

Kingstonian Project Planning Board Presentation

4/10/19 6PM

Submitted by Joseph Bonura Jr on behalf of the Development Team

Slide 1: Intro First off we would like to thank the Planning Board for their patience and diligence as we continue through this process. We'd also like to thank them for providing this important opportunity to hear the thoughts and suggestions of community members. The development team has always been acutely aware of how important this project is to the future of the City and equally aware of the sensitivity necessary when building in such a treasured area.

Slide 2: Development Team While as developers we are proud to point out we are all Hudson Valley natives we also think it should be noted that in building our Team we also brought in noted local attorneys like Bob Cook and Mike Moriello along with Engineer Dennis Larios, consultant Dan Ahouse and communications specialist Frank Campagna. Again, all individuals that are proud to hail from the Kingston area and individuals that have not just lived and worked in the area their entire lives but ones that have also shown their loyalty and true spirit for the well-being of our area through public service, charitable giving, board service and other philanthropic means. In short, every member of our team has a vested interest in not just the success of this project but the success of the City Kingston and its residents as well.

Slide 3: Proven Track Record Because of the important development partnership formed we feel we are uniquely qualified to successfully complete this critical project. This is the 3rd administration that has attempted to find a way to replace the municipal garage without adversely affecting taxpayers and the 4th attempt to find a development team and proposal that the City can get behind.

The Bonura family is well known in the Hudson Valley for both their hospitality expertise and their ability to develop and operate in areas where others have failed or avoided. We developed and continue to own the Newburgh waterfront, Anthony's Pier 9, Shadows and the Grandview on the Poughkeepsie waterfront along with the adjacent Water Club complex and perhaps most importantly the Poughkeepsie Grand Hotel and adjoining parking garage which was purchased from the City of Poughkeepsie. I believe we have a proven track record of successfully developing and operating the exact business that will be housed in this project.

The Herzog/Jordan families have been a Kingston business staple for over 110 years. They bring not only familiarity with business, real estate development and the Kingston community, but utilizing their North Front Street and Schwenk Drive properties in the development creates synergies no other developer could have. The building mass produced by developing both sides of Fair Street allows us to avoid visual impact issues that came with prior projects that needed to build floors above the existing building rooflines. It also enabled us to avoid construction costs that surely would have stalled the project. And perhaps most importantly, by partnering with the owners of Kingston Plaza we will be able to address displaced parking

needs during reconstruction of the existing garage, staging for construction and parking for individuals working on the project.

The Page family has been a key player in the building materials and land development businesses within the Hudson Valley since 1924. The Page's development in Kingston began in the early 1980's with Orchard Hills Apartments, two apartment projects on Wilbur Avenue and West O'Reilly Street that include 174 units which are still owned and managed by the family today. The Page's are a local family that has built generations of success throughout the Hudson Valley via personal and effective management of all of their businesses.

Slide 4: State Economic Support It should be noted that this project would not be possible without the blessing and support of the State of New York. The Kingstonian Project is currently slated to receive \$6.8 million in economic development support. The project was the staple of the City of Kingston's award-winning Downtown Revitalization Initiative (DRI) application and as such will receive \$3.8 million of the \$10 million awarded. We thank Governor Cuomo, who has made multiple visits to our City, for his efforts to improve the economic vitality of the upstate communities.

Slide 5: Collaboration We started this process in February of 2017 and from that time until now have made a concerted effort to meet not just with City leaders and officials, but also with important stakeholders in the wider Kingston community. Since our initial meeting with Friends of Historic Kingston we have had a series of meetings and follow-ups with groups such as the Kingston Uptown Business Association, Kingston Landmarks Commission, the Ulster County Chamber of Commerce and an open public forum hosted at the Hudson Valley LGBTQ Community Center. This is in addition to numerous meetings with government officials from Ulster County, the City of Kingston and the Kingston Consolidated School District.

Slide 6: What We've Accomplished In developing this project we have not only met the goals of the original RFQ but have also been able to incorporate the visions expressed in the newly adopted *City of Kingston 2025 Comprehensive Plan*.

Slide 7: Goals The project started out with the goal of rebuilding the municipal garage at zero impact to the taxpayers of the City of Kingston and the Kingston Consolidated School District. As a direct result of these important meetings we have not only been able to meet our original goal but also deliver an environmentally friendly transformative urban infill project. The project provides density near a major transportation hub while also promoting walkability and connectivity between two critical business districts with an ADA Compliant pedestrian bridge. Additionally the project provides an estimated 350+ consumers to support retention of a crucially important tax base through greater economic prosperity and promotes retention by allowing Kingston area residents to age in place.

