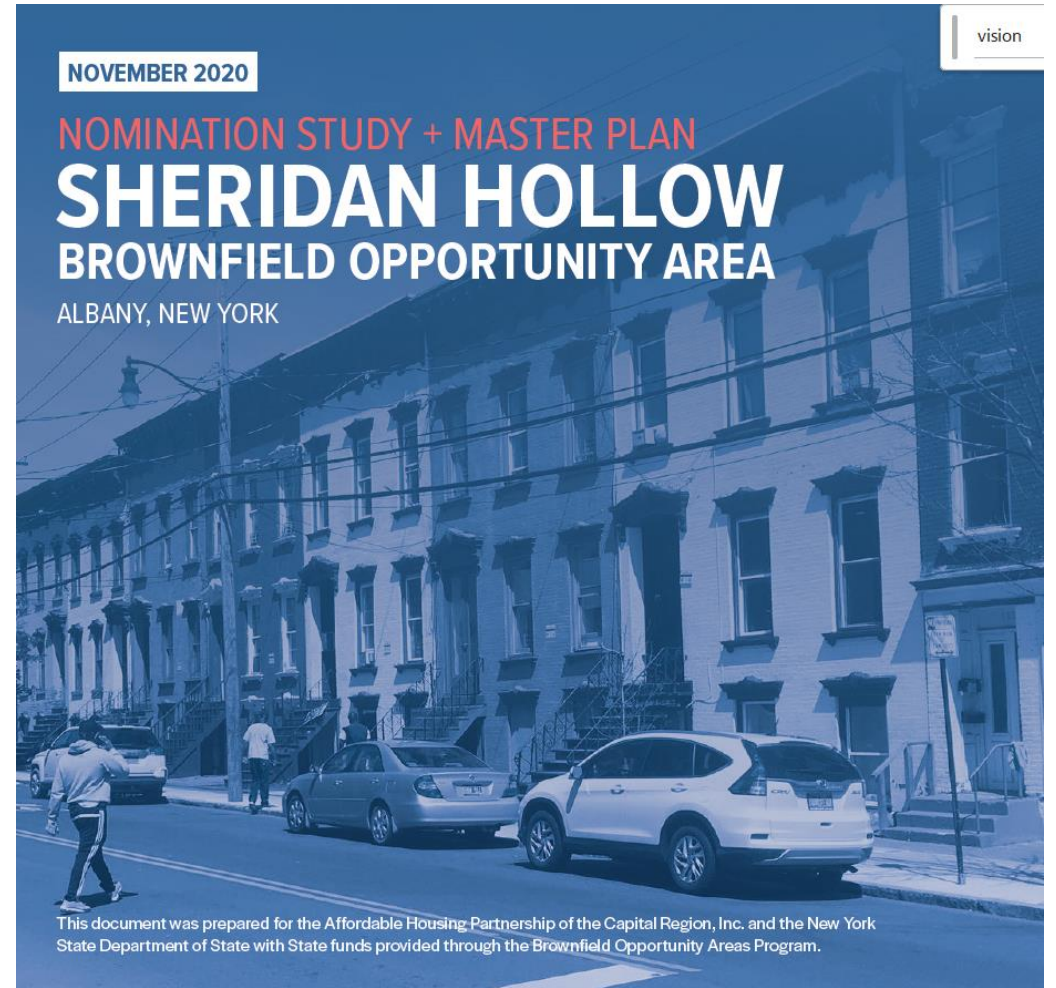
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# Example Vision Statement: Sheridan Hollow, Albany, NY

“Sheridan Hollow will be a great place to live and work and a community where people want to stay. People of all ages, incomes and culture will make the neighborhood their home, attracted by its variety of quality housing choices, access to jobs, dynamic and accessible public spaces and the neighborhood's commitment to preservation and sustainability. Sheridan Hollow's engaged residents will live in and own their well-loved, healthy, and equitable neighborhood.”

