

Downtown Revitalization Initiative

Application Template

Applications for the Downtown Revitalization Initiative will be received by the Regional Councils. Applicant responses for each section should be as complete and succinct as possible. Applications must be received by the Mid-Hudson Regional Economic Development Council by **4:00 PM on June 1, 2018**. Submit your application as a Word Document to NYS-MidHudson@esd.ny.gov.

BASIC INFORMATION

Regional Economic Development Council (REDC) Region: **Mid-Hudson**

Municipality Name: **City of Peekskill**

Downtown Name: **Peekskill CORE District**

County: **Westchester**

Vision for Downtown. Provide a brief statement of the municipality’s vision for downtown revitalization.

Our City’s marketing motto, “Peekskill...It’s Happening!” captures the dynamic and energetic growth occurring in Peekskill’s CORE District (downtown and waterfront TOD). In recent years, niche economic markets – entertainment, fine and digital art, culture, craft food and beverage, sports and recreation, waterfront tourism, and personal service – have coalesced to create a vibrant downtown complemented by diverse housing options. With this solid foundation, Peekskill seeks to build upon its successes to achieve market diversification in tourism and leisure activities, the arts, industry and media, and light manufacturing “maker spaces”, with the goal of attracting businesses with jobs for all skill and wage levels. Further, Peekskill envisions an inviting and walkable connection between its CBD and waterfront TOD area to expand and facilitate an active “24/7” mixed use community. DRI funding and technical support will help the City to achieve its vision, enhance and promote its many positive attributes, and attract a diverse mix of sustained business investment, job growth, housing options and unique attractions. Investing in strategic projects will promote redevelopment and establish Peekskill as the ultimate small city in which to live, work and raise a family.

Justification. Provide an overview of the downtown, highlighting the area’s defining characteristics and the reasons for its selection. Explain why the downtown is ready for Downtown Revitalization Initiative (DRI) investment, and how that investment would serve as a catalyst to bring about revitalization.

Peekskill is ready for DRI investment. In 2015, the MHREDC’s *Progress Report* identified Peekskill as a community that is ripe for revitalization because it is “walkable, affordable, and has plenty of job options.” The City’s award-winning waterfront and parks system, eclectic downtown dining and entertainment venues, and accessibility to New York City and the Hudson Highlands support housing options that are some of the best values in Westchester County. The CORE District contains attractive features that create an active downtown with a strong and unique sense of place, including the Local and National Register Historic District, the Artist District, the County’s first Business Improvement District, and the waterfront/TOD district, linked by the Central Avenue/McGregory Brook connector. In recent years, this area has seen extensive physical improvements that have made it more attractive to residents, visitors and investors. Within the downtown there are more than 650 affordable/senior residential units, 150 live-work artist lofts, close-in residential neighborhoods available to all income levels, multi-modal transportation options, and upgraded public infrastructure and streetscapes. The CBD abounds with personal and professional services as well as niche/specialty stores that are focused on the craft food, beverage, and entertainment industries. Also prominent are art

galleries and live-work studio spaces that support Peekskill's artistic expressions. The TOD/waterfront area is beginning to see significant investment due to excellent building stock and vacant sites that are ready for renovation and reuse. The area has seen specialty restaurants and pubs opening as well as the new Lincoln Depot Museum and Public Plaza. Light manufacturing and creative maker spaces are showing promise as a new employment base in the TOD district. Rounding out this vibrant area is the expanded waterfront parks and trail system that hosts year-round cultural celebrations and provides unrestricted access to the Hudson River.

Notwithstanding the City's successes, there is room for enhancement and improvement. The Central Avenue/McGregory Brook corridor needs strengthening as a walkable pedestrian-friendly link; the downtown needs an improved central meeting place focused on the gazebo plaza area; additional tourists will be attracted with the Fleischmann Pier reconstruction; the non-profit Contemporary Art Museum is in need of financial assistance to become a focal point in downtown for residents, shoppers, workers and tourists who stay in the hotel rooms on the upper floors. Investment in these tangible, shovel-ready projects, along with downtown parking improvements, targeted public infrastructure, advanced broadband network access, and a marketing/branding campaign will leverage private funds and attract new businesses to elevate downtown Peekskill as the premier regional downtown.

DOWNTOWN IDENTIFICATION

This section should be filled out with reference to the list of desired attributes for participation in the DRI as set forth in the DRI program description.

- 1) Boundaries of the Downtown Neighborhood.** Detail the boundaries of the targeted neighborhood, keeping in mind that there is no minimum or maximum size, but that the neighborhood should be concentrated and well-defined. Core neighborhoods beyond a traditional downtown or central business district are eligible, if they can meet other criteria making them ripe for investment. Attach a map that clearly delineates the downtown neighborhood.

The CORE District consists of the Central Business District and the Waterfront/Transit Oriented Development District, linked by the walkable Central Avenue/McGregory Brook corridor. This area is positioned to receive and distribute goods, services, and people from the north - south via Route 9 and the Taconic Parkway, from east - west via Route 6/35/202 and the Bear Mountain Bridge and Parkway, and by transit via the Metro North Hudson Line. Further, this primary activity center is replete with traditional Main Street goods and services including food markets, housing options, healthcare, employment, education, parks, and community spaces, all highly walkable with multi-modal transportation options. It is a cohesive well-defined district that has experienced a recent surge in public and private investment and is perfectly positioned for reclamation, reinvention, and transformation.

- 2) Catchment area.** Outline why the downtown, or its catchment area, is of a size sufficient to support a vibrant, year-round downtown, with consideration of whether there is a sizeable existing or increasing population within easy reach for whom this would be the primary downtown destination.

Peekskill is easily accessible by bus, train, car, bike and foot. The neighboring communities of Cortlandt, Yorktown, Buchanan, Garrison, and Putnam Valley among others conduct business, engage in leisure activities, and recreate in the CORE Area and consider Peekskill *their* downtown.

Peekskill is the 'Gateway to the Hudson Highlands' for outdoor recreation opportunities, and is Westchester County's major urban hub north of I-287, serving Northern Westchester and Southern Putnam counties. Its catchment area contains

approximately 400,000 persons within a 30-minute driving radius, which is greater than 5,000 people per square mile, and the population is growing each year. Peekskill's population of 25,000 continues to increase -- 5% from 2000 to 2010, and another 2% since 2010. Peekskill's community is diverse, with 37% White, 37% Hispanic, 20% Black/African American, and 6% other races (2015 ACS). The Core District continues to reinvent itself and provide new – and proposed – mixed-use and residential developments to complement the thriving arts, entertainment, food and beverage scenes. This development activity combined with the City's designation as an REDC "Opportunity Agenda Community" positions Peekskill as a healthy, vibrant, and attractive year-round destination.

