

NEW SCOTLAND ROAD HAMLET DEVELOPMENT PROJECT



A Windsor
Companies
Project

AERIAL OVERLAY



BALANCING THE GOALS OF THE TOWN OF BETHLEHEM, THE VISION OF THE CHARRETTE, & THE WINDSOR COMPANIES

■ *NEW SCOTLAND ROAD HAMLET DEVELOPMENT PROJECT*

- Retail shops and restaurants suited for local businesses designed to service the local community
- Streetscape on New Scotland Road
- Luxury Rental Residences
- Pedestrian Friendly
- New Scotland Road “Calmed”
- On-Street Parking & Bike Lane
- Public Green Space
- Increased Taxed Base
- Majority of Parking Not Visible on New Scotland

SUMMARY

■ **A MIXED USE PROJECT LOCATED ON NEW SCOTLAND ROAD (FROM MAHER ROAD to Rt. 85/ Rt. 140 ROUNDABOUT)**

■ **Land Area**

■ Price Chopper Plaza	20 Acres
■ Hamlet Apartments Phase I	10 Acres
■ <u>Future Development</u>	<u>13 Acres</u>
■ Total	43 Acres

■ **Commercial Square Feet**

■ Price Chopper Plaza	107,000
■ <u>Future Development</u>	<u>23,000</u>
■ Total	130,000

■ **Residential Rental Units**

■ Hamlet Apartments Phase I	50
■ <u>Future Development</u>	<u>342</u>
■ Total	392

■ **750 feet of streetscape on New Scotland Road**



AERIAL RENDERING



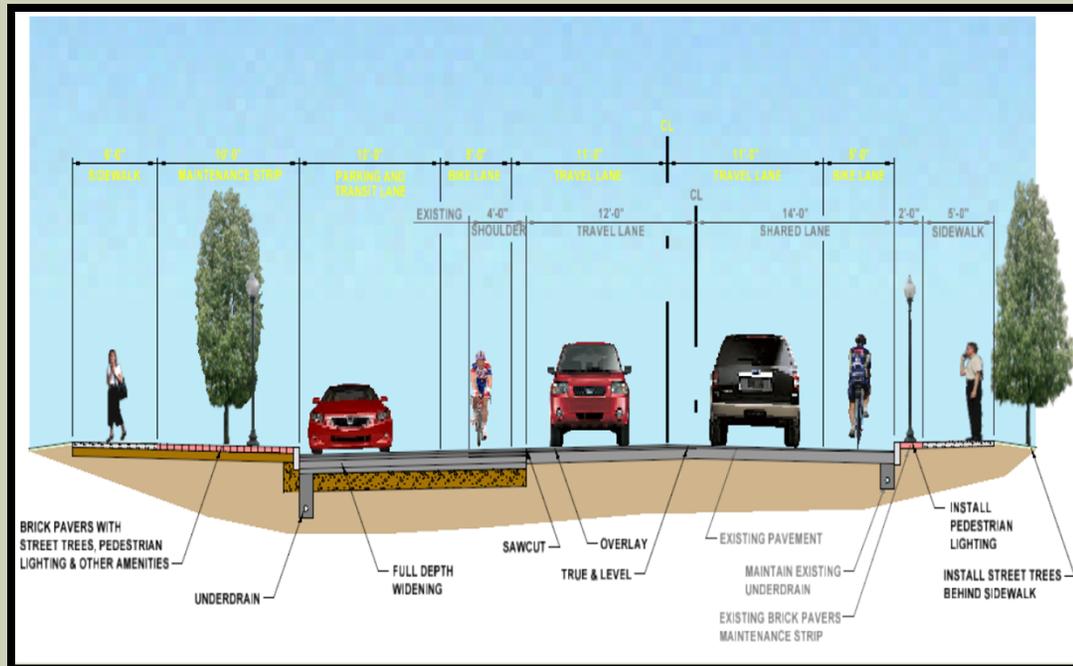
PEDESTRIAN NETWORK

- Charette & Slingerlands Pedestrian Network Plan
- Town Center Built for the Pedestrian
- Pedestrian Connections Highlighted in Red
- Creation of Walkability from Maher Road to Price Chopper Plaza
- Increase of Residents Provides Pedestrian Base to Utilize Walkable Streetscape