## Goals:

- *Promote housing affordability*
- *Create economic opportunity*
- *Strengthen community*
- *Enhance resiliency*



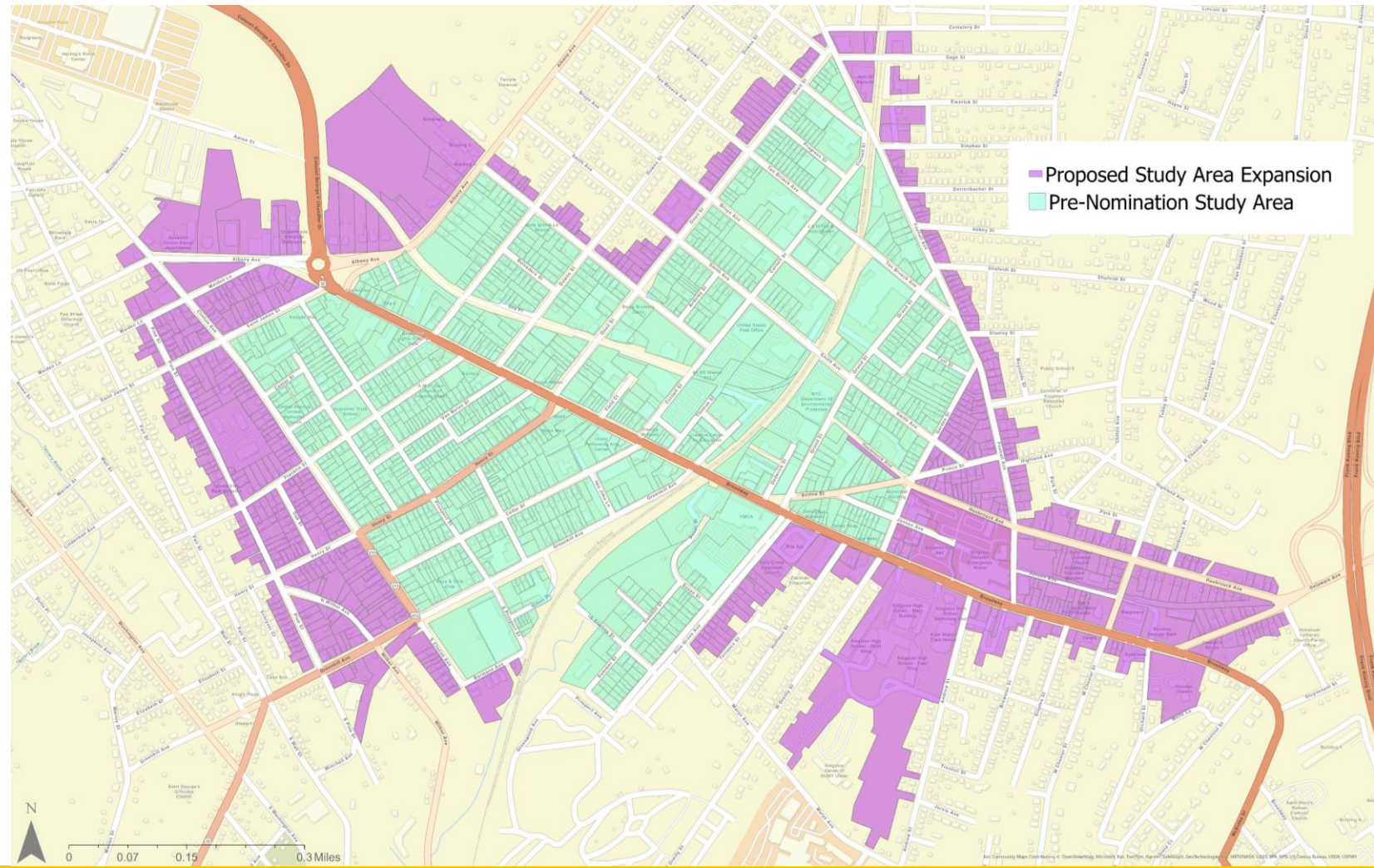
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# Proposed Expansion of BOA Boundary

## Considerations for expansion:

- Businesses along Broadway to Delaware Ave
- Hasbrouck neighborhood
- Industrial sites on Foxhall Ave
- Inclusion of Pine Street neighborhood
- City gateway from I-587
- Connectivity to uptown
- Parcels on both sides of street

