



Wallace Campus Overview
City of Poughkeepsie

Mega Development Experience

Community focused firm that has partnered with non-profit organizations to build over 5,500 energy efficient, quality residential units.



The Wilfrid
Completed: 2019
New Construction



Q41
Completed: 2013
New Construction

ALCD Historic Rehab and Development Experience

Women-owned consulting and development firm with 25-years of experience securing unconventional financing and community focused developments



Binghamton YWCA

Completed: 2008

ALCD consulted for a historic renovation of multi-services facility with childcare, health care, community art space, and housing



Landing Road

Completed: 2018

ALCD consulted for New York City's first pilot development under the Mayor's HomeStretch model

Investing in Poughkeepsie

- Revitalize long-underutilized historic Wallace Department Store while maintaining Downtown Poughkeepsie's cultural fabric
- Activate Main Street by adding ground floor retail, public amenities and foot traffic
- Create 21,000+ SF of affordable retail and food manufacturing space
 - 9,000 SF of food manufacturing space
 - 4,500 SF of mission-oriented grocery store
 - 7,500 SF of ground floor restaurant/retail



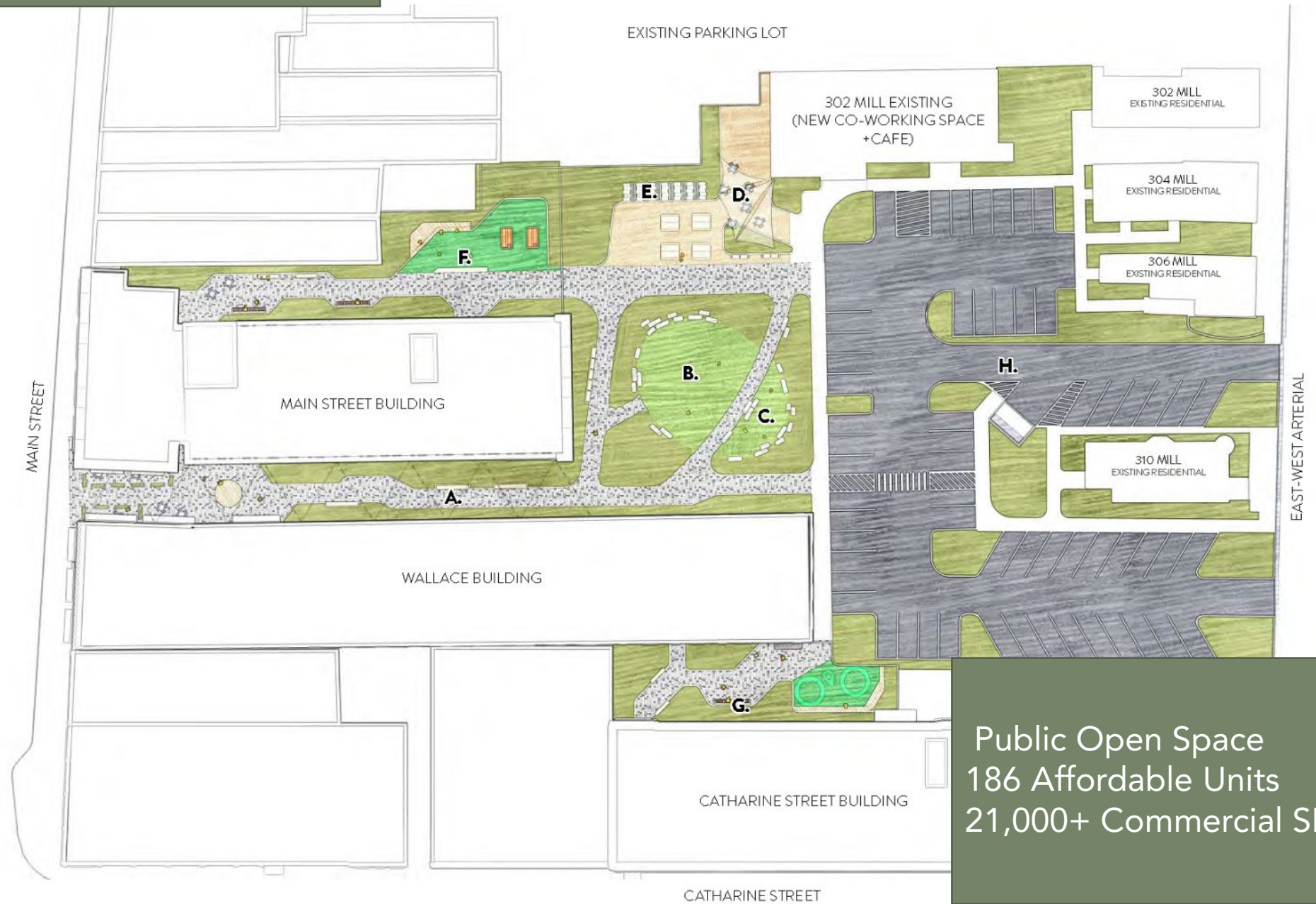
Project Overview: Community Investment

- \$100MM of public & private investment to draw current and future residents to live, work, and play in Downtown Poughkeepsie
- \$3MM Brownfield investment to clean up contaminated site
- \$48MM rehabilitation of key historic building
- Programmed public park at no operational cost to taxpayers
- Community informed and sustainable design



