

2019 Village of Brewster DRI Application

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

Municipality Name: Village of Brewster

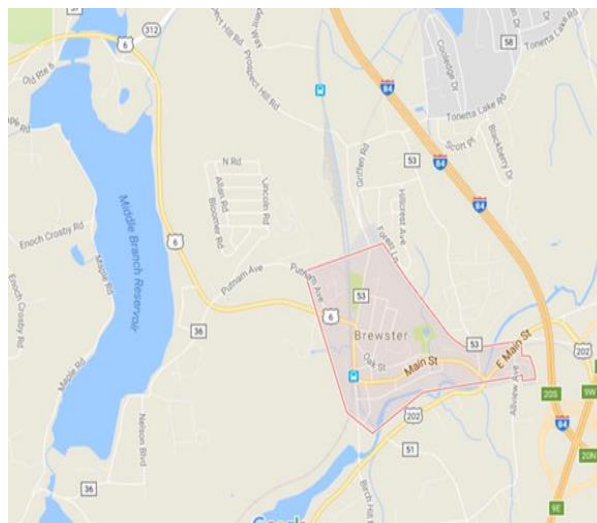
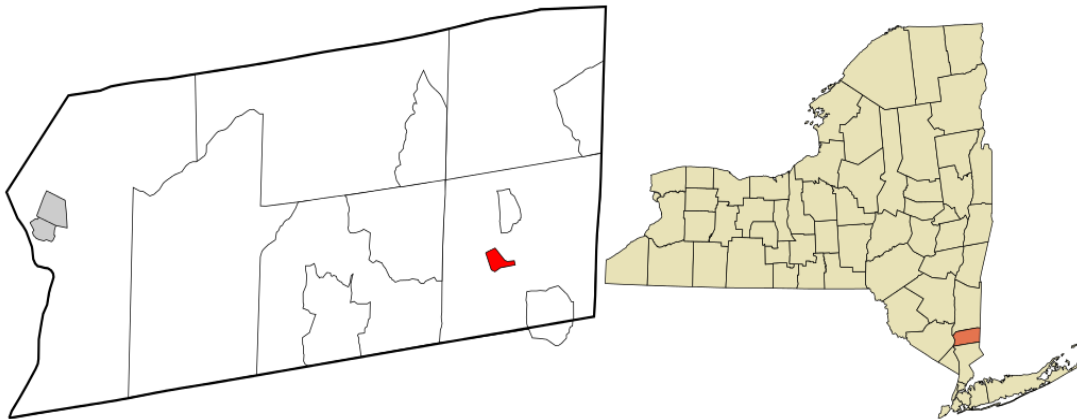
Downtown Name: Downtown Brewster

County: Putnam County

Applicant: Village of Brewster, Mayor James Schoenig
50 Main Street, Brewster, New York 10509

Contact Info: (845) 279-3760 x15; jschoenig@brewstervillage-ny.gov

The Village of Brewster is pleased to submit its application for the Downtown Revitalization Initiative Grant. The Village of Brewster is located within the Town of Southeast in Putnam County, New York. The historic Village is located in the most densely populated portion of the county, and is located about an hour north of New York City, 30 minutes north of White Plains, and 10 ten minutes from Connecticut and the city of Danbury. The Village is centrally located with close proximity to the crossroads of I-84 and I-684, and the Metro-North Harlem train line has a stop at the Brewster Train Station. Public bus service is also available with the Putnam Area Rapid Transit (PART) and Housatonic Area Regional Transit (HART) into downtown Brewster.



