

Kingston Midtown Revitalization Opportunities Workshop

May 9, 2018

City Hall
420 Broadway, Kingston, NY

Revitalization Opportunities Overview

Countywide screening identified Midtown Kingston as a focus area for further evaluation.

Midtown Study Area

- 270 acres
- Broadway corridor between Albany Ave. and Pine Ave.
- Commercial/industrial areas
- Residential neighborhoods.

Project Overview

Midtown Study Area Analysis

- Demographic and Economic Factors
- Land Uses
- Zoning Districts
- Property Ownership
- Natural Features
- Underutilized sites
 - Vacant Commercial / Industrial
 - For-sale-properties
 - Inactive uses
 - Known brownfield sites
 - Tax foreclosure eligible



Revitalization Opportunities

- Clusters of underutilized properties are identified as zones with similar opportunities for revitalization.
- Input from tonight's meeting will help to define these opportunities.
- Project sets groundwork for City and partner applications and engagement in implementation.

Revitalization Plan Process

1

Opportunities Study (Pre-Nomination)

- Demographics
- Land Use
- Zoning
- Natural Resources
- Transportation and Infrastructure
- Economic and market factors
- Underutilized sites
- Local goals and priorities

2

Revitalization Plan Area-wide Master Plan

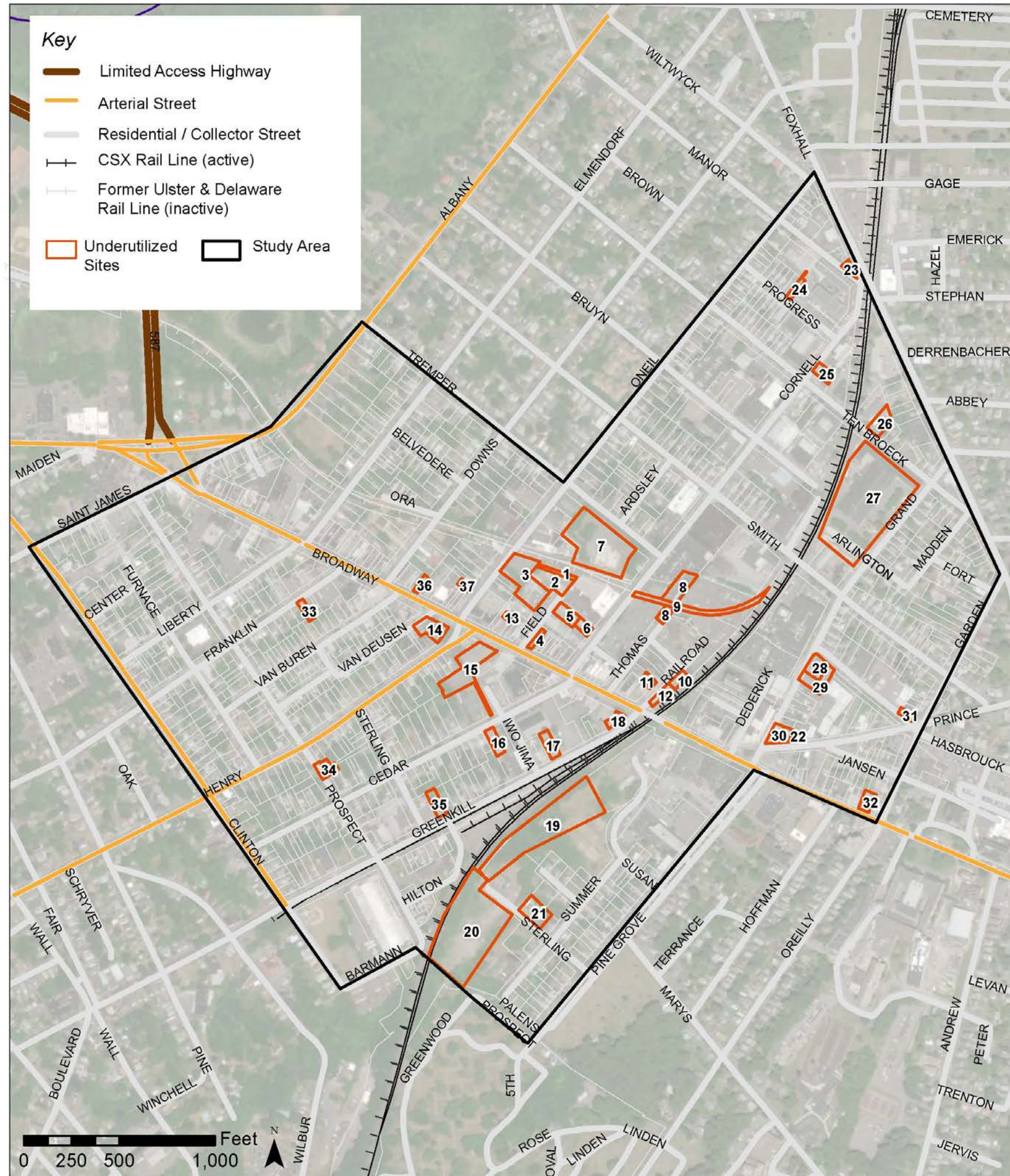
- Market and real estate feasibility
- Engineering
- Architecture/Design
- Site/Property Investigation
- Zoning and Planning Analysis
- Grassroots neighborhood organizing + capacity building
- Community engagement + visioning