3) Past Investment, future investment potential. Describe how this downtown will be able to capitalize on prior or catalyze future private and public investment in the neighborhood and its surrounding areas.

Peekskill's significant public, private, and non-profit funding has established investment foundations that are critical to future growth and redevelopment of downtown. Peekskill has an excellent public to private investment ratio: for every \$1.00 in public investment, \$4.25 of private funds are invested locally. Peekskill has already begun capitalizing on prior investment, evidenced by comparing the dollar amounts reported in Peekskill's 2016 DRI application (\$154M private/non-profit; \$30M public investments) vs. 2018 (\$189M private/non-profit; \$44M public). An additional \$70M is anticipated to be spent on private projects and over \$2M on public projects.

PRIVATE INVESTMENT: \$189,000,000

- HRHCare: A \$7M expansion of the regional non-profit health care agency in downtown, which draws persons of all income levels from a wide area for affordable medical and dental care. The renovation included a 25kW solar array on the roof of the facility.
- Peekskill Central Market: A \$3M rehabilitation of a landmarked building in the Downtown Historic District includes 12 reasonably priced retail kiosks and the 250-seat Dramatic Hall for live performances.
- Main Street Commons: \$3M on new construction of a 25,000 square foot retail building at the eastern downtown gateway with two anchor tenants and a renovated building housing a large beverage retailer.
- Evening Star Building: Historic building on Main Street includes artist lofts and a design/fabrication studio for Eclectic Precision Lighting, a company that relocated from Brooklyn and invested over \$700K in downtown.
- Seekircher Steel Window Corp: \$450K to expand a world-renowned specialized business on Central Avenue with 9 new jobs.
- La Factoria: A renovated 45,000 square foot, \$6.6M mixed use/entertainment complex at Charles Point Marina with a state-of-the-art arcade, laser tag, and indoor-outdoor ropes course. Spins Hudson is distinguished as a unique regional family entertainment destination, and the complex includes a 250-person catering facility, seafood restaurant, and a micro-distillery and brewery.
- Peekskill Power and Repair reinvested \$1.5M in downtown by constructing a new retail building and continuing its 70 year old family-owned business in downtown.
- Eagle Bar & Saloon, Hudson Room, Taco Dive Bar and Buns n Bourbon: \$2M in renovations brings diverse cuisine to the restaurant/entertainment scene in downtown and at the waterfront.
- N. Dain's Sons Lumber Company: 170-year old family-owned/operated business invested \$1.2M in renovations/expansion and installed an 86 kW solar roof array in the waterfront TOD district.
- Lofts on Main: \$20M new construction consists of 25 market-rate rental units and 50 artist lofts, four retail spaces, and an artist gallery in the heart of downtown.
- The Abbey at Fort Hill: A new \$65M, 178-unit luxury rental complex nears completion and includes the renovation of an historic building into a premier destination spa, 42-room inn, high-end restaurant, and catering facility.
- Welcher Avenue Shopping Center: The \$4M renovation and addition of a 15,000 square foot CVS, Trustco Bank, Green Grocer, and McDonald's is nearing completion.
- The Gateway: A new \$5M townhouse project on Main Street has 14 for-sale units and 2 affordable units marketed towards first-time homebuyers. Scheduled opening is Summer 2018.

- McHale Pest Control Training Center: A new \$2M facility set to open shortly with 30 new jobs.
- 1 Park Place: \$55M 10-story mixed use development ready to break ground in the CBD with 181 market rate residential units and 5 retail stores.
- Senior Independent Living Facility: A new \$12.5M facility with 53 affordable units with jitney service to be constructed at the eastern edge of downtown with Westchester County investing over \$2M in infrastructure.

PUBLIC IMPROVEMENTS: \$44,400,000

- **Critical Infrastructure** -
 - A \$1.5M sewer pump station replacement project is ready to connect to the anticipated redevelopment at the city-owned 'Lower South Street' site. This 11.6-acre property is an approved project in the DEC Brownfield Cleanup Program with associated tax credits, and major redevelopment proposals are under review. This is an opportunity area for regional job generation and is vital in the city's continued revitalization efforts. DRI funding would provide needed public sewer improvements to leverage additional private investment.
 - Almost complete is a new \$18M state-of-the-art Central Firehouse that consolidates six firehouses and frees up two city-owned buildings in the target area for redevelopment.
 - The City recently spent over \$4M to upgrade its two downtown parking garages with LED lighting, improved signage, structural improvements, electronic meters and pay stations, and instituted a reconfigured parking permit system. More infrastructure work is needed to balance the usage between the two garages.
 - The City also spent \$500K to renovate the Library Plaza, a main gathering space in downtown, and \$500K to add automatic parking meters and kiosks in all downtown parking facilities. Recently completed is a Comprehensive Parking and Signage Analysis to optimize the distribution of downtown parking and add directional/wayfinding signage. DRI funding will help to finish its implementation. Four rounds of NY Main Street grant funds totaling \$1M were used to rehabilitate and repurpose 22 mixed use buildings and leverage over \$2.6M in building improvements in downtown. The City is applying for a fifth round through the 2018 CFA.
- **Green Infrastructure** - The City spent \$665K to replace fluorescent cobra head streetlights with LED lights city-wide. Peekskill invested \$4M of Federal, State, and City funds on seven major streetscape projects to improve downtown safety and walkability for patrons, visitors and residents. As a designated Clean Energy Community, Peekskill received a \$50K grant to install LED lights in the downtown Nelson Avenue parking garage.
- **Open Space & Waterfront Development** - The City collaborated and partnered with the State (DOS, OPRHP and DEC) and non-profit group Scenic Hudson to develop the popular \$4M Scenic Hudson Park at Peekskill Landing. An additional \$4M of State (ESD and DOS), local, and private funds were invested to create 3+ miles of waterfront trailway access of the NYS Hudson River Greenway. Peekskill's award-winning waterfront park system is a regional tourist destination that provides public waterfront access to all.
- **Tourism** - \$3M was expended with ESD and local funds to construct the Lincoln Depot Visitor Center and Plaza in the TOD district, and an additional \$3M of ESD, OPRHP and non-profit funds were spent to restore an historic freight depot into the Lincoln Depot Museum.
- **Job Growth (Human Capital)** - The City is awarding \$200,000 of CDBG Microenterprise grant funds to assist at least six downtown businesses with startup or expansion. Additional jobs for low to moderate income persons will be created and private funds leveraged from this public investment.