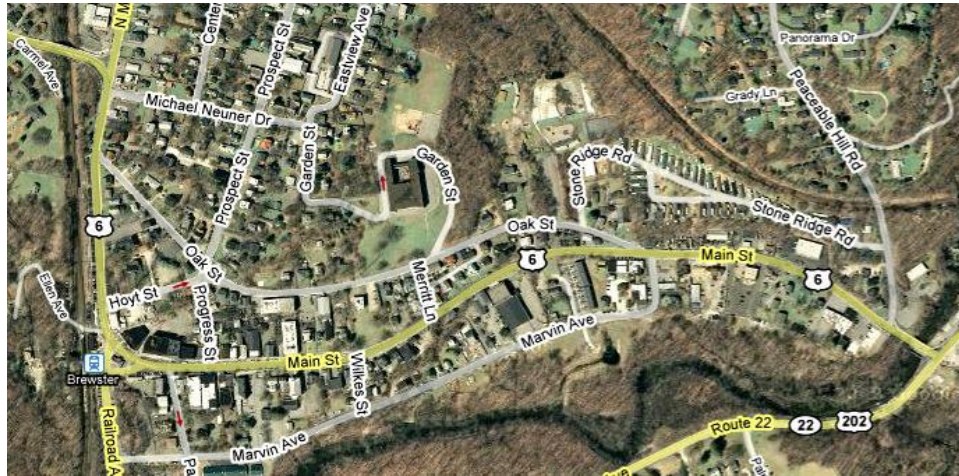
The Village Government has worked with the community since 2013 to establish a vision for the Village which culminated in an Urban Renewal Plan, Comprehensive Plan Update, and Revised Zoning Code at the conclusion of 2015.¹ Envision Brewster, a name aptly expressing the Village's revitalization efforts, is already underway. Although not part of this application, it should be noted that a separate first phase (Phase I) of transit oriented development that includes 290 apartments, 35,000 square feet of retail space, and expanded parking capacity with a pedestrian connection to the Metro-North train platform is progressing. The Transit Oriented Development (Phase I) is proceeding separately, is not included within the scope of this DRI grant application, and is currently in the site acquisition phase; however, mention of it here is solely to illustrate other separate upcoming investment and job creation opportunities currently occurring in the Village.

Throughout the "Envision Brewster" process many committee meetings (17) were conducted in conjunction with public engagement sessions attracting interest from local and regional organizations, e.g., Rotary, Chamber of Commerce(s), Pace Land Use Law Center, long-time residents and business owners, Putnam County and the Town of Southeast government officials, neighbors, Brewster Central School District, and local places of worship. The Village hired the services of a professional planning firm, VHB, to coordinate the composition of the Urban Renewal Plan, Zoning Code and Comprehensive Plan Update. Additionally, Pace Land Use Law Center was retained to conduct the public engagement sessions, and review the comprehensive plan update with particular attention to the goals and objectives as iterated by Village contributors. In addition to all the myriad interested parties providing input into the creation and manifestation of these reports, selected Developer, Covington Development, LLC, attended all the committee meetings and public engagement sessions in order to get a sense of what the community and professionals wanted and integrate it to their development proposals. In fact, at the urging of Pace Land Use Law Center, the Village Board of Trustees adopted a resolution establishing an economic development policy and process for the Village of Brewster. It is opined the Village has provided a stable yet flexible basis for the redevelopment of downtown Brewster.

In this grant application, the Village is drawing on many of the goals and objectives of its Comprehensive Plan Update which was thoroughly vetted by its residents prior to adoption. These goals and objectives also complement the Urban Renewal Plan. The Village is envisioning for the future the creation of a walkable Village and streetscape throughout its residential neighborhoods with connections to the heart of downtown or one of the key arteries that traverse the train station, key commercial districts of its downtown, and the Garden Street School repurposing into artists' working studios and galleries. The Village has long been called the Hub of the Harlem Valley and that moniker is taken seriously. The Village vision seeks to address how to improve the Village to support its revitalization; in fact, the hub of the downtown is clear, with the spokes radiating outward in multiple directions to Village parks, residential areas, bike and hike trails, art galleries and studios, historic sites, the proposed cultural art center and our world class trout fishing stream. The Village of Brewster has a lot to

¹ See, http://www.brewstervillage-ny.gov/images/stories/pdfs/URP/Urban_Renewal_Plan_Adopted_5-18-2016.pdf; See also, http://brewstervillage-ny.gov/index.php?option=com_content&view=article&id=67&Itemid=111&dir=%2F nfs%2F c07%2F h03%2F mnt%2F 103699%2F domains%2F brewstervillage-ny.gov%2F html%2F images%2F stories%2F pdfs%2F Minutes-BOT/Comprehensive_Plan_Final_Adopted; see also, http://brewstervillage-ny.gov/index.php?option=com_content&view=article&id=67&Itemid=111&jsmallfib=1&dir=JSROOT/Minutes-BOT/Building_Chapter_182_Zoning_Chapter_263_revised_adopted_2015

offer and is on the cusp of bringing its vision to reality. With this grant, Brewster can realize much of the vision outlined ahead and prepare the Village for the economic transformation that will drive opportunity, permanent jobs, tourism, sales tax dollars, property tax base, and restore a healthy balance to a once thriving part of Putnam County.