Outcomes

Community Benefits

- Establishes ground work for private and public investments.
- Clarifies community goals and priorities.
- Generates tax benefits, marketing tools to attract private investment.
- Builds coalitions, partnerships and support for key projects.
- Creates a clear path to implementation.

Underutilized Sites – Kingston Midtown



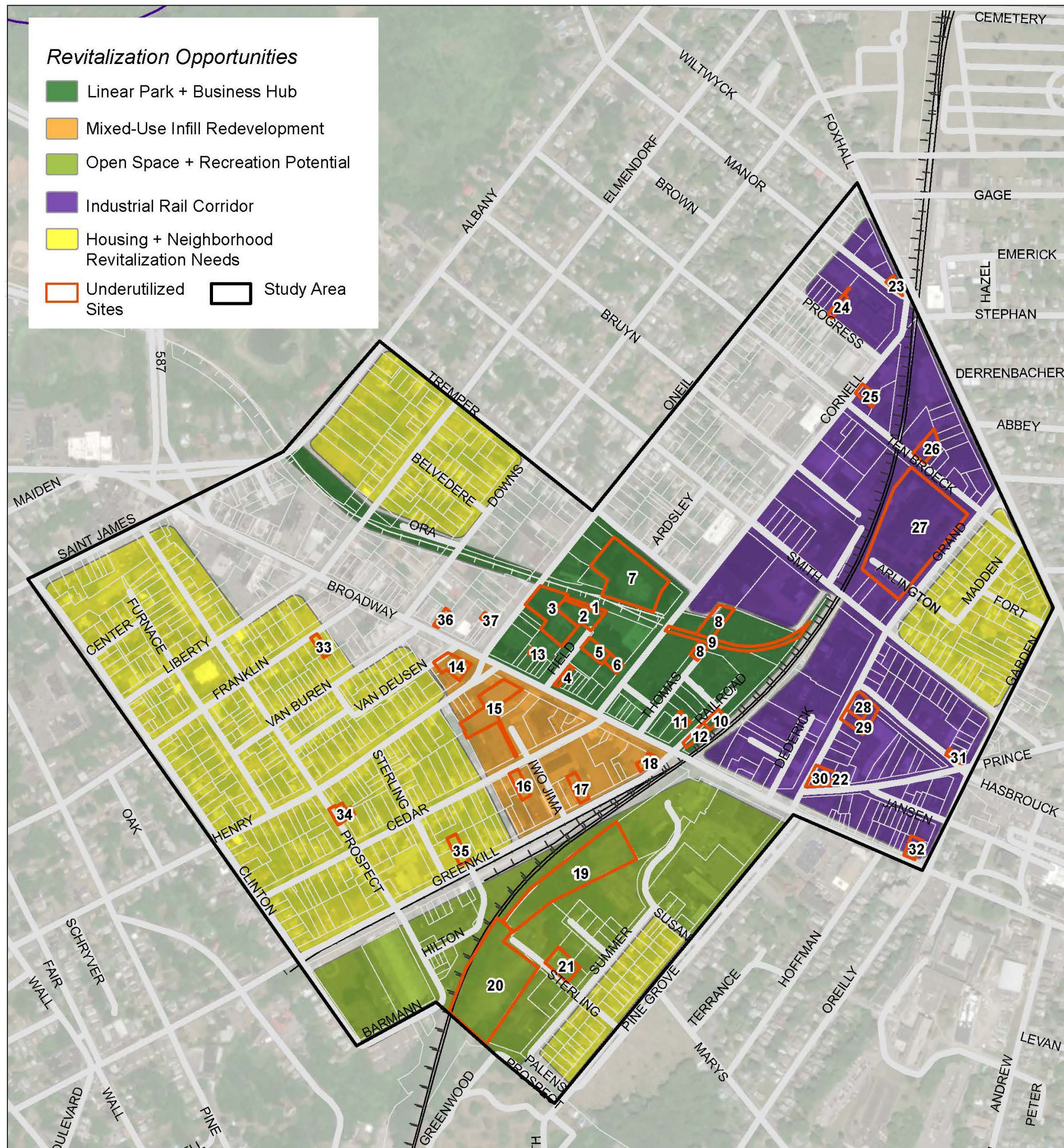
Underutilized properties

- 37 properties
- Mostly privately-owned
- 5.9% of study area
- 12.4 acres

Midtown Study Area Revitalization Opportunities

Revitalization Opportunity Zone	Zone Size	Underutilized Sites	
		Underutilized Acres	Number of Sites
Linear Park + Business Hub	18 acres	4.6	13
Mixed-Use Infill Redevelopment	11.5 acres	1.5	5
Open Space Infill	35.5 acres	5.8	3
Industrial Rail Corridor	54 acres	5.4	11
Housing + Neighborhood Revitalization	90 acres	0.4	3
Other	N/A	0.2	2

Revitalization Opportunities – Kingston Midtown



Revitalization Opportunities

- A. Linear Park and Business Hub
- B. Mixed-Use Infill Redevelopment
- C. Open Space Infill Potential
- D. Industrial Rail Corridor
- E. Housing and Neighborhood Revitalization Needs

A. Linear Park and Business Hub



Opportunities

- 18 acres
- Ulster County owns rail corridor and vacant rail yard
- Designated for reuse as a greenway trail and park
- Businesses in area are strategic assets for local economy

B. Mixed-Use Infill Redevelopment



Opportunities

- 11.5 acres
- Mixed-use redevelopment efforts transforming underutilized spaces and lots
- Several projects underway or planned for the area

C. Open Space Infill Potential



Opportunities

- 35.5 acres
- Potential to provide new open space and recreation for underserved areas
- YMCA's urban agriculture project has spurred interest in reuse of vacant land