Slide 8: Connectivity See slide

Slide 9: Walkability See slide

Slide 10: ADA Compliant Pedestrian Access See slide

I would like to take this opportunity to highlight some of the project enhancements that have been made through direct feedback and direction received in the prior meetings mentioned.

Slide 11: Inspirational Architecture (1) It was the general consensus that our building design along the North Front Street corridor should fit in better with the existing architecture in the Uptown area. We were asked to draw more inspiration from other buildings in the area, particularly the former Montgomery Wards building that occupied the space prior to construction of the original municipal garage.

Slide 12: Inspirational Architecture (2) ...As well as the dramatic architectural design of the Stuyvesant Building. As a result you see some new options we have presented.

Slide 13: Removed Glass Atrium Additionally we were told the glass atrium running across the new pedestrian plaza and connecting the two buildings may stand out too much in an important historic area. As a result we removed the atrium and are constructing a connecting walkway below grade to link the two buildings together.

Slide 14: Substituted punched-openings We were told the building porches originally depicted at the corner of Fair St and North Front Street were not consistent with other area buildings so we substituted punched-openings to make our building look like an older building that had been renovated.

Slide 15: Inspirational Architecture (3) In addition, we added bay windows to be consistent with existing architectural themes on Wall St.

Slide 16: Purchased Diner Parcel For Delivery Access We addressed the concern about supply deliveries to the hotel, apartments and restaurants serving the space by purchasing the diner property off Schwenk Drive and creating a delivery area in the rear of the complex away from Uptown Kingston entirely. This will not only help alleviate congestion concerns but also enhance the visual impact of the project.

Going back to the original City RFQ and construction of the municipal garage, we have designed it utilizing an urban liner theme which would create a situation where the garage itself would not be visible from any angle. We do this by building along all sides and on top of the garage.

Slide 17: Main Garage Entrance/Exit (Fair St off Schwenk Dr) We are also creating entrance and exit lanes to the garage from both sides of Fair St under the pedestrian plaza. We feel this again will help alleviate traffic congestion concerns as frequent visitors will surely utilize this convenient entryway. Based on feedback from the City and Uptown business community we do recognize the need to have an entrance from North Front Street.

Slide 18: N. Front Street Entrance (Entrance only) People new to Kingston, wayfinders, hotel guests and general visitors to the uptown area need an easy access point to avoid being directed to the lower entrances. So we are creating an “entrance only” lane off North Front Street at or near the original garage entrance. Again, you will see design enhancements utilizing the prior Montgomery Wards building as an inspiration that will de-emphasize visual impact of the garage component while at the same time creating better functionality of the project and the City’s initial goals. We do anticipate some further minor revisions to the actual entrance design.

Slide 19: Design Evolution We appreciate all the feed-back which has helped the project design evolve over the last year. We certainly have listened and when applicable have tried to incorporate changes into the design. We realize there will be a tremendous amount of additional feedback tonight and look forward to utilizing relevant ideas and comments expressed this evening to help make this project better.

In summary, we again thank the City of Kingston and the Planning Board for their input and direction in helping to formulate this important project. We are aware there are additional issues and needs in Kingston that have to be addressed and have spoken to City officials about partnering to help solve those as well. This specific project started with an RFQ from the City of Kingston to address critical parking needs in uptown Kingston. We feel we have done that and more. We look forward to continuing to work with you to address any areas of concern and are confident that with the Team we’ve built we will be able to deliver a project that we can and will all be proud of.

For further information and questions please visit: **KingstonianNY.com**



—★ KINGSTON, NY ★ EST. 2019 ★—

Uptown Revitalization Project

April 10, 2019

Planning Board Presentation

JM Development Group, LLC

Joseph Bonura Jr., Michael Bonura, Patrick Page, Members

Herzog Supply Co., Inc.