INVESTMENTS UNDER REVIEW: \$72,000,000

- "Maker/Creator Spaces": A recent property acquisition in the waterfront TOD area by the 'MakerBot' inventor, the leader in the 3D printing industry, will house the Bantam Tools company's relocation from Berkeley, CA this summer and invest \$6M+ to design & fabricate personal desktop milling machines. Bantam Tools is a clean & innovative light industrial business initially employing 12 skilled craftsmen, growing to 55 employees in 5 years. Additional buildings acquired in the purchase are expected to house incubator and start-up tech companies using skilled labor & in-house advancement.
- AIM: A promising new economic development initiative sponsored by the Hudson Valley Gateway Chamber of Commerce is called AIM (www.artindustry.com), a marketing and advocacy platform charged with attracting multi-media and tech businesses to Peekskill. The City is a hub for attracting and retaining multi-media enterprises outside of New York City (see sponsors on the AIM website). AIM strives to connect similar businesses for networking and resource-sharing, and

has been successful with the recent re-location of Enormous Creative and Studio 6 Agency to downtown. Many other art, industry and media businesses have expressed strong interest in moving to Peekskill due to industry synergy. AIM has identified a building in downtown for a desired multi-media center and community arts space, and DRI funds could help seed this project.

- Private development under review includes the construction of a new medical office, restaurant and food market on South Street with 30 new employees, 13 residential units, and an investment of \$6M in downtown; reuse of an historic building for office, retail, and commercial bakery uses, with 40 jobs and an investment of \$1M; 60 new market rate rental units on Central Avenue for \$14M; 50 new residential units for \$9M in the TOD area; a \$500K renovation of the commuter train station into an indoor/outdoor café and visitor center with 15 new jobs. Potential investment of \$25M at the former White Plains Linen site in downtown for approximately 100 market rate residential units; the relocation of Manzer's Landscape Design from out of town for an investment of \$1M and the addition of 15 to 20 jobs; renovation of historic Chateau Rive to add 36 apartments for \$6M. The City and developers are working toward realizing these projects by early 2019.
- Large vacant properties ready for redevelopment in the CORE area include approximately 1.5 acres adjacent to the train station owned by Ginsburg Development Companies and the City of Peekskill, approximately 2 acres on Central Avenue owned by Lee Balter, a large tract of City-owned vacant land fronting Central Avenue, and several public parking lots in the TOD area.
- \$1.9M of DOS and City funds will be spent to expand the Waterfront Trail to its southern terminus in Buchanan. \$325K of City funds are earmarked to expand and upgrade the historic Fort Hill Park, and up to \$500K is being requested this year through CFA. \$250K has been pledged by Senator Murphy to improve a major section of the Main Street Streetscape, and \$100K was offered from Assemblywoman Galef to add much needed decorative lighting and crosswalks near the James Street garage on Park Street for safe pedestrian access. These projects are expected to be shovel-ready early in 2019.

Peekskill is well-positioned to catalyze these significant investments through zoning, smart growth, and sustainable development regulations. The recently rezoned waterfront area promotes transit-oriented development, reduces parking ratios, and increases allowable building height. As permitted in the CBD and waterfront TOD areas, bed & breakfast hotels complement tourism activity. Also, manufacturing zones were revised to encourage the reuse of industrial building stock for mixed use development.

The City promotes 'green' investments through successful acquisition and implementation of DEC and NYSERDA grant funding and participation in environmental programs. Zoning regulations incentivize LEED-certified buildings, exceptional landscaping, and pervious surfaces, and parkland (or payment-in-lieu) is required of all new residential units. The City as a designated Clean Energy Community is applying for a tree inventory grant (DEC) for downtown, signed an IMA with Sustainable Westchester for aggregate purchasing of electric vehicles, and has received \$32K from the DEC for 2 electric vehicle charging stations in the downtown and at the waterfront.

Peekskill is experiencing unparalleled investment in its CBD and TOD districts, and is capitalizing on its success by welcoming in smart growth developments. Our marketing motto 'Peekskill....It's Happening!' is being realized in both the public and private sectors.

4) Recent or impending job growth. Describe how recent or impending job growth within, or in close proximity to, the downtown will attract professionals to an active life in the downtown, support redevelopment, and make growth sustainable in the long-term.

Approximately 500 new employment opportunities will be generated as a result of the pending and proposed business ventures described above. Peekskill's accessible transportation options are attracting employers, particularly to the TOD area. Access to road (Route 9/9A), rail (MTA), and transit (Bee Line Bus Service) make locating in Peekskill appealing. Peekskill's combination of housing, jobs, entertainment, goods, services, recreation, transit, community spaces and events in a vibrant and compact downtown is the lifestyle that is in high demand and not easily found. Increased workforce housing and job growth in the CORE Area are attracting young professionals, artists and service workers to live in downtown and take advantage of the quality of life

that abounds in Peekskill. Investing in strategic projects will promote additional redevelopment and establish Peekskill as the ultimate small city in which to live, work and raise a family.

Peekskill's major employers include White Plains Linen (600 jobs), HRH Care (250 jobs), BASF (110 jobs), Wheelabrator Westchester (67 jobs), C-Town Supermarket (40 jobs), D. Bertoline & Sons Distributors (36 jobs), and Holiday Inn Express (35 jobs). Due to its growing success, White Plains Linen relocated to a larger facility on John Walsh Boulevard and expanded entry-level employment opportunities by 162 jobs. Hudson Valley Hospital, located immediately outside Peekskill, merged with New York-Presbyterian Hospital and is expanding and adding new employment positions at all levels.

Smaller, niche market investments – craft food, service, multimedia, and the arts – are increasing the City's job base. Restaurant openings (Hudson Room, Buns n Bourbon, Taco Dive Bar, Fin and Brew, Iron Vine, Touch of Class, Eagle Bar and Saloon) added over 100 jobs within a ¼ mile of transit stops. The Peekskill Central Market will add 30 jobs when fully occupied. The Abbey Inn, Spa and Restaurant on Fort Hill will employ approximately 40. 'La Factoria' added 50 employees in year 1 and will have 100 employees under full operation. These jobs likely appeal to entry-level workers, recent graduates, and service industry workers. In addition, the City's Artist District attracted over 150 creative solopreneurs in photography, graphic design, video and sound production, culinary arts, digital media, and other artistic endeavors, and the AIM initiative promises to attract additional businesses with jobs at all levels. The U.S. Census Bureau has chosen Peekskill as its regional headquarters and 50 employees will conduct the 2020 Census here starting in 2019.

