



Schatz Brownfield Opportunity Area (BOA) Nomination Study

Public Workshop
November 19, 2024

Agenda

01 Welcome & Introductions

02 Project Overview

03 The Vision for the Schatz Site

04 The BOA Project

05 Advancing the BOA Project

06 Workshop: Share Your Ideas

01

Welcome & Introductions

Introductions

Project Team

- /// NYS Department of State
- /// Dutchess County
- /// Rural Ulster Preservation Company (RUPCO)
- /// Kearney Realty & Development Group
- /// BOA Advisory Committee
- /// Consultant Team

02

Project Overview

Project Overview

Background

Prior to pursuing BOA funding, the County identified the need to consider alternative future uses for the site, to support the health, safety and well-being of surrounding neighborhoods.



Project Overview

Background

The process has included:

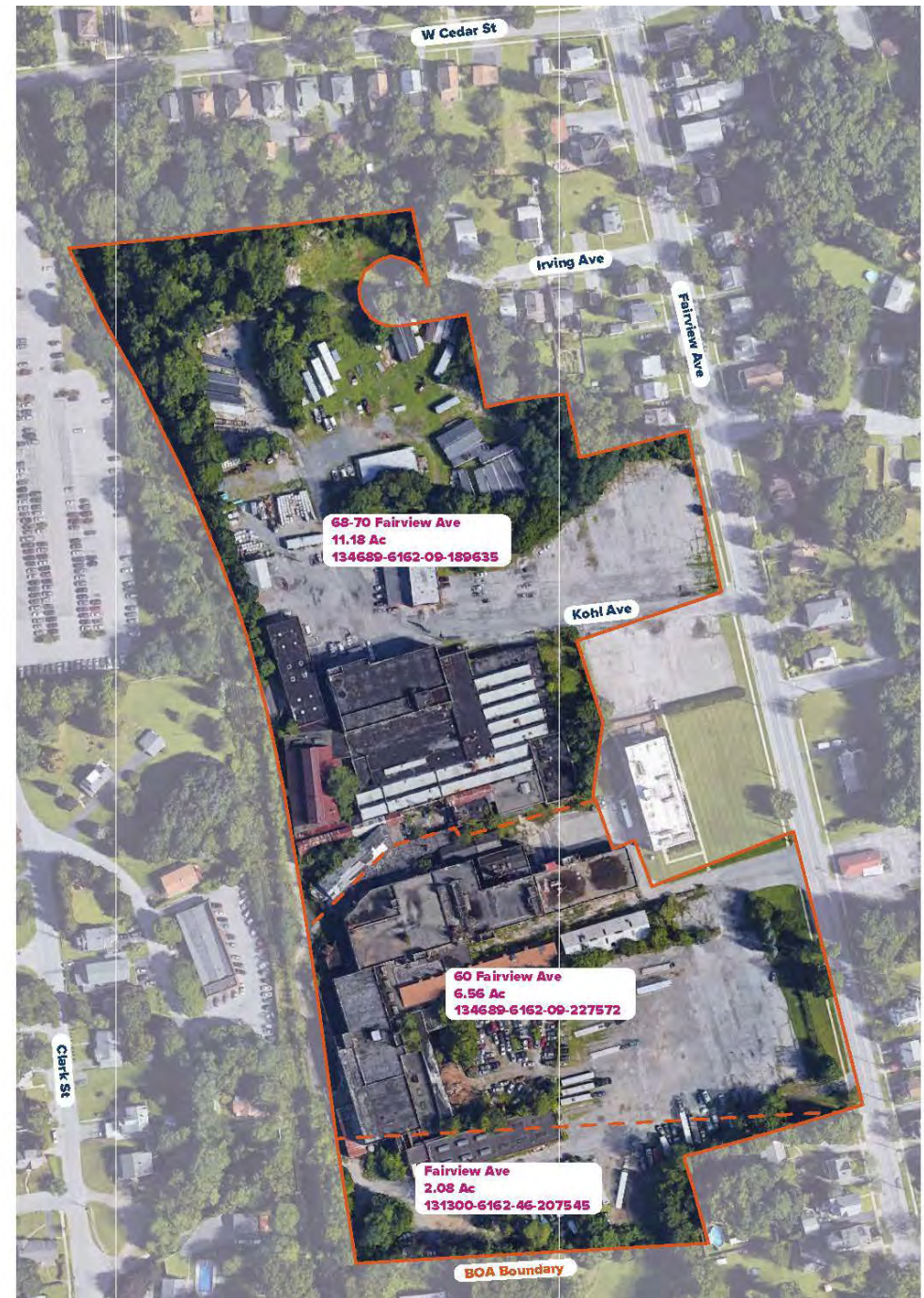
- County Foreclosure Process
- RFP for Development Partner
- Identification of Development Partners: *RUPCO/Kearney Joint Venture*