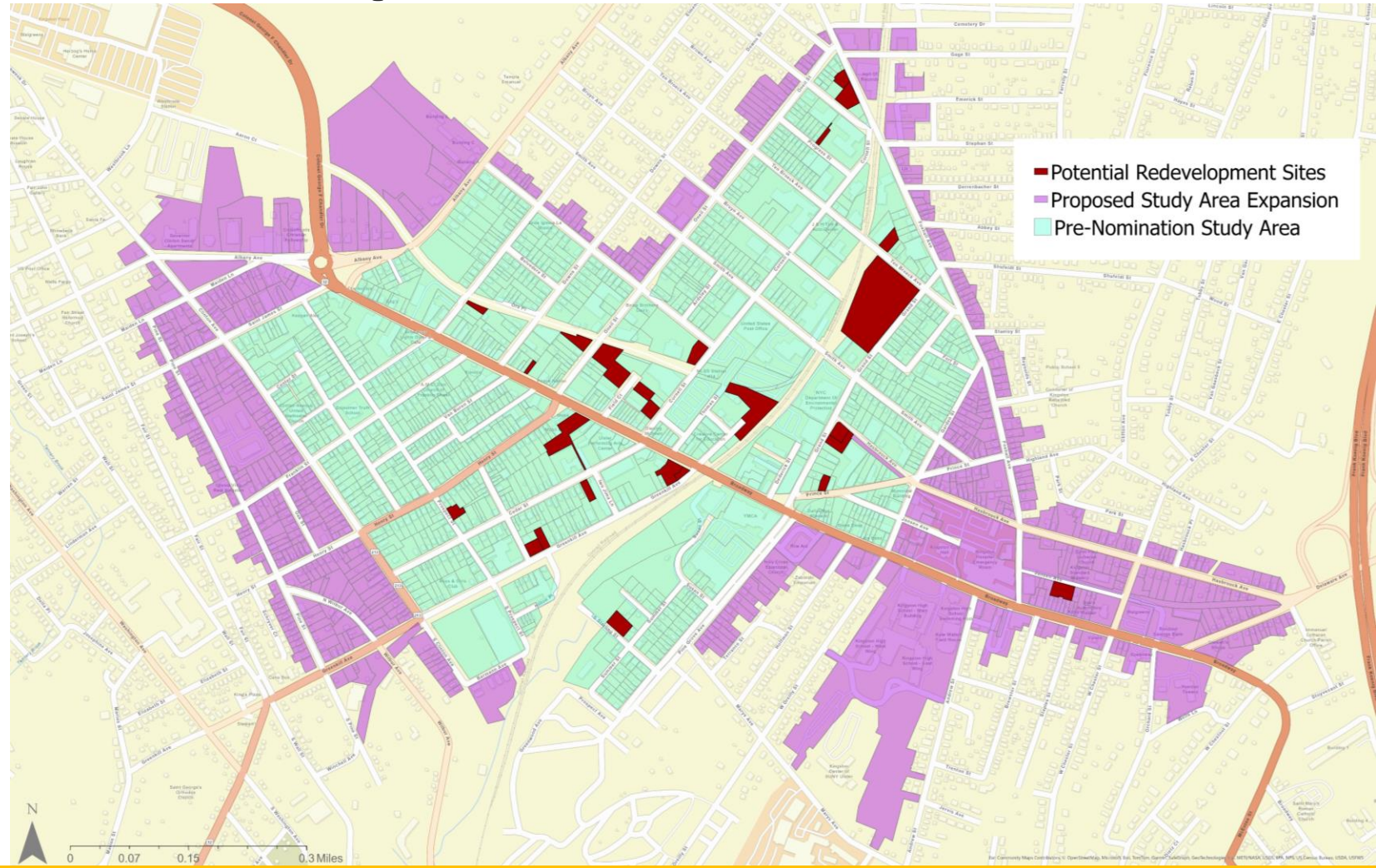




# Potential Sites for Redevelopment in BOA

## Considerations for site selection:

- Pre-Nomination sites
- DEC/EPA sites
- Vacant sites
- Tax delinquent sites
- Underutilized sites