STREETSCAPE

- Includes: on – street parking, bike lanes, planting strips, and sidewalks



THE HAMLET PHASE I



- 50 Luxury Residential Rental Homes

THE HAMLET PHASE II



- Mixed Use
- 4 Buildings
- Combined 7,000 sq. ft. of Retail/ Commercial / Flex space
- 92 Luxury Residential Rental Units

THE HAMLET PHASE III

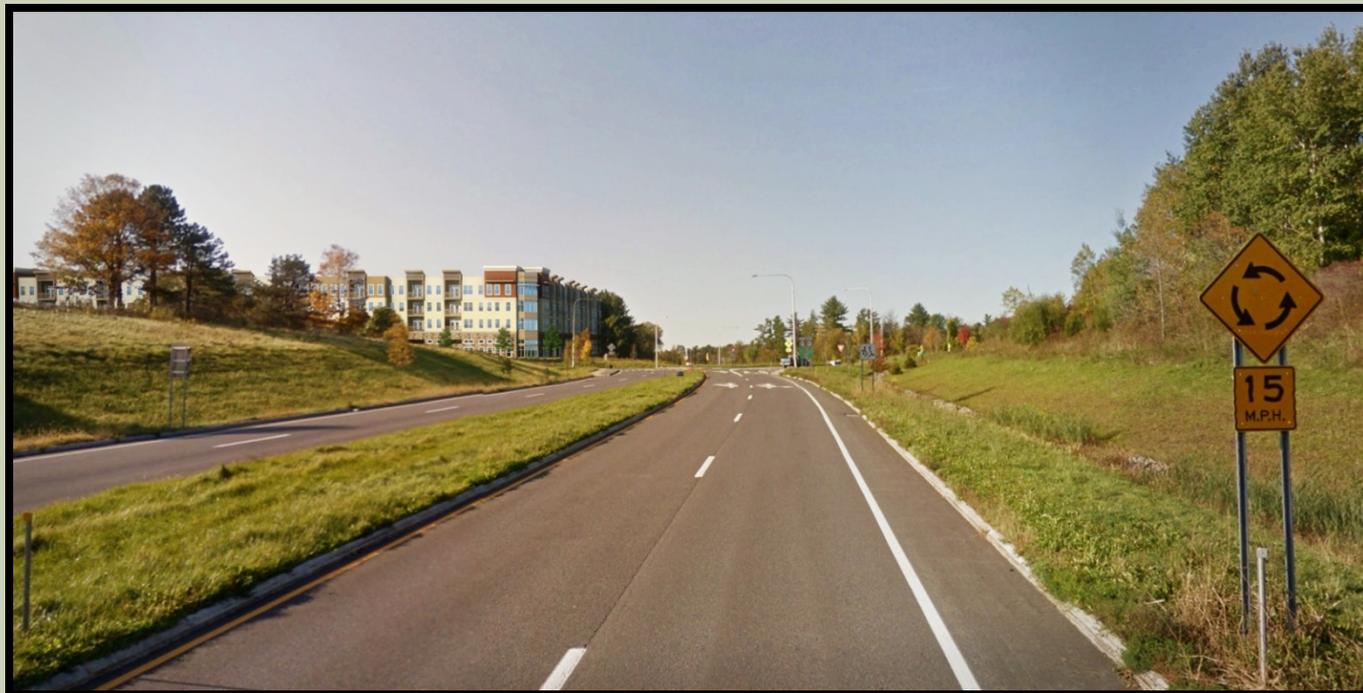


- Mixed Use Residential over Retail
- 15,000 square feet of Retail and Commercial Space
- 250 Luxury Residential Rental Units
- Enclosed Parking Garage



- View From New Scotland Road at the Intersection of Mahar Road Traveling Towards Slingerlands





Traveling West-
New Scotland
Road Bypass
from Albany



Traveling West-
New Scotland
Road From
Albany

PRICE CHOPPER PLAZA



THE WINDSOR COMPANIES

- Full Service Commercial and Residential Real Estate Development and Construction Company formed in 1983
- Developer, Owner and Manager of Slingerlands Price Chopper Plaza, built in 1997
- Developer, Owner and Manager of The Hamlet at Slingerlands
 - 50 High End Residential Rental Units
 - Located Adjacent to Price Chopper Plaza and The Hamlet II
 - Fully Leased
- Longtime member Bethlehem Chamber of Commerce
- Longtime supporter of Bethlehem Garden Club
- Longtime supporter of Bethlehem YMCA
- Record of ongoing investment in current properties