Under REDC's Opportunity Agenda Initiative, Peekskill collaborated with Westchester Community College and offered several bilingual classes that taught entrepreneurship and basic job skills training. These programs have graduated a qualified and employment-ready workforce. The Target Area houses several training schools including Empire Beauty School and the Hudson Valley Training Center for medical personnel. As an REDC Opportunity Agenda Community, Peekskill partnered with Pace Land Use Law Center to sponsor 10 successful Mayors' Redevelopment Roundtable workshops for regional collaboration and professional training.

5) Attractiveness of physical environment. Identify the properties or characteristics that the downtown possesses that contribute, or could contribute if enhanced, to the attractiveness and livability of the downtown for a diverse population of varying ages, income, gender identity, ability, mobility, and cultural background. Consider, for example, the presence of developable mixed-use spaces, varied housing types at different levels of affordability, walkability and bikeability, healthy and affordable food markets, and public parks and gathering spaces.

The target area is an attractive, livable, and cultural hub of activity evidenced by the influx of new housing opportunities. Amenities to support this new development include abundant waterfront recreation space, a walkable downtown core bursting with a variety of dining and entertainment options, and access to regional employment centers. Properties exist in the TOD/Waterfront area and on Central Avenue that are prime for new mixed use housing and business opportunities, and infill uses will connect the CBD and TOD.

- **Housing:** The CBD has diverse housing options, including approximately 75 single and multi-family homes, 650 apartment units, 140 HUD-assisted units, 210 senior units, and 150 artist live-work lofts, all in the center of downtown. 201 townhouse units are located adjacent to the train station overlooking the Hudson River. Average rents in downtown range from \$1,200 to \$1,800 per month for one and two bedroom units, and there is less than a 4% rental vacancy rate (Census). The average selling price for a single-family house is ~\$282,500 (MLS), making Peekskill's real estate market one of the most attractive in Westchester County. Recent investment in downtown residential development totals over \$155 million, with over 500 units ready to break ground or under construction. An additional 160 units are in the planning stages with an investment of \$30M. All are serviced by public transit and sidewalks. The City rezoned the waterfront

area to promote transit-oriented development, encourage a mix of uses, enhance walkability, and provide public access to the Riverfront/Hudson River. This area is on the verge of experiencing major redevelopment.

- **Main Street Businesses, Food Markets:** On North Division Street (known as Restaurant Row) and throughout downtown are a variety of local food and beverage establishments, boutique retailers (e.g. clothing, guitars, antiques, etc.), live/work studios, art galleries and professional services (accountants, financial advisers, lawyers, dentists, doctors, etc.). Fifty Latino-owned downtown businesses serve a growing population with food service, green grocers, variety stores, health and beauty services, taxi service, landscaping and contracting, tax preparation, and legal services. La Placita C-Town, a downtown supermarket, is extremely popular and caters to a variety of cultural palates, provides quality produce and meats, and is transit accessible. Smaller green grocers supplement this full-service grocery store. As one of the longest operating markets in the County since 1990, the Peekskill Farmers' Market features healthy food choices and locally sourced organic fruits and vegetables, antibiotic-free meat and poultry, local honey and maple syrup, and New York State wines and craft beer. Uniquely, the market accepts SNAP. Public services include NYS Department of Motor Vehicles, City Court and the US Social Security office. The Downtown is active, with few street-level vacancies. What's missing is more weekday visitors, which would be enhanced with a renovated centralized gazebo meeting space and the proposed Museum of Contemporary Art and hotel space. Peekskill would be the only community in Westchester with two public art museums. With an increase in international tourists traveling through Stewart International Airport, Peekskill is looking to market and create self-guided art tours of our 50 public art displays as well as our historic sites. Further down Central Avenue, the TOD area has several new eateries and the Lincoln Depot Museum and Visitor Center to complement the outdoor recreation amenities. This area contains developable vacant property that would allow expansion of the TOD district.
- **Multi-Modal Transportation:** Downtown has a variety of transportation options including rail, bus, auto, and taxi service to local and regional locations. The city's Industrial Development Agency, the Peekskill BID, and a partnership of key businesses annually fund a seasonal, complimentary trolley van linking the Metro North train station and waterfront with downtown activities. An increase in the number of downtown residents and activity level in the TOD area will result in the trolley achieving self-sufficiency. Implementation of the Complete Streets Workshop recommendations will enhance the usability and attractiveness of the transportation system. A bike rental shop, local taxis, zip cars, and funded electric vehicle charging stations will give visitors and residents multiple transportation options to traverse the city and region.
- **Walkability/Bikeability:** At only 4.3 square miles, Peekskill is considered both a walkable and bikeable community. Each intersection in the target area has a clearly designated crosswalk, street identification signs, and many have ped-head traffic control devices that provide additional safety. Downtown crosswalks were upgraded with stamped concrete to make them more attractive and visible. The walk between North Division Street and the train station via Central Avenue is a quick 10 minutes, but this corridor would benefit from streetscape upgrades, access to the beautiful McGregory Brook, and more interesting uses to create a pleasant pedestrian way and encourage walking. Biking is permitted on city streets, in nearby Blue Mountain Reservation (1,500 acres) and in Depew Park (175 acres).
- **Recreation, Trails, Parks:** Within walking distance from downtown is Depew Park, which features ball fields, running tracks, swimming pools, ponds, trails, tennis courts, bocce courts, and other outdoor amenities. Northwest of downtown is Fort Hill Park (62 acres due to recently deeded land), which features a trail system [expansion requested as part of the 2018 CFA], Revolutionary War history (barracks, cemetery), and access to the Nelson Avenue Neighborhood Historic District. Within the heart of downtown is beautiful and quaint Pugsley Park, which would benefit from improved programming. The Downtown Gazebo is the recognized center of the CBD, but it is slowly deteriorating and no longer attractive as a central public meeting place. Funds are needed to redesign this City-owned plaza to bring a welcoming gathering place back to downtown. The creation of the award-winning Southern Waterfront Trail system and 21-acres of waterfront parkland (funded by NYS DOS, ESD, DEC, OPRHP) with gazebos, picnic tables, open fields, a kayak launch, public sculpture and interpretive signage attracts visitors from a wide area. The trail will soon expand to more than 3 miles long, terminating at Buchanan's Lents Cove Park at the City's south end. A future CFA grant anticipates a pedestrian connection over the railroad tracks from Peekskill Landing to the Annsville Preserve Park and Paddlesport

Center on the north end. The County-owned Blue Mountain Reservation attracts hikers from around the world, and has been recognized as a premier mountain biking destination. Of all visitors arriving in Peekskill by train on the weekends, 85% are from NYC and 15% are international travelers, and most are coming here to hike.