Project Overview

Background

In 2022, Dutchess County was awarded Brownfield Opportunity Area (BOA) funding for the former Schatz sites in the Town/City of Poughkeepsie.



Project Overview

The Study Area

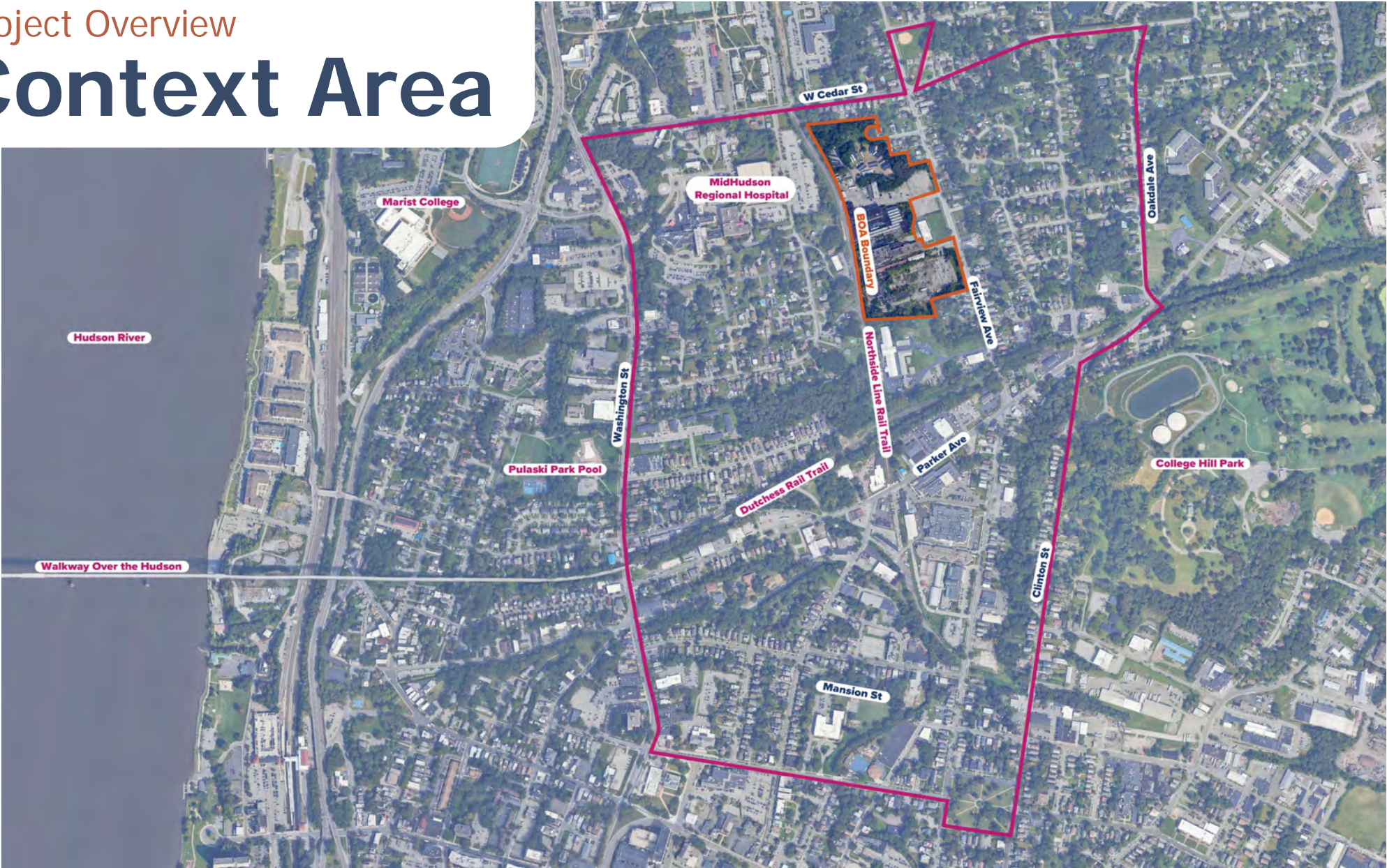
3 parcels

Approximately 20 acres



Project Overview

Context Area



03

The Vision for the Schatz Site

The Vision

Positioning for Redevelopment

Confirming Redevelopment
Program and Vision

Rezoning Application

Property Ownership Transfer



The Vision

Proposed Redevelopment Strategy



282 residential units*

*Unit count could change due to zoning, funding, structural issues, etc.

250 affordable/mixed-income units

- 213 one (1) bedroom units
- 37 two (2) bedroom units

32 market-rate units

The Vision

Proposed Redevelopment Strategy



10,000 - 15,000 sf
commercial space

retail



restaurants



co-working spaces



maker spaces







04

The BOA Project

The BOA Project

What is the BOA Program?

The Brownfield Opportunity Area (BOA) is a state funding program that provides financial and technical assistance to complete **area-wide planning efforts** to support **community revitalization** in areas that have been impacted by the presence of brownfields and/or underutilized sites.

BROWNFIELDS are abandoned, idled, or underutilized properties where expansion or redevelopment is complicated by real or perceived environmental contamination.



The BOA Project

A Three-Step Process

1

Developing the Plan

Community-driven process to develop a vision, identify redevelopments opportunities and strategies, and create a master plan

2

Designation

State Designation of the Brownfield Area opens up opportunities for additional funding