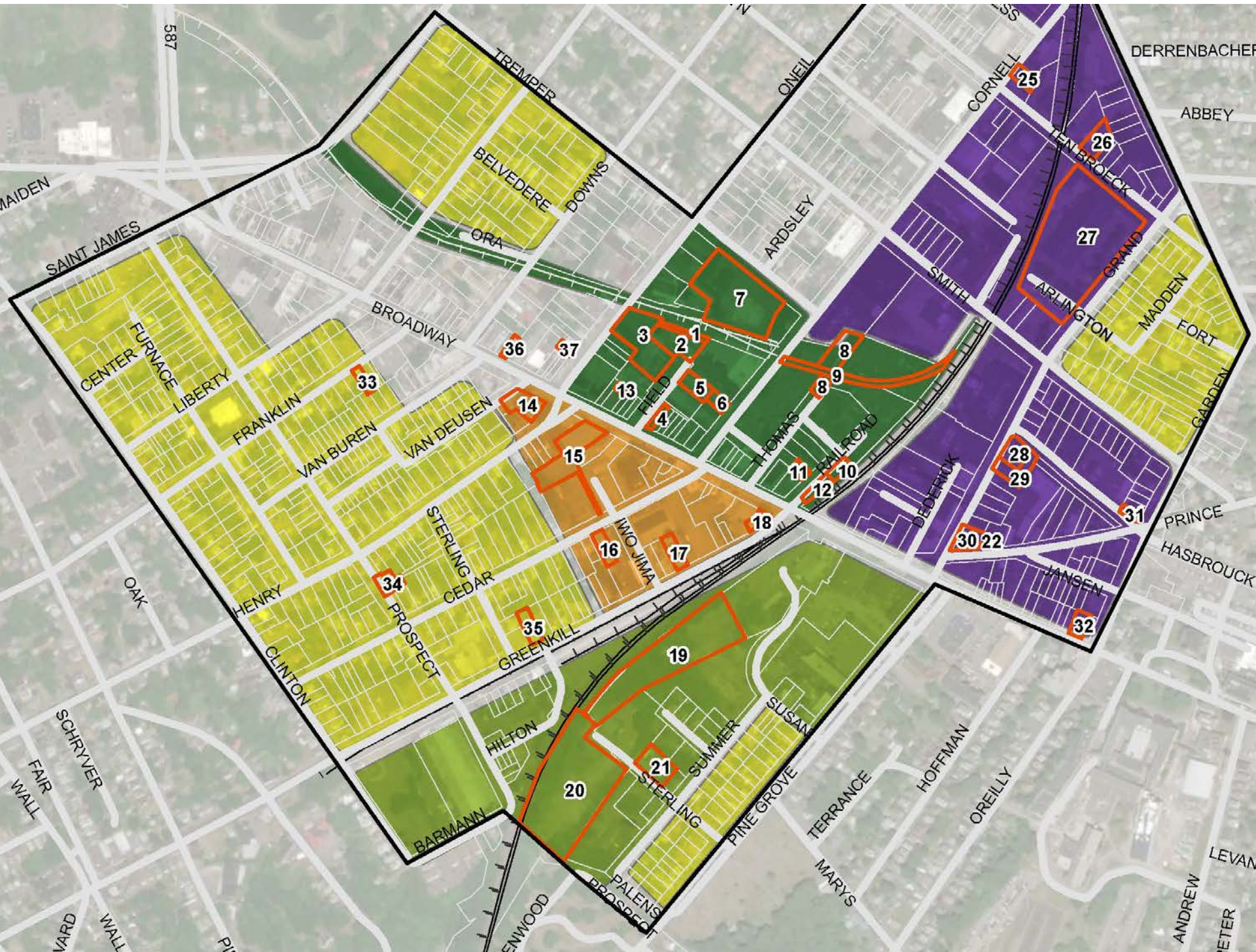
D. Industrial Rail Corridor



Opportunities

- 54 acres
- Potentially underutilized properties – currently dedicated to parking
- Historically used for industrial, manufacturing, parking and transportation
- Access to properties constrained by freight rail line

E. Housing and Neighborhood Revitalization Needs



Opportunities

- 90 acres
- Residential pockets, isolated by transportation infrastructure
- Challenges: housing quality, poverty, limited access to amenities
- City's next Five-Year Consolidated Plan presents opportunity to set priorities for housing and neighborhood stabilization efforts

| Small Group Themes

- Commercial + Economic Development
- Recreation + Open Space
- Housing +
Neighborhood Revitalization Needs

Discussion Questions

- Priorities for improvement?
- Potential development or redevelopment opportunities?
- Obstacles to reuse of underutilized sites?
- Which zones stand out as priorities?

| For More Information

Project website:

<http://www.ulstercountyny.gov/planning>

Draft Report

Maps

Presentation to be posted

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