



—★ KINGSTON, NY ★ EST. 2019 ★—

# Design Progress

JM Development Group, LLC

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

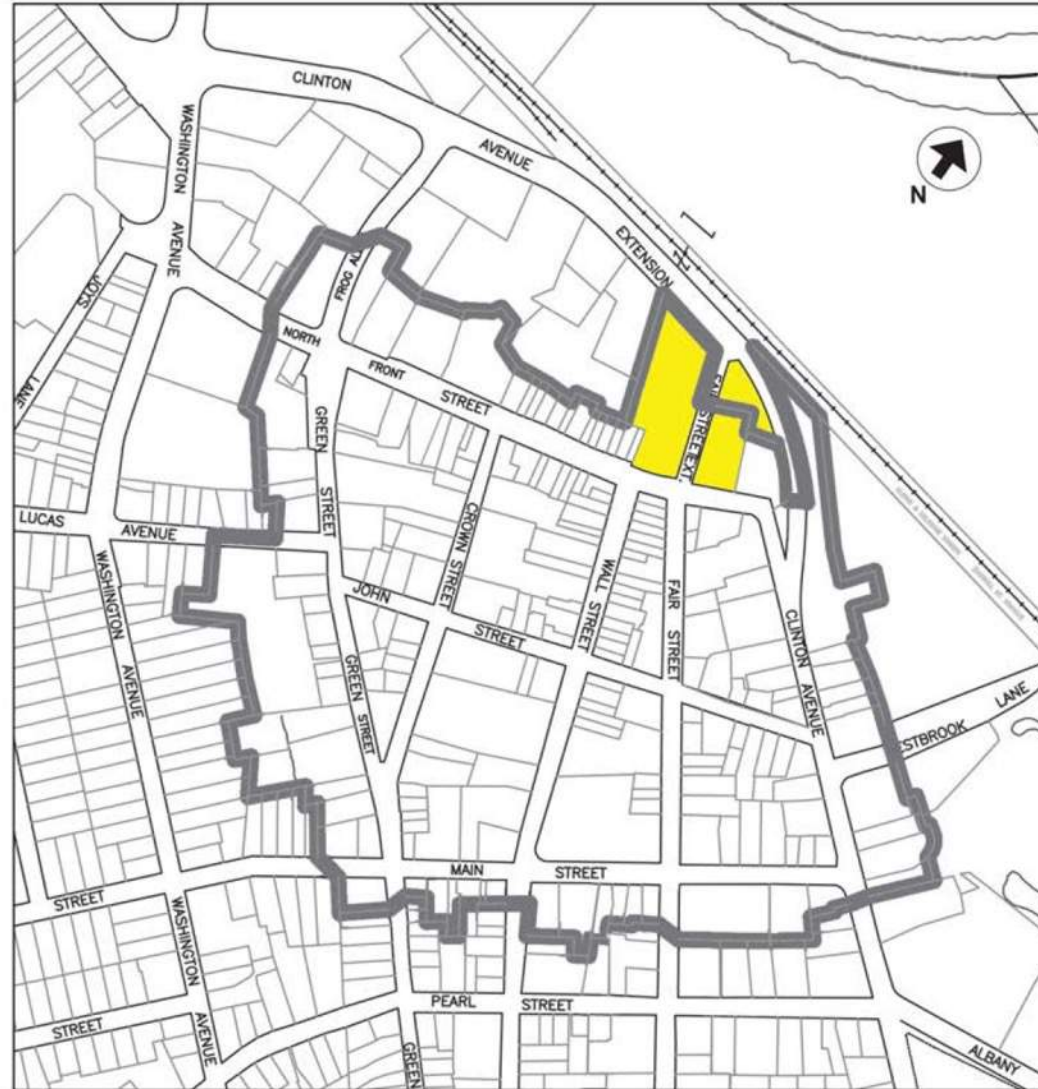
Herzog Supply Co., Inc.