3

Implementation

State funding helps jumpstart the redevelopment process

 We are here!

The BOA Project

Benefits of a BOA



REDEVELOPMENT + INVESTMENT

Identifies strategies for business attraction and investment



ADVOCACY

Support from NYS DOS + DEC helps connect the community to resources from other agencies + funding sources



PREDICTABILITY

Adds predictability to site clean-up and redevelopment



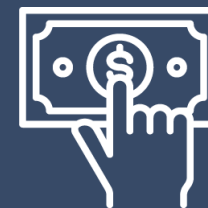
PRIORITY + PREFERENCE

Designated BOAs receive priority + preference from the state funding programs



EMPOWERMENT

Ensures future plans reflect vision of the community



TAX CREDITS

Development projects may be eligible for tax credits

The BOA Project

BOA Project Purpose

To facilitate the redevelopment of the Schatz BOA properties through a collaborative planning effort between the Joint Venture and the community.

To identify site redevelopment opportunities and enhancements that support the surrounding neighborhood which can be integrated into the current redevelopment vision.

The BOA Project

Scope of Work Elements



05

Advancing the BOA: Work Completed to Date

Advancing the BOA

What We've Been Up To

Site Survey

Inventory of Existing Conditions

Housing Analysis

Structural Analysis

Community Engagement



Advancing the BOA

Inventory + Analysis

Land Use and Zoning

Brownfield, Abandoned, and Vacant Sites

Land Ownership Pattern

Parks and Open Space

Building Inventory

Historic or Archeologically Significant Areas

Transportation Systems

Infrastructure

Natural Resources and Environmental Features



Advancing the BOA

Housing Study Report Recap

Purpose:

