

KEY:ISSUES

UNDERSERVED

AVAILABLE SERVICES

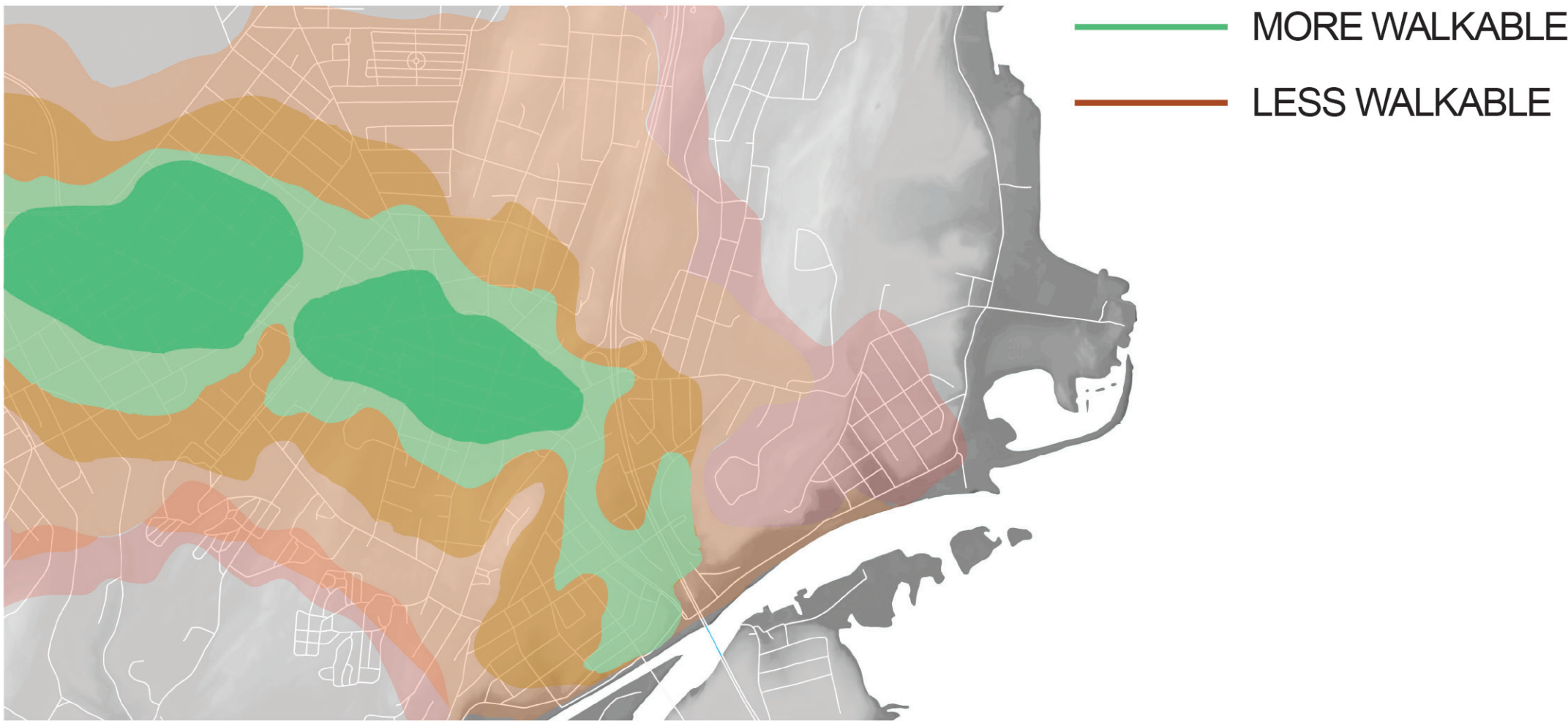


LOCAL AMENITIES



DISCONNECTED

WALKABILITY

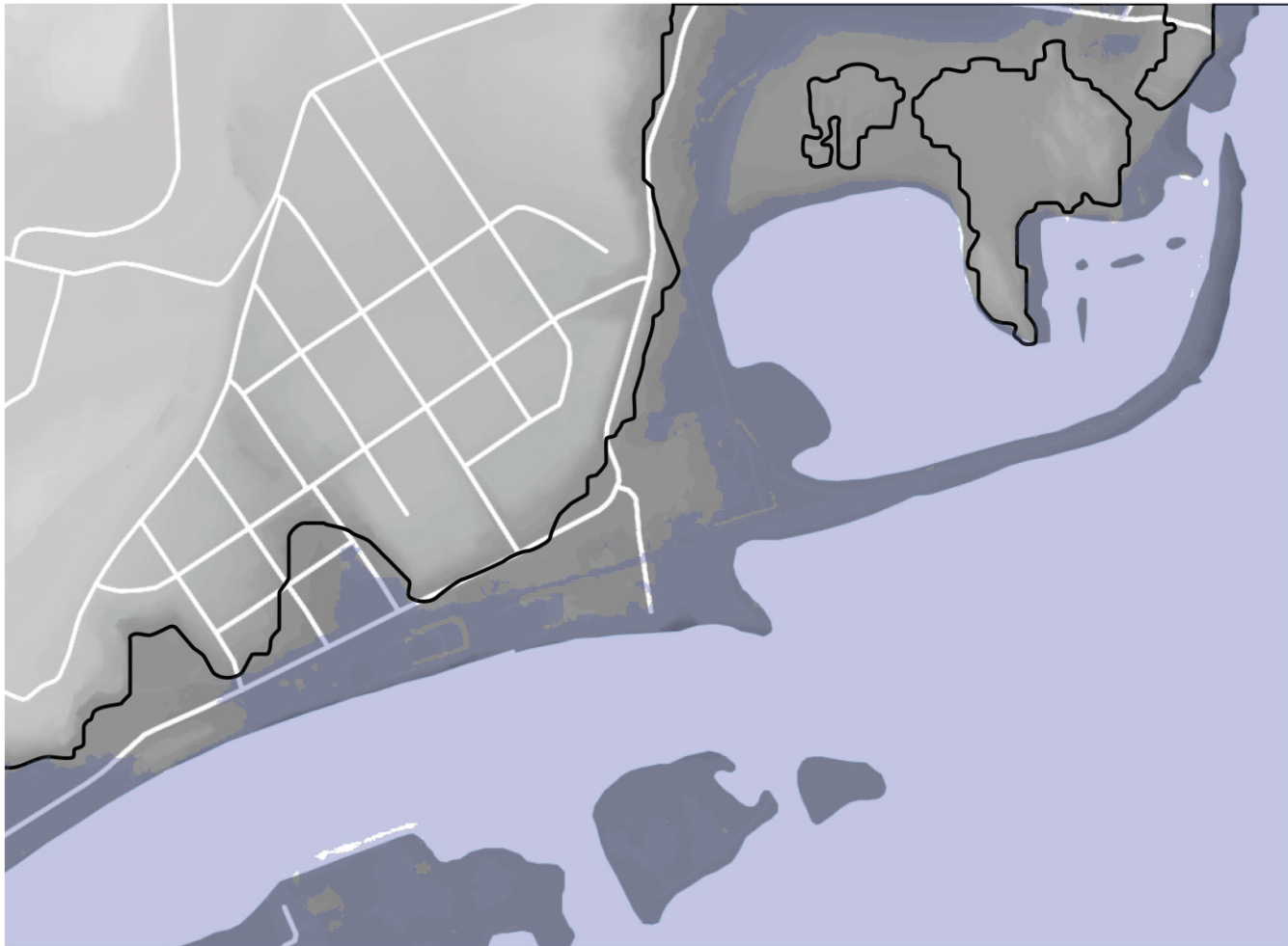


ACCESS POINTS



ENVIRONMENTAL IMPACT

2080 SEA LEVEL RISE + 100 YEAR FLOOD



BROWNFIELDS






ALL BROWNFIELDS ARE IN THE BOA AND WILL BE DEVELOPED WITH MINIMAL CUT AND FILL, ACCORDING TO COUNTOURED TERRACES