Bradley Jordan, President

# Stockade Historic District

*A local, state, and national historic district*

**DRAFT**



City of Kingston, NY  
Historic Landmarks  
Preservation Commission

Questions about Kingston's  
Landmarks Program?  
Call the Building Safety Division:  
(845) 331-1217 or visit  
[www.kingston-ny.gov](http://www.kingston-ny.gov)



# Current Conditions





# Fair St. Kingston





# October 2018

## Initial Project Visuals

October 2018





October 2018









October 2018





October 2018







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**Perspective 1  
Kingston Mixed Use Development**

**JM Development Group LLC  
Poughkeepsie, New York  
10/17/2018**

December 5, 2018 Revisions



# Inspiration for Hotel Facade



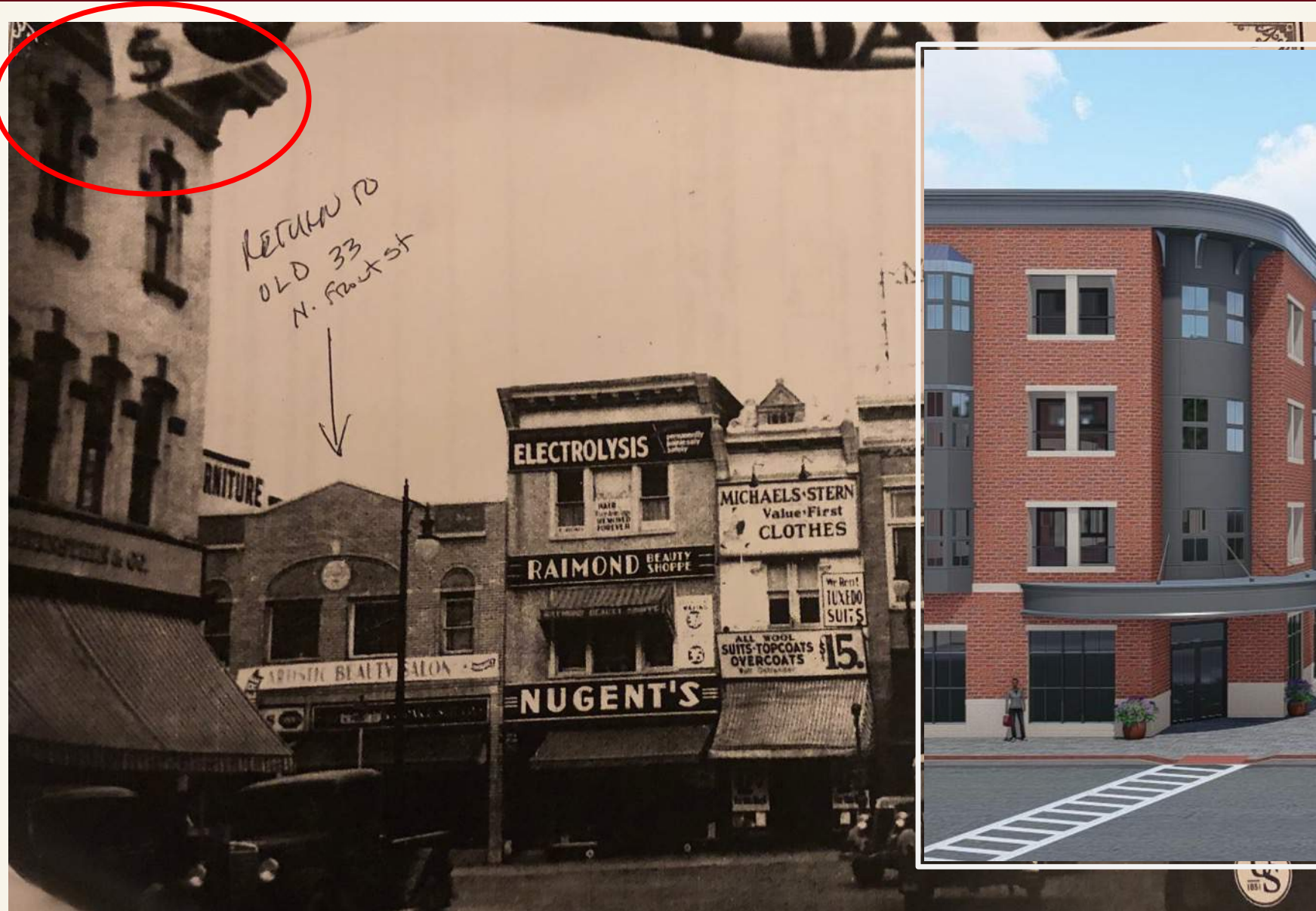


# Inspiration for Hotel Facade





# Inspiration for Hotel Facade





# Inspiration for Hotel Facade











FAIR STREET PLAZA - ELEVATION





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Option 1 - Without Covered Walkway  
Kingston Mixed Use Development

JM Development Group LLC  
Poughkeepsie, New York  
12/5/2018





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Option 1  
Kingston Mixed Use Development

JM Development Group LLC  
Poughkeepsie, New York  
12/5/2018





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Option 2 - With Marquee  
Kingston Mixed Use Development

JM Development Group LLC  
Poughkeepsie, New York  
12/6/2018





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Option 2 - Without Covered Walkway  
Kingston Mixed Use Development

JM Development Group LLC  
Poughkeepsie, New York  
12/5/2018





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## Option 2 Kingston Mixed Use Development

JM Development Group LLC  
Poughkeepsie, New York  
12/5/2018





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Option 3 - Without Covered Walkway  
Kingston Mixed Use Development

JM Development Group LLC  
Poughkeepsie, New York  
12/5/2018





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## Option 3 Kingston Mixed Use Development