- Market study for 282-unit housing development at 60 & 68-70 Fairview Avenue
 - 250 affordable units at 50%, 60%, 70%, at 110% AMI
 - 32 market-rate units
- Examine the viability of the affordable housing component per the NYS Office of Finance and Development Capital Programs Manual

Advancing the BOA

Demographic and Market Trends

- Median household income below state average
- 29% of the population in the Primary Market Area earns below \$35,000
- Existing housing supply is dated
- The pace of affordable housing development has lagged market-rate rental deliveries (152 affordable rentals vs 1,900 market-rate over last 5 yrs)
- 1% vacancy rate for affordable units compared to 3% for market-rate
- 22% increase in the median market rental rate since 2019

Advancing the BOA

Housing Study: Key Takeaways

- Strong support for redevelopment of Schatz BOA
- Affordable housing is a growing need locally and regionally
- Substantial demand pool for income-qualified households
- Absorption within 2.6 years (earlier with pre-leasing)

Advancing the BOA

Structural Assessment

21 Separate Structures

Multiple Additions over time

Historic Eligibility

Various known and unknown structural hazards



Advancing the BOA

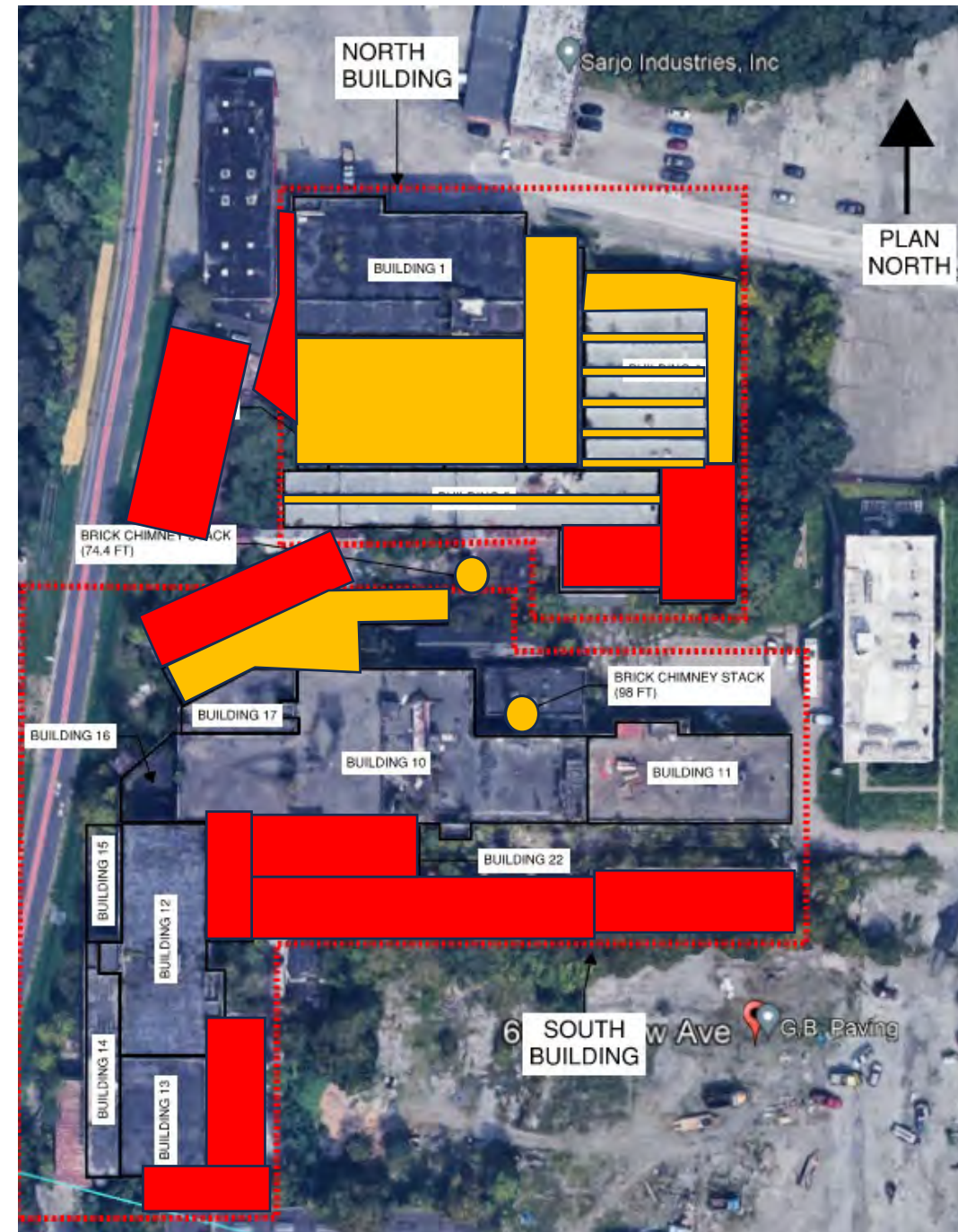
Structural Observations: Floors



Advancing the BOA

Structural Findings

- Proposed Building Demolitions (red)
- Proposed Boiler Stack Demolition (red)
- Proposed Roof structure replacements (orange)
- Repair all damaged concrete elements
- Reset parapet coping stones in danger of falling
- Repoint damaged masonry
- Concrete testing for concrete roofs/floors to determine roof/floor capacity



Advancing the BOA

Community Engagement

Committee Meetings

Project Website

Community Survey

Informal "Pop-Up" Engagement

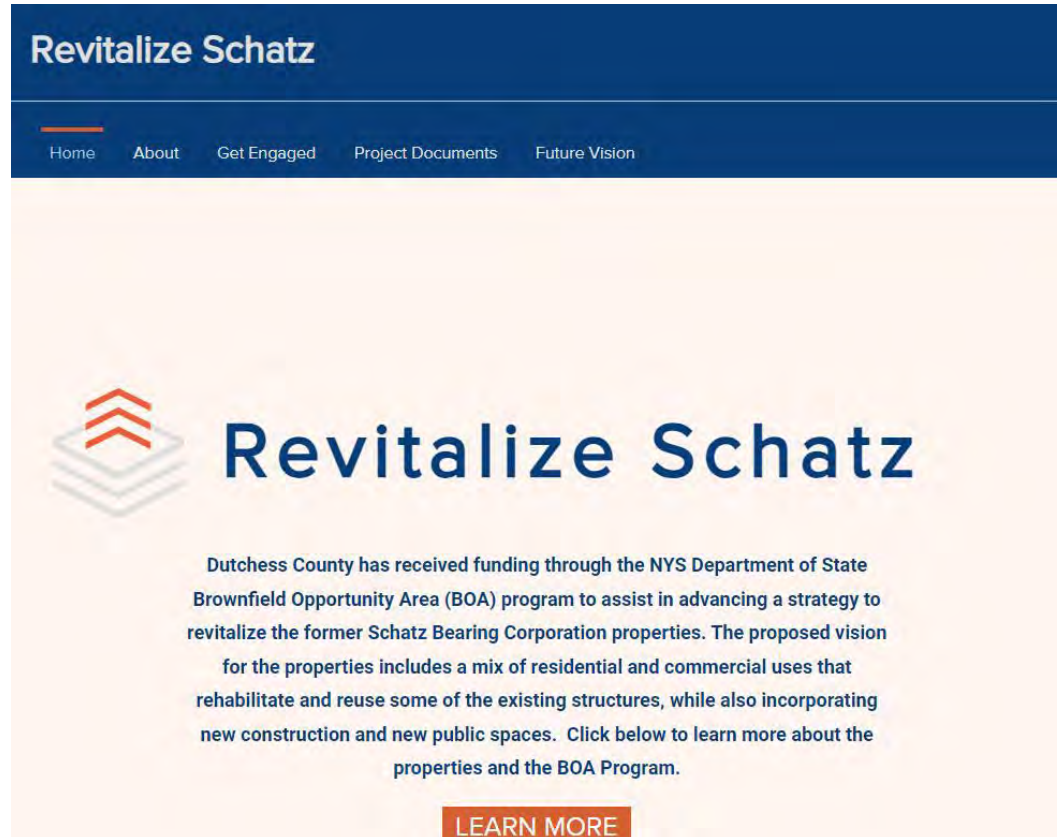
- Northside Line
- Arlington Street Fair
- Marist College
- Mid-Hudson Hospital