Proposed Site Plan

- A. ENTRY PLAZA & MAIN WALK
- B. POCKET PARK
- C. NATURE PLAY
- D. CAFE AREA
- E. GARDENING
- F. PRIVATE TERRACE (MAIN STREET)
- G. PRIVATE TERRACE (CATHARINE)
- H. PARKING LOT



Public Open Space
186 Affordable Units
21,000+ Commercial SF

69 Residential Units
13 - Studios
33 - One BRs
19 - Two BRs
4 - Three BRs
~3,280 Commercial SF



Main Street Building



49 Residential Units
14 – Studios
21 – One BRs
9 – Two BRs
5 – Three BRs
~3,280 Commercial SF

Catharine Street Building

Wallace Historic Building

Historic Rehabilitation

69 Residential Units

18 – Studios

36 – One BRs

15 – Two BRs

4 Floors

~15,050 Commercial SF



Conceptual Design for Wallace Green



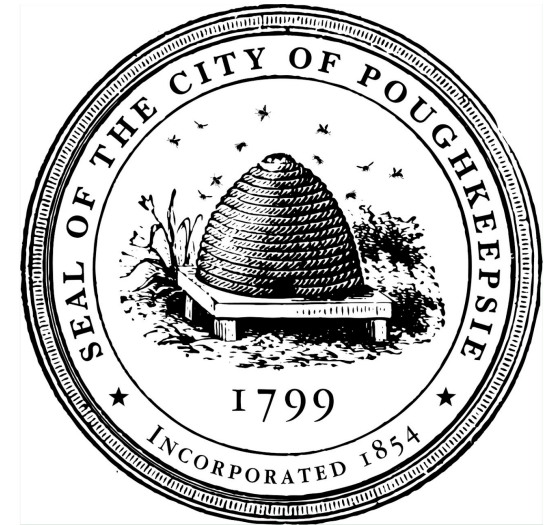
Public Pocket Park
Half-Acre of Open Space
Designed by Terrain
Architect

Housing Affordable to a Mix of Incomes

Wallace - Income and Rent Overview			
	Dutchess County AMI	Annual Income Range	# of Units
Studio	Supportive	Up to \$35,850	30
	30%	\$18,411-\$21,510	3
	50%	\$26,297- \$35,850	3
	60%	\$31,577- \$43,020	5
One BR	30%	\$19,749-\$24,570	12
	50%	\$32,914-\$40,950	31
	60%	\$39,498- \$49,140	43
	70%	\$46,080 - \$57,330	5
	80%	\$52,663 - \$65,520	3
Two BR	30%	\$23,360 - \$27,630	4
	50%	\$39,463 - \$46,050	5
	60%	\$47,349 - \$55,260	19
	70%	\$55,235- \$64,470	9
	80%	\$63,155 - \$73,680	5
Three BR	50%	\$45,600 - \$55,250	2
	60%	\$54,720 - \$66,300	4
	70%	\$63,840-\$77,350	1
	80%	\$72,960- \$88,400	2
*Subject to HFA approval			
** Supportive units will only pay 30% of actual income			
*** Income range is based on the number of individuals in the household			

Local Tenant Preference

- Per community feedback, obtained 30% local preference from HFA
 - Development team has requested more
- Plan to engage local groups for direct marketing to increase local applicants



THE CITY OF
POUGHKEEPSIE
NEW YORK

Supportive Housing Overview

- Project has received a NYS ESSHI award to fund on-site staff and services
- 30 supportive units at Wallace Campus will house many existing local clients who are in housing that lack amenities and are ready to transition to permanent apartments
- Supportive residents, who currently reside locally, will need less assistance from emergency services due to on-site case management
- These clients have had years of housing with no need for emergency response

Housing First



Job Creation and Business Opportunities

- Mega will provide free OSHA training to residents who are interested in construction.
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- Projecting \$5MM+ to be dedicated to MBE's and \$2MM+ to be dedicated to WBE's.
- Of the 420 estimated construction jobs, it's estimated that 10% will be new hires.
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- 21,000+ SF of commercial space will generate approximately 24 new jobs.
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- Commercial tenanting focus will be affordable grocery, food manufacturing, and food retail.

• Job Type	• # of Jobs
• Construction	• ~420
• On-Site Staff	• +5
• Social Service Staff	• ~3
• Commercial	• ~24

New Prospective Business: Vertical Farm

Current Conditions



Project Impact



New Prospective Business: Affordable Grocery Store

Current Conditions





Thank you!