JM Development Group LLC  
Poughkeepsie, New York  
12/5/2018



# January 21, 2019 Revisions





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## Site Plan Kingston Mixed Use Development

JM Development Group LLC  
Poughkeepsie, New York  
1/21/2019







January 2019

























# January 30, 2019 Revisions

## Color Options















































# August 2019 Visual Impact Studies





August 2019





August 2019





August 2019





August 2019





August 2019





August 2019





August 2019





August 2019





August 2019





August 2019





August 2019





August 2019





August 2019





August 2019





August 2019





August 2019





August 2019





August 2019





August 2019





August 2019



# October 10, 2019 Revisions



# Current Conditions

























November 27, 2019 Revisions





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Kingston Mixed Use Development  
1 - Wall Street and North Front Street - Without  
8th Floor

JM Development Group LLC  
Poughkeepsie, New York  
11/27/2019





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Preliminary Concept  
Kingston Mixed Use Development  
Perspective 1 - Option 2

JM Development Group LLC  
Poughkeepsie, New York  
10/18/2019





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Preliminary Concept  
Kingston Mixed Use Development  
Perspective 2 - Option 2

JM Development Group LLC  
Poughkeepsie, New York  
10/18/2019





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Kingston Mixed Use Development  
8 - Kingston Plaza Parking Lot at MAC Fitness Entrance - Original

JM Development Group LLC  
Poughkeepsie, New York  
9/26/2019

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Kingston Mixed Use Development  
1 - Wall Street and North Front Street - Without  
8th Floor

JM Development Group LLC  
Poughkeepsie, New York  
11/27/2019





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Kingston Mixed Use Development  
Perspective 1