Bradley Jordan, President

Development Team



Local Consultants & Professional Team

Bob Cook – *Cook, Netter, Cloonan, Kurtz & Murphy, P.C.*

Mike Moriello – *Riseley & Moriello*

Dennis Larios – *Brinnier & Larios PC*

Dan Ahouse – *Stockade Strategies, LLC*

Frank Campagna – *Tri-State Associated Services, Inc. (PageOne and ColorPage)*

Proven Track Record



New York State Support



Collaboration



Kingston
Landmarks
Commission



We Inspire. We Educate. We Graduate.
All Students, All of the Time

What We Have Accomplished

- ✓ Addressed goals of the original RFQ established by the City of Kingston
- ✓ Followed the vision as laid out in the newly adopted *City of Kingston 2025 Comprehensive Plan*

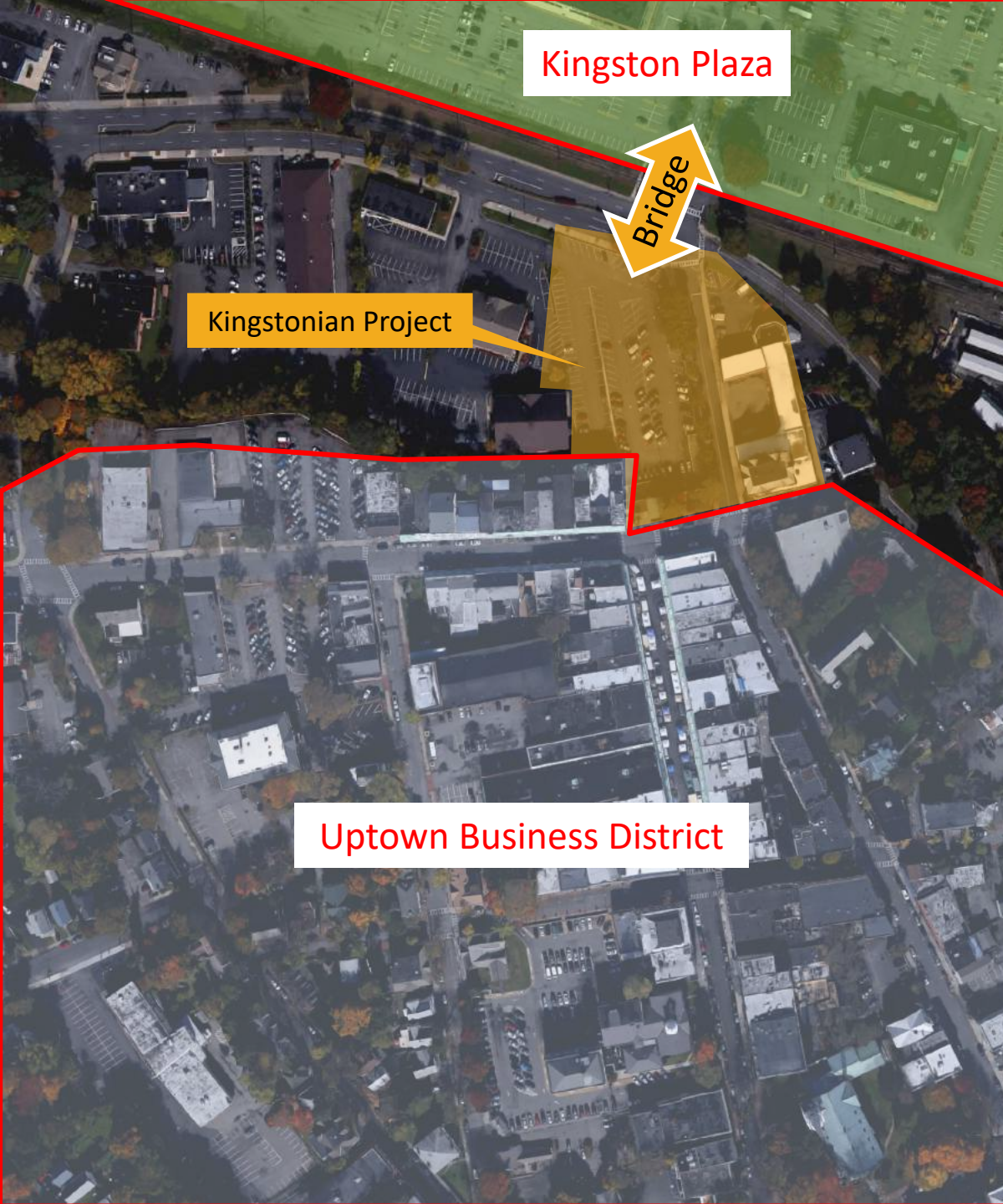




Project Goals



- **Construct new parking infrastructure at zero impact to taxpayers of Kingston**
- Provide 350+ consumers to support critically important tax base
- An environmentally friendly transformative urban infill project.
- Promote walkability & connectivity
- Provide density near a major transportation hub
- Promotes retention by allowing Kingston residents to age in place