SOIL WILL BE ADDED UP TO TWO FEET TO CREATE THE 8 FOOT CONTOUR, AND MILLENS WILL BE CLEANED OUT

ACCESS TO GASWORKS OPERATIONS REMAINS VIABLE UNTIL SLR

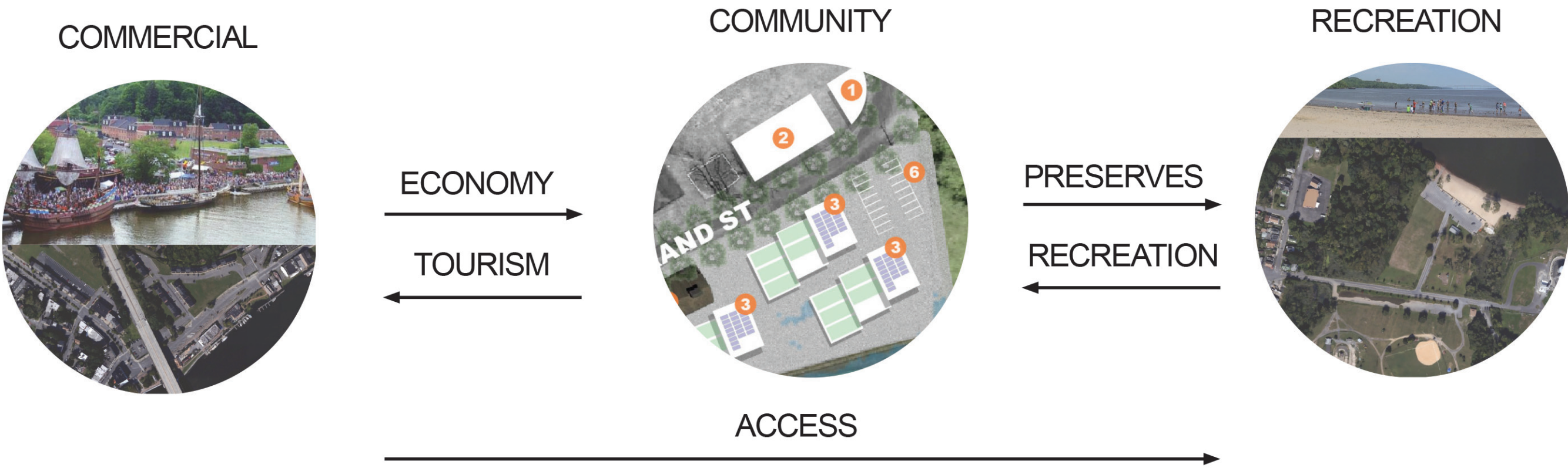
DISADVANTAGED

CENSUS DATA

	\$17,777 MEDIAN INCOME \$18,662 KINGSTON \$32,829 NYS	\$28,716 M. HOUSEHOLD \$43,511 KINGSTON \$58,687 NYS	08.99% POVERTY LEVEL 11.96% NYS
	43.60% OWNER OCCUPIED 08.62% VACANT UNITS	1939 MEDIAN BUILT YEAR 1939 KINGSTON 1956 NYS	35.93% WITH MORTGAGE 64.07% NYS
	34.25% NON-WHITE 36% KINGSTON 27.59% NYS	40.50 YEARS MEDIAN AGE 38.5 KINGSTON 38.10 NYS	2.32 AVERAGE HOUSEHOLD 2.57 NYS

KEY:GOALS

PONCKHOCKIE IS BEING DRIVEN BY FORCES IT IS NOT A DRIVER OF FORCES. WE AIM TO MAKE PONCKHOCKIE A GENERATOR FOR KINGSTON.