# Community-Led Conceptual Site Planning

## What goes into site planning?

- Sites are selected when identified by the community as key catalysts for achieving vision goals.
- Sites are evaluated based on certain characteristics, assets, potential or known environmental issues requiring remediation
- Site plans will incorporate strategies to meet community needs such as increasing housing opportunities, and enhancing retail, mixed use, industrial, recreational, cultural, infrastructure, and public amenities.
- Site plans will include implementation strategies, including feasible next steps to advance projects.
- Site planning includes identifying potential partnerships and funding opportunities.





# Area-Wide BOA Plan and Redevelopment Opportunities



## EXAMPLE: Sheridan Hollow

SHERIDAN HOLLOW  
BROWNFIELD OPPORTUNITY AREA

# MASTER PLAN

### MOBILITY PROJECTS

- 1 Pedestrian Connections up the Hill
- 2 Cyclist Connections up the Hill  
Strategic Site: The Hill
- 3 Swan Street Stairs  
Strategic Site: The Hill
- 4 Traffic Calming: Henry Johnson Blvd.
- 5 Alley Extensions
- 6 Multimodal Improvements: Clinton Ave.
- 7 Complete Street Improvements

### POLICIES + PROGRAMS

- Vacant Lot Toolkit

### PUBLIC REALM PROJECTS

- 1 Malcolm X Park
- 2 Veterans Memorial Park
- 3 Swan Street Park  
Strategic Site: The Hill
- 4 Henry Johnson Underpass Art Installation
- 5 Community Park (Sheridan Avenue Lots)  
Strategic Site: Sheridan Avenue Lots
- 6 Green Infrastructure Opportunities
- 7 Solar Canopy  
Strategic Site: The Hill

### STRATEGIC SITES

- Projects on Strategic Sites

### REDEVELOPMENT PROJECTS

- 1 Freihofer Building Reuse  
Strategic Site: Former Freihofer Plant
- 2 Orange St. Vacant Lot Redevelopment  
Strategic Site: Lower Orange Street Lots
- 3 Mixed Use Redevelopment (ACES Lot)  
Strategic Site: ACES Lot (236 Clinton Ave.)
- 4 Hungry Hollow Redevelopment  
Strategic Site: Former Hungry Hollow
- 5 Road Street Redevelopment  
Strategic Site: The Hill
- 6 Lark Street Rehabilitation
- 7 Affordable Housing Redevelopment + Parking  
Strategic Site: Elk + Sherman Lots
- 8 Mixed Use Development with Healthy Cafe (129 Lark St.)  
Strategic Site: Former Li Ming Restaurant
- 9 Mixed Use Gateway (283 Sheridan Ave.)  
Strategic Site: 283 Sheridan Ave.
- 10 Lexington/Sheridan Ave. Mixed-Use Redevelopment
- 11 Community Manufacturing Space (233-241 Sheridan Ave.)

# Mark your calendar: Upcoming Events and Community Engagement

**April 25, 5:30-7:30 p.m.**

## **Kitchen Table Meeting at Broadway Bubble**

Hands-on session for community members to share their input for the Midtown Thriving BOA project. Family friendly.

**May 15, 6:00-7:30 p.m.**

## **Next public meeting at City Hall, Council Chambers**

Presentation on early findings and existing conditions of the Midtown BOA area. Greater detail about the BOA process, case studies and best practices from other communities that can offer insights into the possibilities for Kingston.





# Project Website

- All project materials and updates are posted on the website.
- Join the email list to receive project information.

[Midtown Thriving: BOA Grant | EngageKingston.com](#)

<https://engagekingston.com/midtown-thriving>



# QUESTIONS?

# ¿PREGUNTAS?



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# What do you think?

Please visit the printed maps and leave your comments and ideas about the BOA boundary.

## Notecards:

1. What do you like about Midtown?
2. What would you improve Midtown?
3. What questions do you have about this project?



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# Thank you!

Email:

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Project website:

<https://engagekingston.com/midtown-thriving>



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