Advancing the BOA

Project Website


www.RevitalizeSchatz.com



The screenshot shows the homepage of the Revitalize Schatz website. At the top is a dark blue navigation bar with the title "Revitalize Schatz" in white. Below the navigation bar is a light orange background. On the left is a logo consisting of three stacked, slightly offset chevron shapes in orange and grey. To the right of the logo is the title "Revitalize Schatz" in a large, dark blue font. Below the title is a paragraph of text: "Dutchess County has received funding through the NYS Department of State Brownfield Opportunity Area (BOA) program to assist in advancing a strategy to revitalize the former Schatz Bearing Corporation properties. The proposed vision for the properties includes a mix of residential and commercial uses that rehabilitate and reuse some of the existing structures, while also incorporating new construction and new public spaces. Click below to learn more about the properties and the BOA Program." At the bottom right of the page is a dark orange button with the text "LEARN MORE" in white.

Revitalize Schatz

Home About Get Engaged Project Documents Future Vision

 Revitalize Schatz

Dutchess County has received funding through the NYS Department of State Brownfield Opportunity Area (BOA) program to assist in advancing a strategy to revitalize the former Schatz Bearing Corporation properties. The proposed vision for the properties includes a mix of residential and commercial uses that rehabilitate and reuse some of the existing structures, while also incorporating new construction and new public spaces. Click below to learn more about the properties and the BOA Program.

[LEARN MORE](#)

Advancing the BOA

Community Survey

Collecting Feedback On:

- Public amenities in the BOA
- Business types in the BOA
- Housing types in the BOA
- Site history incorporation in the revitalization

4. The potential revitalization scenario for the Schatz site includes primarily residences, with some limited commercial space. It could also include various public amenities and open spaces. What public amenities would you like to see at the revitalized Schatz BOA site? Select all that apply.

- Open Space (green space)
- Open Space (hardscape patio space)
- Transportation Access (Bus Stop)
- Public Restrooms
- Bike Share Facility
- Pet-Friendly Areas
- Playground
- Outdoor Dining Areas
- Other (please specify)

5. What types of businesses would you like to see incorporated into the potential revitalization of the Schatz BOA site? Select all that apply.

- Cafes or Restaurants
- Retail Shops
- Entertainment Venues (Theater, Art Gallery, Performance Space)
- Fitness Facility
- Co-Working Space, Meeting Rooms, Event Space
- Educational Services
- Other (please specify)

What We've Heard

Survey responders indicated they would like to see the following public amenities integrated into the site:

- Green space
- Outdoor dining opportunities
- Animal friendly spaces
- Playground
- Flexible programming spaces (food trucks!)

Advancing the BOA

What We've Heard

Survey responders indicated they would like to see the following business types within commercial spaces:

- Cafes and restaurants
- Entertainment venues
- Retail shops
- Farmers market

Advancing the BOA

What We've Heard

Affordable housing, apartments and senior housing were identified as most desirable housing options.



05

Next Steps

Next Steps

1

Master Plan Development

December 2024 –
February 2025

2

Implementation Strategy

February – March 2025

3

Final Plan

March 2025

06

Workshop:

SHARE YOUR IDEAS!

WORKSHOP

Visit the Interactive Stations

1

**Regional
Context**

2

**Neighborhood
Context**

3

**The Schatz
Site**

Visit one or all of the stations to share your ideas about the future of the Schatz Site and surrounding neighborhoods!

QUESTIONS?

Thank You!