SITE:SELECTION

OWNERSHIP



DISTANCE ANALYSIS



CONCEPT:PLANS

2080



2050

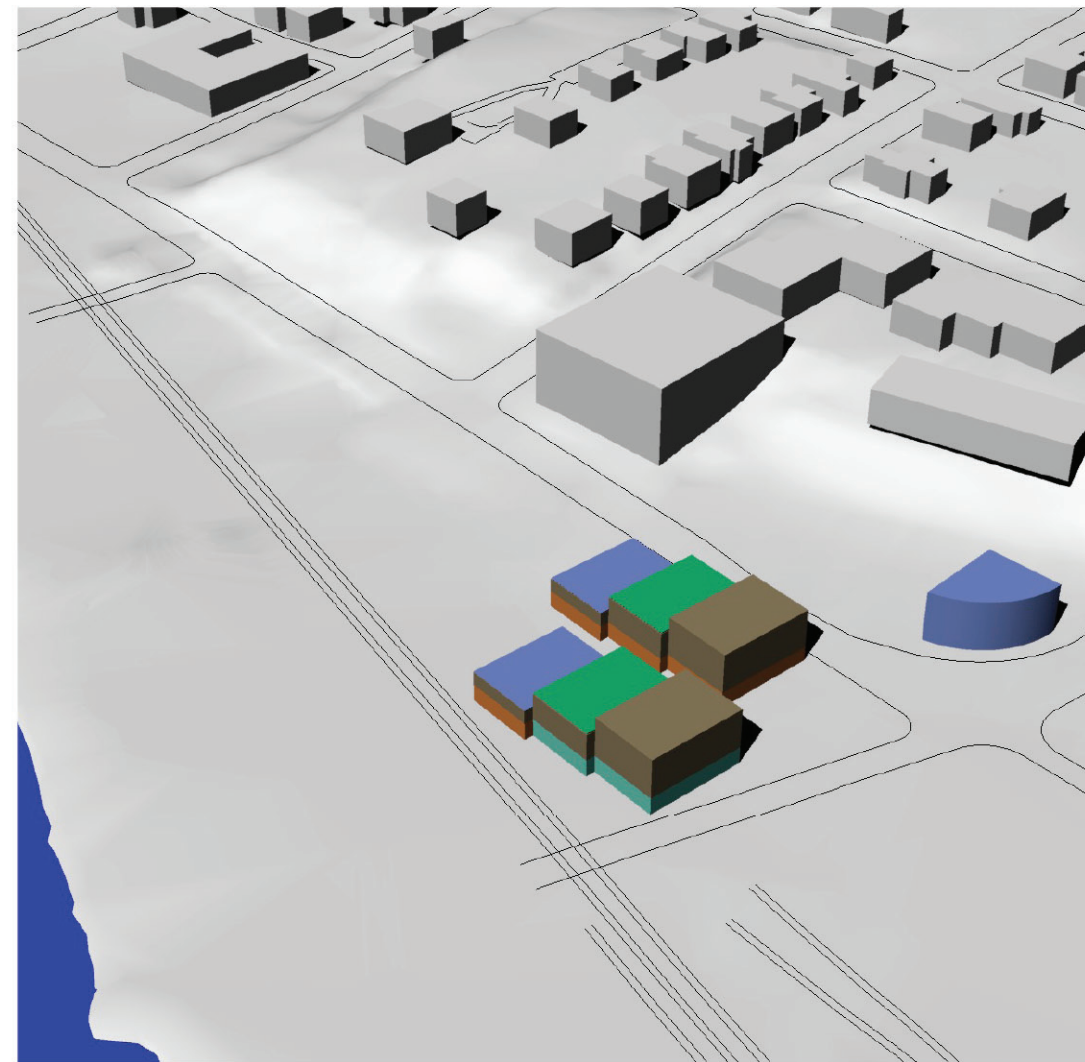


2020

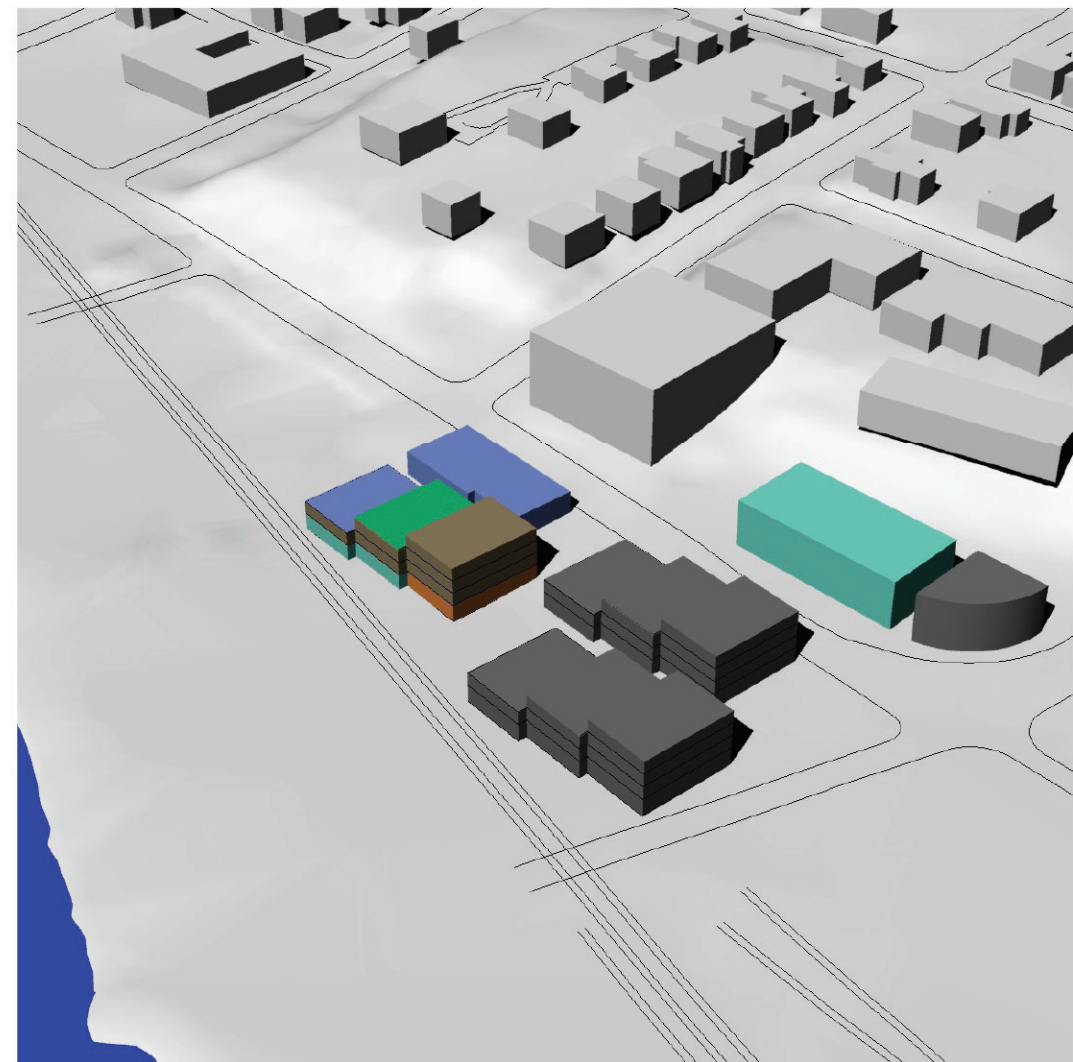


PHASING:BUILDINGS

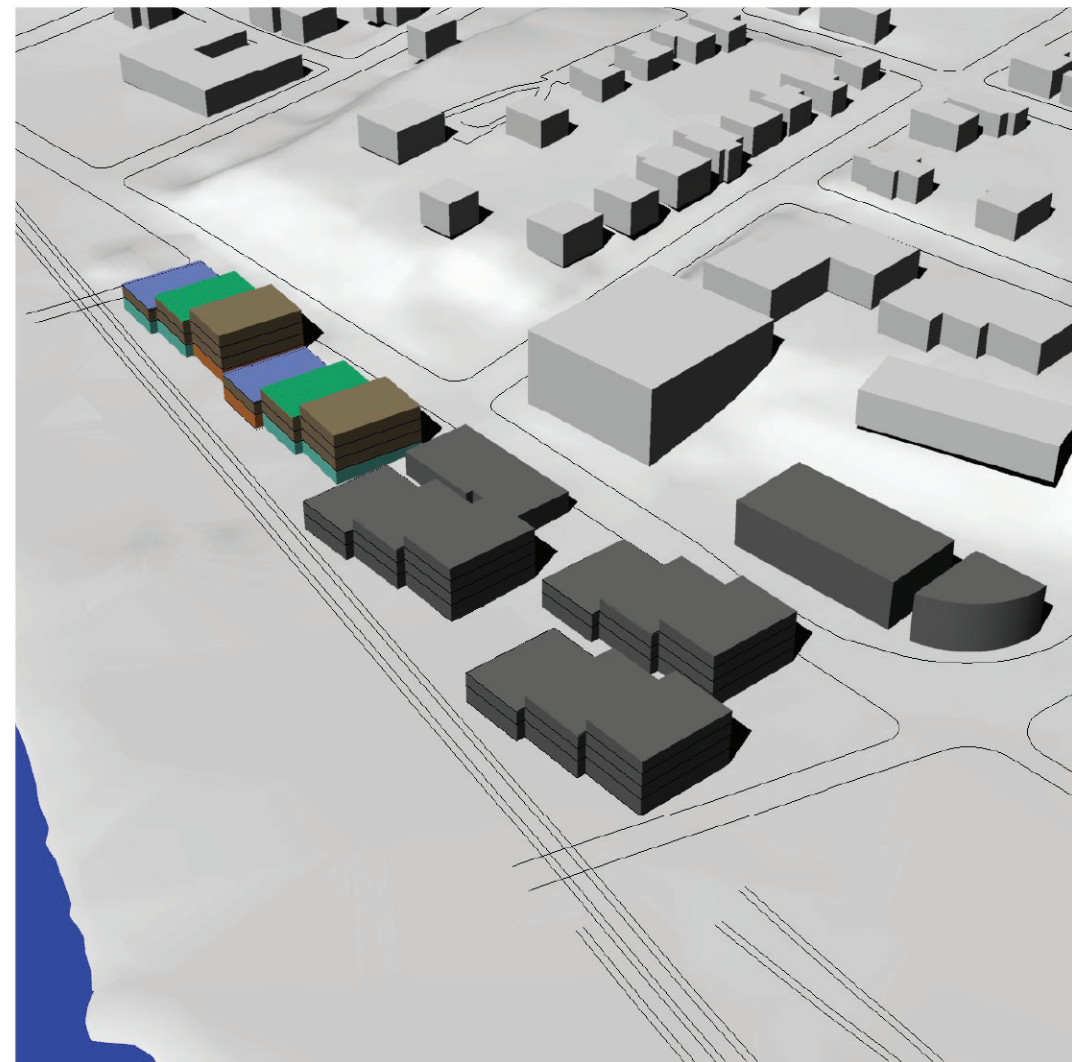
CREATING PLACE



BUILDING COMMUNITY



GENERATING POSSIBILITIES

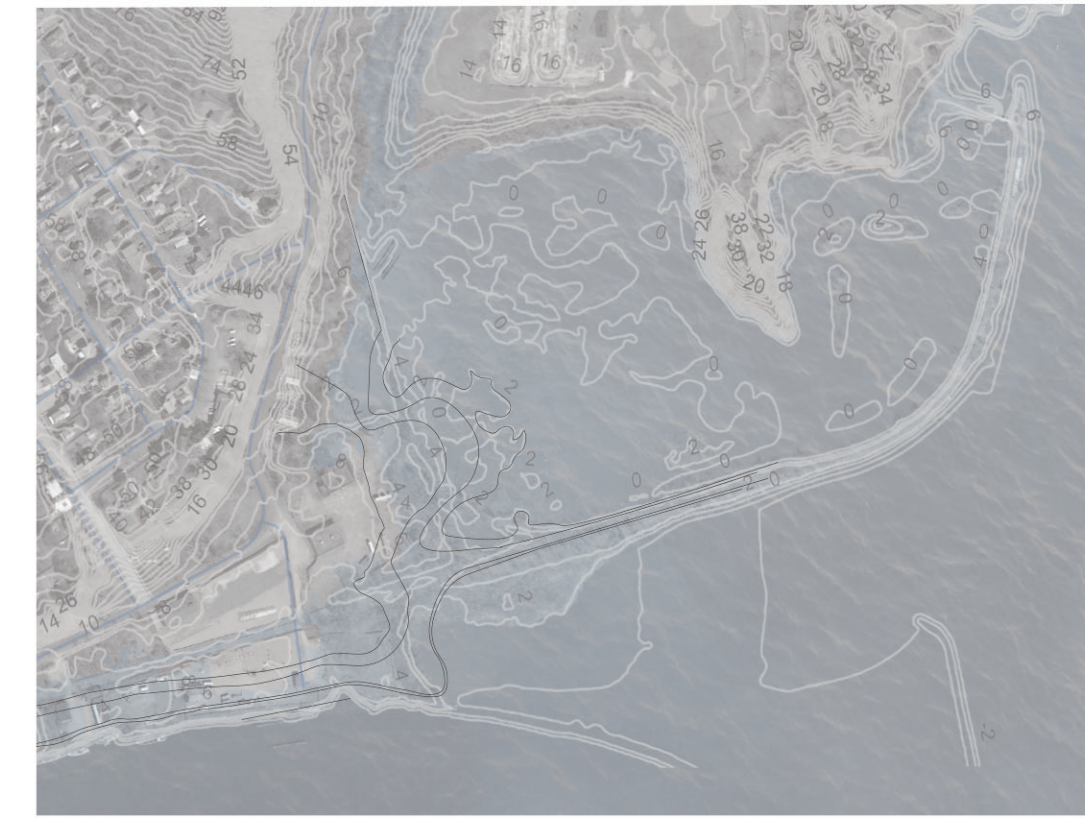


RESIDENTIAL COMMUNITY SPACE RECREATION ROOF GARDEN RETAIL

SITE:PERFORMANCES