- **Access to Health Care:** HRHCare operates a highly successful operation in Downtown Peekskill and provides excellent, affordable and localized health care to both Peekskill and regional residents. There are also numerous private doctor & dentist offices in the downtown area. Abutting the city limit is the Hudson Valley Hospital that provides expanded quality health care with a wide choice of physicians. All locations are accessible by transit.
- **Community Spaces:** Cultural institutions, performance groups, and artist galleries abound and include The Paramount Hudson Valley Theater, Hudson Valley Center for Contemporary Art (HVCCA), EMBARK Peekskill, The Peekskill Central Market and Dramatic Hall, Antonia Arts, Driftwood and Flat Iron Galleries, The Flatz Gallery, ARTS 10566, Peekskill Clay Studios, among others. More than thirty large-scale public art displays are visible throughout the city. This includes the Peekskill Project, a regionally renowned public arts festival sponsored by the HVCCA that has received widespread recognition, including coverage in *The New York Times*.
- **Academic, Cultural, Entertainment:** The fully restored 1,100 seat Paramount Theater hosts a wide range of nationally recognized performers and acts. Downtown hosts the Westchester Community College Center for the Digital Arts that draws 2,500 students to the downtown annually. More than 10 galleries feature local artists' works for educational and cultural expression, and numerous retail and restaurant establishments celebrate Peekskill's diverse ethnic cultures. The proposed downtown hotel and financial assistance for the non-profit museum would round out the downtown to attract visitors for artistic appreciation.
- **Historic Significance, Architectural Design:** The Peekskill Museum in downtown is home to the city's historic collections and offers numerous exhibits and events focused on local history. The entire downtown is a locally and nationally designated Historic District with a self-guided walking tour, and abuts the residential Nelson Avenue Historic District. At the waterfront, the recently completed Lincoln Depot Museum exhibits exceptional collections related to President Lincoln, his 1861 Peekskill train stop and address, and the Civil War. An adjacent and complementary Visitor Center and Public Plaza are soon to open. The Historic and Landmarks Preservation Board approves all exterior changes in the CBD, and the Planning Commission reviews building design in the waterfront zone. These safeguards ensure that the historic and aesthetic quality of the built environment is maintained, and adds character and a sense of place to CORE District.
- **Community Celebrations:** Annual events include the Hudson Valley Exposition and Fireworks at the waterfront (which attract over 10,000 people), the Rotary Club Horse Show, Outdoor Dining and Music Weekends, Open Studios in the Artist District, Music Festivals at the waterfront, Juneteenth Parade, New Year's Eve Ball Drop and Fireworks, Cinco de Mayo Celebration, St. Patrick's Day Parade, Nashkill Bluegrass Festival, Peekskill Vintage Grand Prix, Eagle Fest, Cherry Blossom Festival, Community Health Fair, Farmers' and Flea Markets, Peekskill Makes Me Merry, Parks Clean-Up Day, and July 4th Festival and Fireworks that attracts tens of thousands each year. While Peekskill coordinates with Historic Hudson Rivertowns to market events for a regional draw, Peekskill could attract significantly more visitors with a branding and marketing campaign that announces our offerings, events and assets.

Peekskill possesses the crucial attributes and inclusiveness that make it attractive to people from all walks of life. A strong foundation with willing investment partners ensures that new initiatives will advance the City to the next level.

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- 6) **Quality of Life policies.** Articulate the policies in place that increase the livability and quality of life of the downtown. Examples include the use of local land banks, modern zoning codes, comprehensive plans, complete streets plans, transit-oriented development, non-discrimination laws, age-friendly policies, and a

downtown management structure. If policies achieving this goal are not currently in place, describe the ability of the municipality to create and implement such policies.

Peekskill is livable, affordable, naturally beautiful, and full of creative people. Our successes are due to the following policies, programs, and initiatives:

- **Planning Documents:** The City has completed numerous studies that make DRI projects ready for implementation. The Central Avenue/South Water Street Corridor Study identifies streetscape solutions which are needed to revitalize the main pedestrian connection between the CBD and the waterfront/TOD. The Downtown Retail Recruitment Study and implementation plan analyzes market data and identifies revenue leakage and appropriate niches to pursue for downtown business growth and expansion opportunities. The NYMTC Complete Streets Study identifies several projects that require funding, such as streetscapes to improve ADA-accessible routes and a bike route between downtown and the railroad station. The Downtown Parking and Signage Analysis recommends demand management strategies and directional/wayfinding signage improvements. The Fleischmann Pier Feasibility Study is completed with construction-ready documents and awaits permit applications review; funding is needed to reconstruct the pier (a 2018 CFA application). A sewer line re-routing analysis for Lower South Street is underway and necessary for leveraging future development. The City will apply for construction funding in 2019. The groundwork for leasing DOT property under Route 9 for parking is complete, and this project will be ready for construction. The Former White Plains Linen Feasibility Study, funded by ESD's Opportunity Area Agenda, analyzed the property's market potential and proposed an area zone change that allows residential uses in this building that is a key anchor on the northern edge of downtown. The owner/developer is ready to proceed. As part of the City's smart growth initiatives, Peekskill partnered with the Pace Land Use Law Center to analyze and rezone the waterfront area for TOD. Peekskill is working with six small businesses through the Micro-Enterprise Program to expand and locate in downtown, and to provide low- to middle-income jobs with CDBG funding.
- **Modern Zoning & Development Standards:** Peekskill is progressive in adopting new zoning legislation that improves the lives of its residents: Zoning was adopted to allow artist lofts and general residential uses are permitted in the CBD/TOD district; design guidelines were adopted for the downtown local historic district to protect its character and aesthetics; the TOD/waterfront area was rezoned to increase building height, reduce parking ratios, and promote transit usage; the CBD was rezoned to promote bed & breakfast hotels to encourage tourism; the City is currently considering adding light industrial uses in a section of the waterfront area to advance TOD and to promote mixed use and job creation near the train station.
- **Foreclosure Prevention:** Peekskill is implementing a \$100K grant to implement the 2016 'Zombie Law' that will enhance the City's appearance, increase housing availability, and stabilize neighborhoods. An extensive community outreach effort is being conducted to connect residents to available preventative resources.
- **Management Structure:** Peekskill has a City Manager form of government supported by 200 city employees. The Mayor and Common Council legislatively determine City priorities and are fully apprised and engaged in public and private efforts. In collaboration with the Peekskill BID and Chamber of Commerce, the City makes physical improvements to downtown and promotes year-round cultural and holiday celebrations loved by residents and visitors alike. The Peekskill IDA and Local Development Corporation provide additional economic development assistance for various housing, commercial, and infrastructure projects.
- **Non-Discrimination Laws:** The Peekskill Common Council adopted a resolution to re-affirm its commitment to be an inclusive community, explicitly welcoming all residents to become active members of the community. Peekskill's demographic makeup is approximately 37% White, 37% Hispanic, 20% Black/African American and 6% other races (2015 ACS) - one of the most diverse communities in Westchester County. The City's diversity is expressed through its community groups, schools, religious groups, community publications, ethnic establishments, and citizen participation in a multitude of activities.
- **Sustainability Policies:** Peekskill supports sustainable and equitable economic and environmental practices. The City is replacing old sewer lines and pump stations with CDBG funding. All incandescent street lamps were replaced with