Kingston Plaza

Bridge

Kingstonian Project

Uptown Business District

Connectivity

The Kingstonian Project Links two critical business districts with an ADA-compliant pedestrian bridge

1. Kingston Plaza
2. Uptown Business District

ADA Compliant Pedestrian Access





Kingston Rail
Trail Project

Walkability

Trailways

Dietz
Stadium

Kingstonian

Kingston
Plaza

Catskill
Mountain
Railroad

Midtown
Linear Trail

Forsyth Park
& Nature
Center

County
Courthouse

Senate House
Historic Site

County Office
Building

Design Evolution

October 2018



January 2019



Current Version

Inspirational Architecture



Montgomery Ward Building

North Front St.

Inspirational Architecture



Stuyvesant Corner

Fair St.

Removed Glass Atrium

**Previous: WITH
Glass Atrium**



**Now: WITHOUT
Glass Atrium**



Substituted cut-out porches

**Previous: EXTERIOR
Porches**



**Now:
Punched-Openings**



Inspirational Architecture

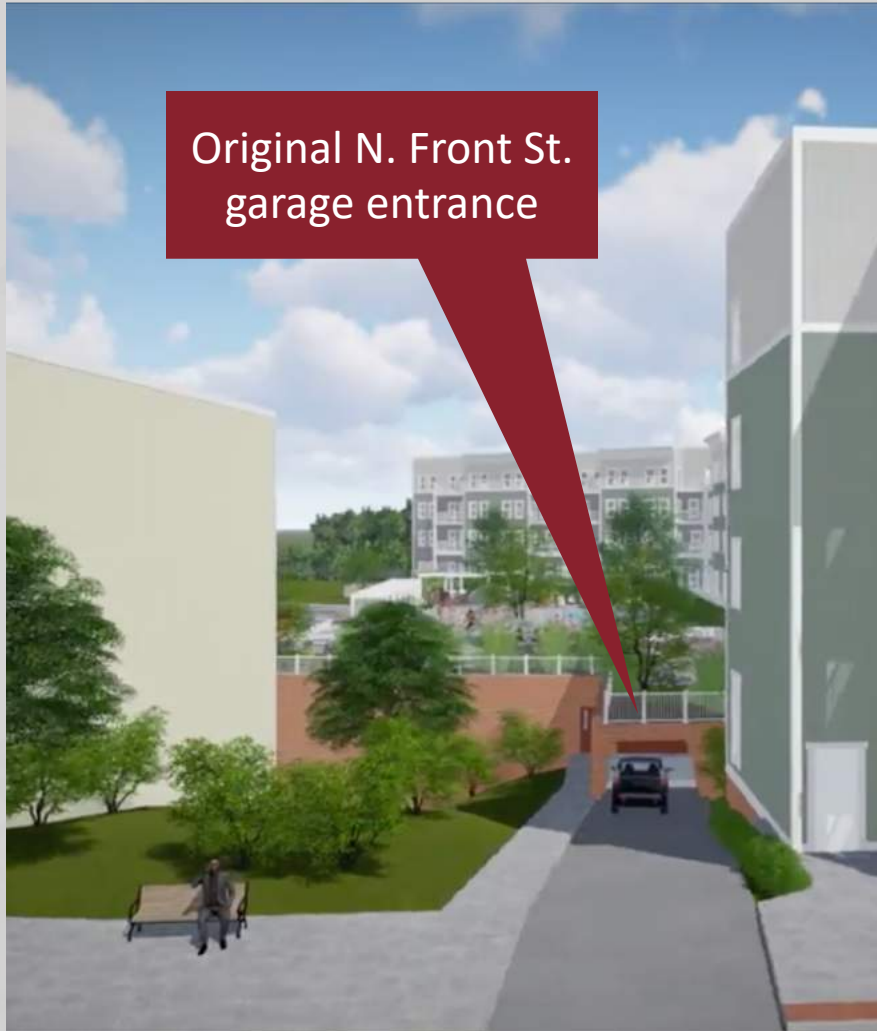


308 Wall St.
Double-bay windows

Utilize Diner Parcel For Delivery Access



N. Front Street Entrance (Entrance only)



Main Garage Entrance/Exit



Design Evolution

October 2018



January 2019



Current Version