	PHASE 1	PHASE 2	PHASE 3
	+ 4,000 SQF COMMUNITY CENTER	+ 1,700 SQF COMMUNITY SPACE	+ 1,700 SQF COMMUNITY SPACE
	+ 36,000 SQF RESIDENTIAL (24 UNITS)	+ 18,000 SQF RESIDENTIAL (12 UNITS)	+ 36,000 SQF RESIDENTIAL (24 UNITS)
	+ 6,700 SQF COMMUNITY GARDENS	+ 3,000 SQF COMMUNITY GARDENS	+ 4,500 SQF COMMUNITY GARDENS
	+ 18,000 SQF COMMERCIAL FLEX	+ 9,000 SQF COMMERCIAL FLEX	+ 18,000 SQF COMMERCIAL FLEX
		+ 1,735 FT WATERFRONT WALK	
	1.8 ACRES LOWER TIDAL WETLAND 1.6 ACRES UPPER TIDAL WETLAND 1.2 ACRES HARDWOOD SHRUB WETLAND	1.6 ACRES LOWER TIDAL WETLAND 1.2 ACRES UPPER TIDAL WETLAND 2.4 ACRES HARDWOOD SHRUB WETLAND	1.2 ACRES LOWER TIDAL WETLAND 1.2 ACRES UPPER TIDAL WETLAND 2.4 ACRES HARDWOOD SHRUB WETLAND

CUT AND FILL



CONTOURS DRAWN TO CONNECT EX-
ISTING DATUM FOR WETLAND MIGRA-
TION AND AN ARTICULATED HUMAN EX-
PERIENCE OF ECOLOGICAL DIVERSITY.