LEDs to reduce costs and energy consumption, and recently replaced all downtown coin-operated parking meters with electronic meters. Peekskill participated in the 2017 Solarize Westchester campaign and signed more than 30 residential contracts and 3 commercial contracts installing solar roof arrays. We are currently evaluating the feasibility of launching a community solar initiative. The Conservation Advisory Council also completed the DEC Community Air Monitoring Program in 2017. Zoning regulations require native/non-invasive vegetation, flood-resistant plantings and infrastructure along the waterfront, and provides incentives to build LEED-certified buildings. The City received a \$125K EFC grant to conduct citywide Infiltration/Inflow Testing to inspect storm and sanitary sewer connections for repair, and will apply to EFC for implementation funds. The City is an active participant in NYSERDA's Energy Benchmarking initiative by utilizing the EPA Portfolio Manager to track and analyze energy usage in City buildings. The City received \$32K in DEC grants to install 2 electric vehicle charging stations in downtown and at the train station, and signed an IMA for aggregate purchase of electric vehicles. A DEC grant application for a downtown tree inventory will be submitted this July.

- **Smart Cities Innovation Technology:** New programmable electronic meters are convenient for parkers and cost effective for the City. All city trash is converted to steam energy at Wheelabrator, a local waste-to-energy incinerator, which is also supplying processed steam to run the large White Plains Linen Facility. The City is exploring the purchase of a modern refuse containment system for downtown. Broadband and Wi-Fi hot spots are available in downtown, and public Wi-Fi is available in City buildings. Peekskill Police utilize new on-board patrol car GIS capabilities to enhance accuracy when responding to an emergency. The Centralized Firehouse will feature modern HVAC and LED technologies to reduce greenhouse gas emissions. The City is presently replacing 50+ year old pump stations and water infrastructure to prevent future financial and environmental issues. The Water Department has recently installed 'smart read' water meters citywide to accurately pinpoint leaks and system errors. Peekskill's middle and high schools have highly active science/environmental clubs that participate in and promote innovative technology.
- **Age-Friendly Community:** Nearly 25% of Peekskill's population is 55 years and older. Our very active Senior Center and Senior Nutrition Program have full participation, and provide educational, well-being, and recreational outlets for Seniors. Young professionals are particularly lured by the plethora of food, drink, and entertainment establishments and excellent year-round programming and festivals. The Peekskill Youth Bureau, Kiley Center and Public Library provide an extensive array of year-round programming for children and young adults in the community. All age groups are attracted by a walkable downtown with transit options, extensive outdoor recreation that is ADA-accessible, and inner-core residential neighborhoods with affordable housing stock.

7) Support for the local vision. Describe the public participation and engagement process conducted to support the DRI application, and the support of local leaders and stakeholders for pursuing a vision of downtown revitalization. Describe the commitment among local leaders and stakeholders to preparing and implementing a strategic investment plan. Identify an initial local lead for the program that will work with outside experts to convene a local DRI Planning Committee to oversee the plan.

The Common Council held a televised public meeting on May 21, 2018 to explain the DRI process to the public. 'Citizens to be Heard' was held at the May 29, 2018 Common Council meeting to receive public input. Comments on the vision and potential projects were received from the BID and other downtown stakeholders, which were incorporated into the application. Peekskill's approach to the DRI process was explained to our legislative representatives, quasi-governmental agencies, developers, investors and nonprofits, and they expressed their support for Peekskill's vision in the attached letters.

If chosen for the DRI, the Local Planning Committee will be assembled from the local leaders and stakeholders listed below. Current collaborations indicate that these groups are already committed to working together to develop the vision, projects, and action plan for the DRI, while soliciting citizen input. Mayor Rainey would Chair the LPC with participation from a regional official, local developer, community groups and representatives from Youth Organizations, among others. Peekskill has no shortage of

creative, passionate, and knowledgeable people eager to represent and promote the best interests of the City through the DRI process.