JM Development Group LLC  
Poughkeepsie, New York  
9/26/2019

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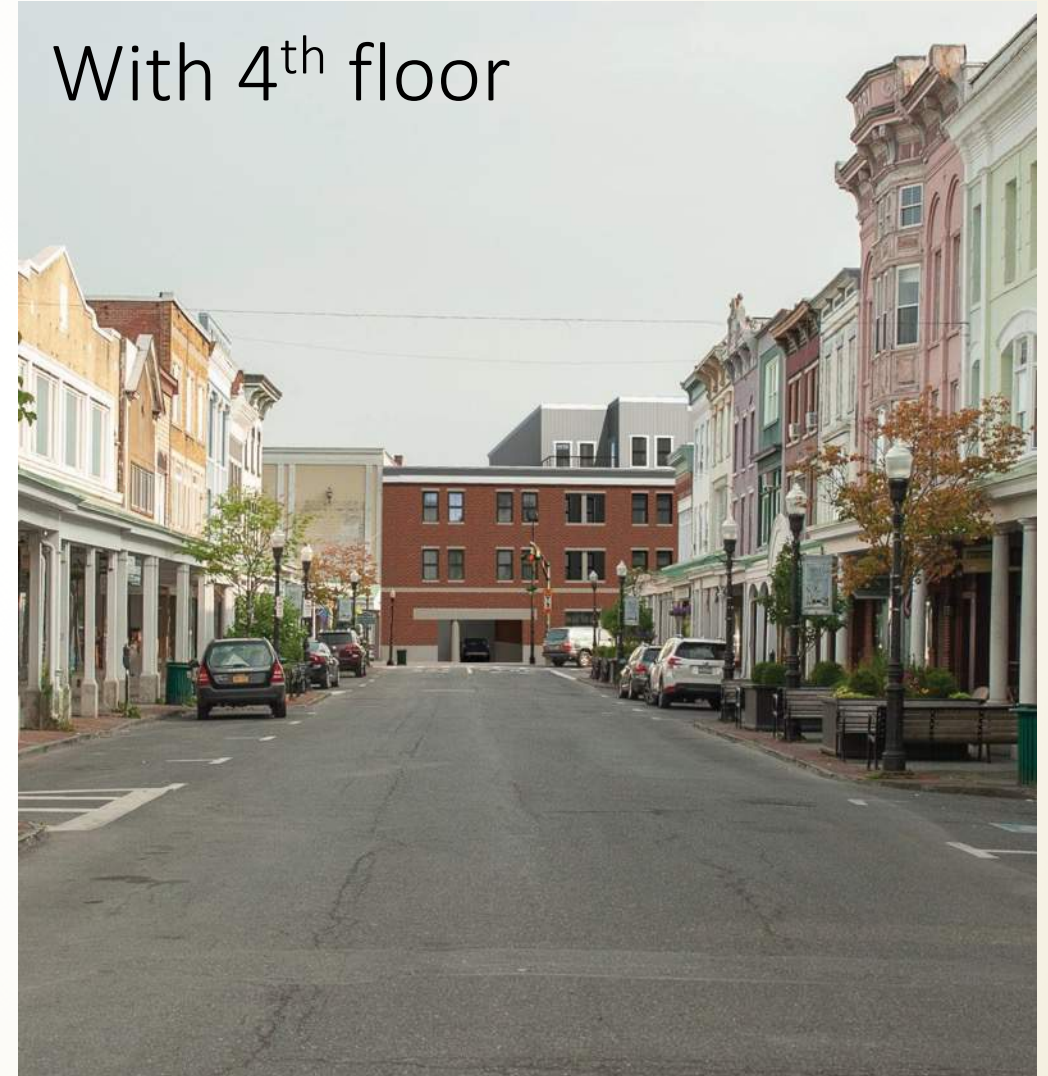


Addition of 10% affordable housing required 4<sup>th</sup> floor designed with no visual impact from N. Front Street

Without 4<sup>th</sup> floor



With 4<sup>th</sup> floor





Addition of 10% affordable housing required 4<sup>th</sup> floor designed with no visual impact from N. Front Street

Without 4<sup>th</sup> floor



With 4<sup>th</sup> floor





February 11, 2020 revision  
as a result of SHPO request





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Preliminary Concept  
Kingston Mixed Use Development  
Perspective 5

JM Development Group LLC  
Kingston, New York  
2/11/2020