CONNECT:CIRCULATION
2020



2050



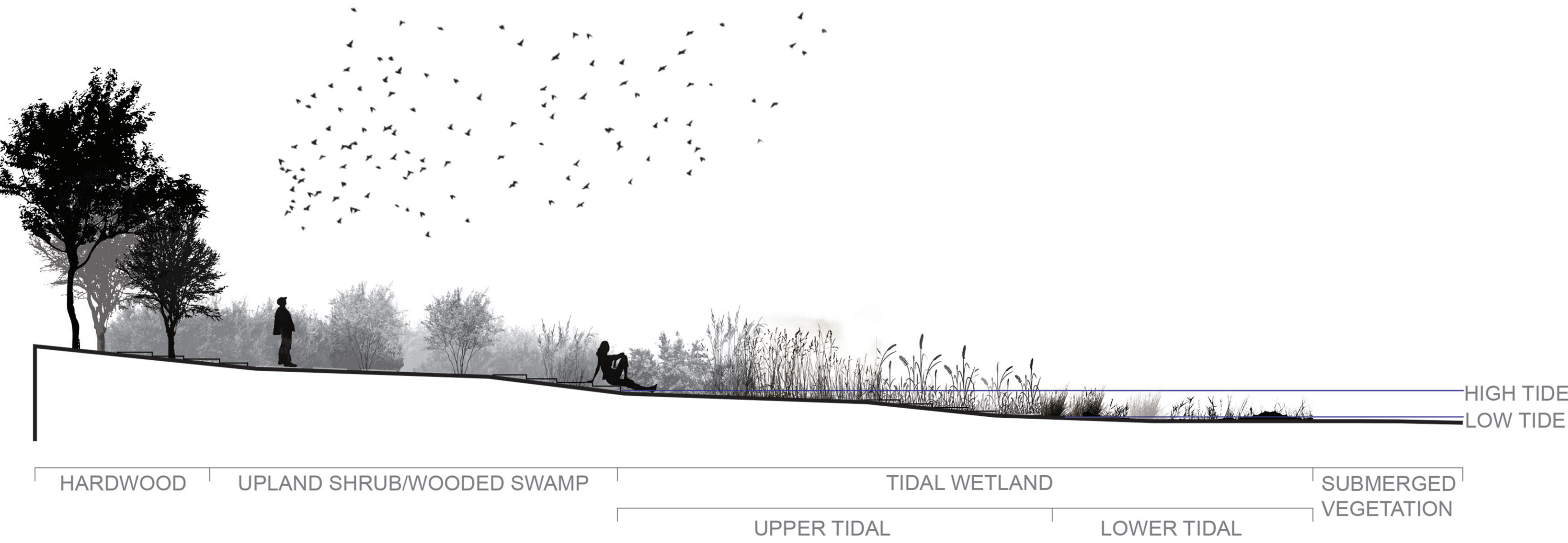
2080



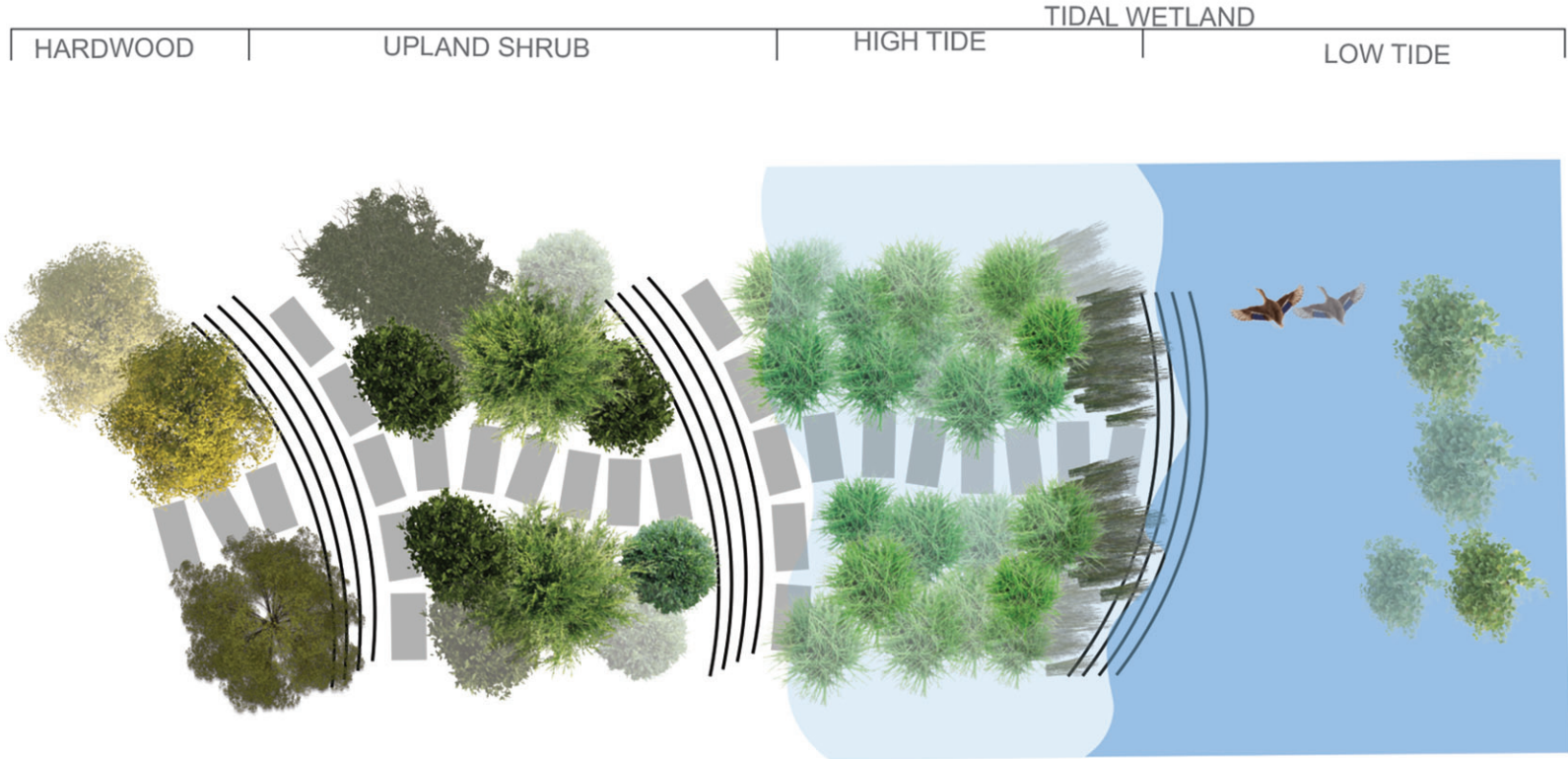
2080 BIKE+PEDESTRIANS



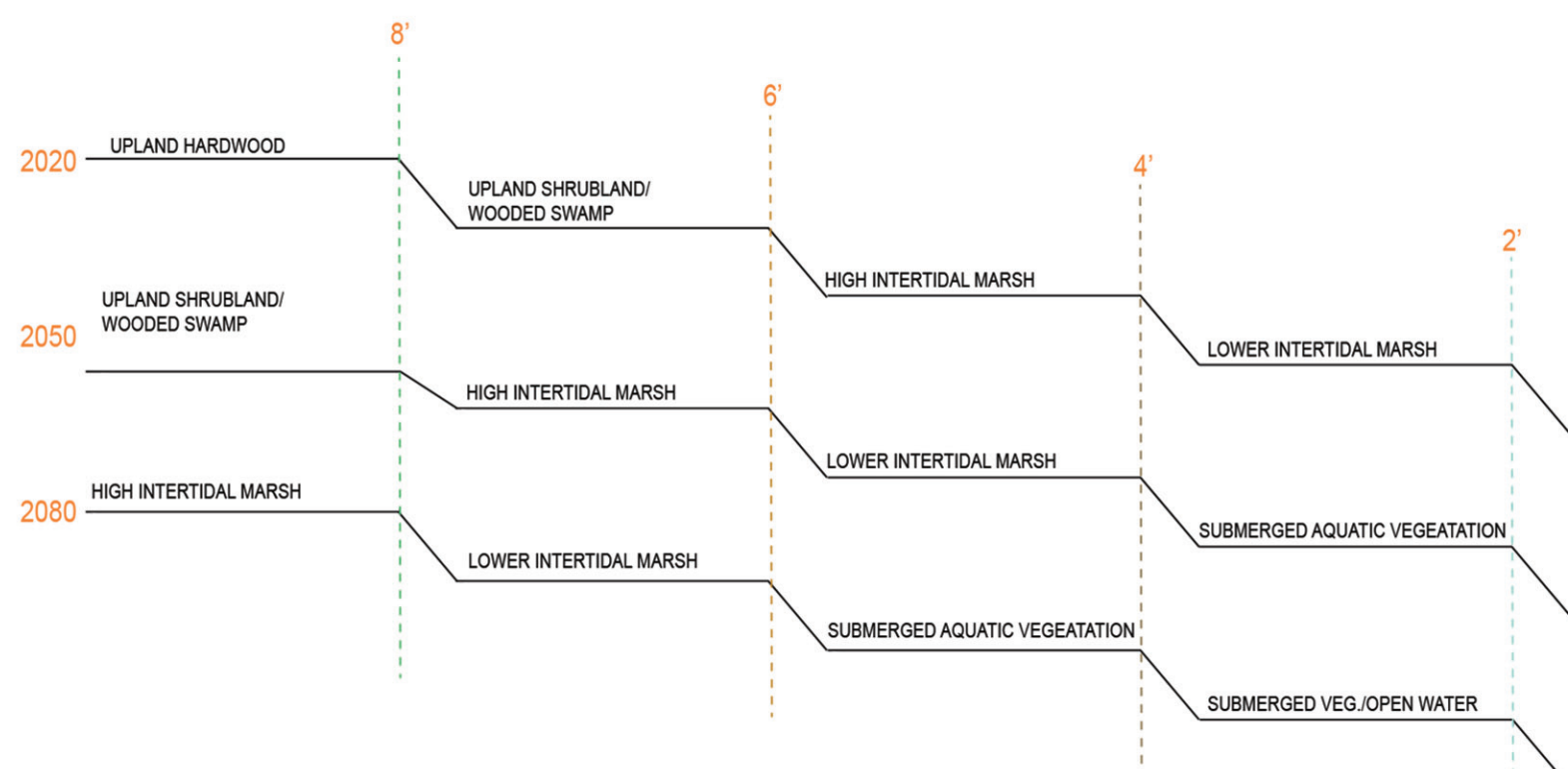
PROMOTE:HABITAT
WETLAND SECTION



WETLAND PATH PLAN



WETLAND MIGRATION



THE GENERATOR:EXPERIENCE
MIXED-USE DEVELOPMENT



ROOF-TOP GARDENS



COMMUNITY SPACES



STREET FRONT RETAIL



MULTI-USE BASEMAPS