- **Hudson Valley Gateway Chamber of Commerce:** The HVGCC was awarded the NYS Business Council Chamber of the Year Award in 2015 and recently celebrated its 100th Anniversary. Its Executive Director has more than 25 years in marketing and sales, and invests considerable time in downtown Peekskill. The Chamber is located in downtown and represents the interests of almost 500 members.
- **Comite Latino:** With 75+ member businesses located in/near the CORE District, the group is led by a Latino artist/community supporter who also serves on the Governor's Commission on AIDS. The group was formed under the direction of the HVGCC for Latino-owned businesses and other New Americans, and looks forward to participating in the DRI.
- **Peekskill Business Improvement District:** The first BID in Westchester County to be confirmed by property owners, it represents approximately 238 businesses and 146 property owners. Its Executive Director has extensive experience in economic development, marketing and competitive media strategies, and is ready to commit additional time to implementing the DRI.
- **Peekskill Industrial Development Agency:** The PIDA provides financial assistance to private entities through tax incentives in order to promote economic development. They assisted 610 units of affordable and senior housing and many commercial projects including White Plains Linen, La Factoria, and Fort Hill Inn & Spa.
- **Peekskill Facilities Development Corporation:** The PFDC acts a catalyst for development projects for the City and for PIDA by providing loans and grants to commercial and residential projects. They most recently provided funding in cooperation with the BID for a shuttle service link between the train station and downtown.
- **Peekskill Housing Authority:** PHA has 144 units in the project area and an additional 129 units throughout the City. The Housing Authority's mission is to provide livable, safe and affordable housing for low and moderate-income residents, and continues to support a range of housing in Peekskill.
- **Peekskill's Historic & Landmark Preservation Board:** The HLPB ensures the protection and enhancement of historic buildings in the downtown to maintain its character and sense of place. With its historic charm, Downtown Peekskill has become an attractive location for film shoots.
- **EMBARK:** A non-profit coalition of local artists that support the performing and literary arts. EMBARK provides performance platforms for community participation, and is an incubator for new works and a home base for local artists.
- **Peekskill Arts Alliance:** A non-profit group of 75 artists that represents the interests of local artists and promotes art-related events, including the annual Open Studio Tours, which just celebrated its 21st year.
- **Westchester Community College Center for Digital Arts:** The College offers workforce training, collaborates with the local artist community, and is a strong partner in community events and the revitalization of downtown.

All projects described in this application have been vetted at Common Council meetings, and the public has provided input. For those who cannot attend meetings or watch live on the Government Access Channel, the City records meetings for TV viewing and posts them to the City's website. Downtown property owners and merchants are provided updates of City initiatives, and collaborate at the monthly BID meetings. All these efforts result in an open community engagement process that creates a unified vision for Peekskill's CORE District.

Peekskill's Mayor Andre Rainey and the Common Council are enthusiastic and supportive of the DRI as evidenced by the resolution in the attachment, and they are collaborating on the City's revitalization efforts. Several Council members have businesses in the CORE District, and one serves on the BID Board of Directors. The Mayor and Council work efficiently and effectively to establish policy and promote private development to advance the City's goals that are aligned with REDC policies.

The City's initial local lead will be Jean Friedman, AICP, with 17 years of City longevity and 36 years of city planning and development experience. The Department will collaborate with other City departments and outside consultants to assist the Mayor and a local DRI Planning Committee oversee the plan's development and implementation.

8) Readiness: Describe opportunities to build on the strengths described above, including a range of transformative projects that will be ready for implementation with an infusion of DRI funds within the first one to two years (depending on the scope and complexity of the project) and which may leverage DRI funding with private investment or other funds. Such projects could address economic development, transportation, housing, and community development needs. While such projects should have demonstrated public support, it is recognized that projects will ultimately be vetted by the Local Planning Committee and the State. Explain how the majority of projects proposed for DRI funding demonstrate their readiness for implementation.

These suggested projects have been vetted with the public over the years but never implemented, mostly due to a lack of funding. These are transformative projects that could be implemented within two years' time. They've been strategically chosen for their ability to jump-start revitalization and to prompt others to invest in Peekskill. If selected as the 2018 DRI Community, Peekskill and the LPC will review and analyze these and other potential projects, and recommend the final list after significant public input and support. These projects will leverage significant private funds, build on existing community strengths, and advance the City's vision to become the Hudson Valley's premier downtown.

- A local businessman recently purchased a very prominent building in downtown that was vacated by the NYS Workers' Compensation Board. A joint proposal with the internationally renowned Hudson Valley Center for Contemporary Art (HVCCA) was presented to the City that earmarks this downtown location for the non-profit **Museum of Contemporary Art (MOCA)** with an arts education component. The upper floors will be renovated with private funds into a boutique hotel, bringing tourists and art lovers into the heart of downtown. This \$7M rehabilitation project will add 30 jobs, and will be a major boon to the CBD if sufficient capital is provided for the museum's relocation and space renovations.
- The **Downtown Gazebo** is the recognized center of the CBD, but is slowly deteriorating and no longer attractive as a central public meeting place. Funds are needed to redesign this City-owned plaza to re-create a welcoming gathering place in the city center.
- **Building Repurposing:** The completion of the Central Firehouse in the center of town has made two new significant properties available for redevelopment in the CBD. DRI funding will help repurpose and rehabilitate these City-owned properties into attractive business investments for job generation.
- **Commercial Corridor Streetscape Improvements:** In recent years, 7 major streetscape projects have been completed in downtown, but funding is needed at several more crucial locations. The City's vision is to connect the CBD with the TOD/waterfront area using Central Avenue as a pedestrian-friendly corridor with a linear park along the day-lighted portion of McGregory Brook. DRI dollars would significantly enhance and spark pedestrian activity on this corridor which will attract new businesses and economic investments along this link. Additional capital will improve the lighting, aesthetics and safety along Park Street to increase the utilization and attractiveness of the James Street garage for workers, patrons and students.
- In the Waterfront/TOD area, there are several City-owned parking lots occupying **Strategic Development Parcels** that have breathtaking views of the river. A large vacant lot is available under Route 9, and the City is in a position to lease or purchase the property from NYS DOT. A new parking lot would free up other valuable land to facilitate transit-oriented development.
- **Fleischmann Pier:** The City's plans to reconstruct the pier for tourism are complete and awaiting permit approvals. Several stakeholder meetings and public presentations were held for input. The project includes an event space for open-air entertainment in Charles Point Pier Park, floating docks for small watercraft, and a new Hudson River pier for large capacity tourism vessels. The 'SS Colombia' and other tour boat companies have expresses serious interest, with capacity for 300 visitors. DRI dollars will spark a maritime tourism industry and result in spin-off economic benefits for businesses in the region, including nearby Buchanan [\$2M to be requested through 2018 CFA].
- **Lower South Street:** An 11.6 acre city-owned site located on Lower South Street just off Route 9 has been positioned for development of a mixed use facility. The City secured DEC Brownfields Tax Credits with favorable rates. Discussions with

investors to develop the site are very positive and encouraging, and will be vetted with the public shortly. Peekskill anticipates negotiating an LDA within the next few months. DRI funding is necessary to relocate a sanitary sewer line to facilitate development on the site. This work will leverage an estimated \$20M to \$30M of private investment and bring new permanent jobs that create economic development spin-offs.

- The **Downtown Parking and Signage Analysis** is being implemented to optimize parking usage and to add directional/wayfinding signage. Capital investment is necessary to make user-friendly improvements to the James Street garage and to install directional and wayfinding signage for functionality.
- **Complete Streets:** Peekskill implemented recommendations from the Complete Streets Workshop, but several recommendations in the CORE District remain unfunded (e.g. modern refuse containment technology, dedicated bicycle lanes, 'HAWK' beacons, dedicated bus stop pull offs, tree pruning, wayfinding kiosks). With DRI investment, developing Peekskill using 'complete streets technology' would greatly add to its walkability, attractiveness, and quality of life.
- **Advanced Broadband Network:** In order to maintain a regional, competitive position for existing and new businesses, Peekskill is interested in participating in the County's 'Gigabyte Broadband ComPACT Project.' Providing advanced high-speed, state-of-the-art internet access is integral to attracting entrepreneurs, sparking technological innovations, and promoting 'digital recreation' in public spaces.
- **The Downtown Retail Recruitment Study** analyzed market data and identified appropriate niches and revenue leakage for downtown business growth and expansion opportunities, and created a work program to attract those businesses. This study includes an implementation program that needs funding to carry it out.
- **Placemaking Opportunities:** Peekskill is in need of a marketing and branding campaign, in coordination with the BID, Chamber of Commerce, Historic Hudson Rivertowns and other interested stakeholders to promote its successes. DRI funding would generate tangible products (videos, print material, website, banners, etc.) that highlight Peekskill's assets and announce that we are a community that is 'happening' and open for business.

9) Administrative Capacity. Describe the extent of the existing local administrative capacity to manage this initiative, including potential oversight of concurrent contracts.

Mayor Andre Rainey, the Common Council, Business Improvement District, Chamber of Commerce, and local community leaders and stakeholders are in full support of participating in the Downtown Revitalization Initiative. Mayor Rainey is a community collaborator, and maintains strong relations with the schools, local businesses, religious and non-profit groups, and underserved populations. The Mayor is being honored by the Business Council of Westchester as a recipient of the 2018 Rising Stars – 40 under 40 Award. City Manager Richard Leins oversees daily City operations and is prepared to dedicate the necessary resources to implement the DRI. City Department Heads – including Planning & Development, Public Works, Building, Finance, Legal, Water and Sewer – will assist in managing the individual projects to be identified in the Strategic Investment Plan, with interface from the selected DRI consulting firm and from the Local Planning Committee. The LPC will be spearheaded by the Mayor, with support from the BID, Local Development Corporation, Chamber of Commerce, and community leaders. Collectively, this core team will facilitate the implementation of DRI funding. The City has demonstrated incredible ability to manage concurrent projects while keeping them on time and within budget. Over the last three years, Peekskill has completed \$20M and currently manages \$30M in public projects. Many of these were funded by partnering with NYS through ESD, DOS, NYSERDA, DEC, OPRHP, HTF, EFC, DOT and HCR, and a significant number of grants have been successfully completed and closed out. If selected, Peekskill will make DRI projects city priorities and allocate the necessary staff and resources to successful implementation.

10) Other. Provide any other information that informed the nomination of this downtown for a DRI award.

Peekskill's past performance, present initiatives, and future visions align with MHREDC goals, evidenced by investment and job growth in the food & beverage cluster; tourism to entertainment and recreational venues; and extensive improvements to public infrastructure. Additional reasons why Peekskill is ready for DRI funding include:

- **Fiscal Health:** The financial position of the City continues to improve every year, providing economic stability, positive operating results and an increase in fund balances. In 2017, Moody's Investors Service confirmed the City's Bond Rating at A1 with a Positive Outlook, citing the City's solid management and conservative budgeting practices. In 2017 the City again was recognized by the Government Finance Officers Association with a 'Certificate of Achievement for Excellence in Financial Reporting' for the issuance of a Comprehensive Annual Financial Report (CAFR). The CAFR provides for full disclosure and transparency of financial data, allowing users of our financial statements to make informed decisions of the City's fiscal position. The City is well-positioned fiscally to support a significant influx of public dollars and private investments.
- **Shared Services, Governmental Partnerships:** Peekskill maintains several inter-municipal agreements (IMA) with surrounding communities, including the Town of Cortlandt's shared ambulance services and the Village of Buchanan's back-up police and fire assistance. The new Central Firehouse will contain a fire training center that will be shared with other communities, eliminating significant costs for duplicate training facilities. Peekskill is coordinating with the Village of Buchanan and Westchester County to complete the waterfront trail's final connection to Lents Cove Park in Buchanan. Peekskill and Cortlandt teamed up to participate in a regional Sea Level Rise Workshop conducted by the Nature Conservancy in support of a regional approach to sustainable planning.
- **Regional Impact:** With the impending closing of nearby Indian Point in 2021, it is vital to think and act regionally. Peekskill, Cortlandt and the Village of Buchanan are sharing services and ideas for fiscally sound solutions in anticipation of reduced resources. The loss of Entergy's tax revenues to the Hendrick Hudson School District will affect nearly 227 public school aged children and 357 property owners living in the south end of Peekskill. The City receives substantial philanthropic funding from Entergy for quality of life events. The Holiday Inn Express and other businesses that rely on discretionary and visitor spending from Indian Point will need to replace those lost revenues. Peekskill and its neighbors would greatly benefit from an influx of public funds to leverage private capital and to spur economic development. New infrastructure and community enhancements will pave the way for investors to develop underutilized property for job creation. Former Indian Point employees will take advantage of new opportunities that are created through business development in Peekskill. Economic spinoffs will 'spread the wealth' to Cortlandt, Buchanan, and the Hendrick Hudson and Peekskill School Districts. DRI funding would positively replenish lost economic activity and create businesses that will fill the gap for the region.

With a proven track record in managing public funding, attracting and retaining private investment, engaging in community collaboration, and gaining buy-in from legislative bodies, the City of Peekskill is ready to advance to the next level of revitalization, growth, and achievement for the betterment of the entire Hudson Valley Region. An infusion of \$10M from New York State will jumpstart community-envisioned projects that are focused on equity, environmental sustainability, inclusiveness, and innovation. DRI funding will build upon our momentum and establish Peekskill as *the place* for residents, businesses, visitors, and patrons to come and explore. 'Peekskill...It's Happening!' is emblematic of our current achievements and our bright future. It's Peekskill's time to be transformed into the ultimate model city in which to live, work and raise a family.

PEEKSKILL'S CORE DISTRICT