As part of the planning work, technical studies and alternatives and plan proposals were developed by a number of professional organizations, encompassing a broad citizens group known as Envision Brewster and a Comprehensive Plan committee, which included the Village Board of Trustees. While working to create a “Better Brewster”, these organizations focused on demographics, job training, and marketability of the downtown area, development of a Transit-Oriented Development (TOD) near the train station, urban renewal and zoning changes necessary to foster change. The various plan proposals that are incorporated in this application have been devised with extensive input from the local community. These groups examined a series of technical studies that addressed the Garden Street School, market potential for downtown businesses and TOD development and demographics, among others.

Village Mayor Jim Schoenig has been a guiding force behind the past few years of revitalization efforts and will continue to act as the Administrative Lead for the Brewster Revitalization if the Village is successful in its quest to be the 2019 DRI recipient. Mayor Schoenig has the full support of the Board of Trustees, Village staff and officials. The project is also supported in concept by the Putnam County Executive, MaryEllen Odell, and the Putnam County Department of Planning, Development and Public Transportation.

The community was heavily engaged in the development of the Comprehensive Plan Update and Urban Renewal Plan, both completed at the end of 2015. Pace Land Use Law Center (PLULC) coordinated the public engagement process and tabulated the results. Flyers and surveys were prepared and distributed in English and Spanish. The following is PLULC Community Engagement Summary:

The citizens of the Village of Brewster highly regard the historical value and architecture of the buildings in the Village. Specifically, there is strong agreement amongst the residents that there is great value in the old historic buildings such as the Churches, Walter Brewster House, Cameo Theater, the Old Town Hall and Garden Street School. The preservation and restoration of these, and other historical landmarks, is very important to the citizens of the Village. The Village’s many facilities are very important to maintain and it is abundantly clear that many citizens enjoy using local amenities, i.e., the local Public Library and dining at local eateries such as Bob’s Diner. The community values the location of the Village in relation to highway and train transportation. The

residents value and appreciate the presence of the Metro North Train Station, together with the design and upkeep of the station grounds. There is also strong appreciation of the open space and park areas available to the residents of the Village.

The major concern among Village citizens is the need for the addition of a variety of businesses to Downtown Brewster and Main Street. The Village believes it is necessary to create a focal point in the Village, a central gathering place, or something that will entice, encourage and effectuate the Village to become a tourist destination. The residents are also concerned with traffic congestion in the Village, the poor condition of its sidewalks and the overall lack of parking. There is strong community support for improving the aesthetics and connectivity of the Village. The residents are calling for the beautification of Downtown Brewster through more pedestrian-friendly sidewalks, and connectivity from Downtown Brewster to the residential districts, bicycle amenities, streetscape improvements, and access to clean, well-maintained parks

One-hundred eighty residential public opinion surveys were filled out with the top three priorities being:

- Improving/preserving the Main Street corridor,
- improving Brewster's parks and open space, and
- improving Brewster development and growth potential.

Fifty business surveys were filled out with the top three priorities being;

- improving/preserving the Main Street corridor,
- improving the residential areas in the Village, and
- improving the Village's development and growth potential.

In addition to the aforementioned committee meetings, two large public gatherings were held at Garden Street School and an additional meeting was held at Village Hall. These meetings were facilitated by Pace Land Use Law Center (PLULC) and supported by Putnam County Economic Development Corporation, Putnam County Planning Department, and Hudson Valley Pattern for Progress.

Five additional gatherings were held with various organizations with strong ties to the community including Patterson Rotary Club, Brewster Chamber of Commerce, Brewster Rotary Club, Brewster Hill Association, and Team Brewster.

Additionally, the following organizations were contacted by e-mail sent by PLULC:

- Hill Neighborhood Association
- Brewster Chamber of Commerce
- Putnam County Chamber of Commerce
- Putnam County Realtors Association
- Putnam County Land Trust
- Team Brewster
- HVC Coalition
- Elementary School PTA
- Middle School PTA
- High School PTA
- Brewster Rotary

- Temple Beth Elohim
- Brewster Presbyterian Church
- Church of St. Lawrence O'Toole
- Trinity Lutheran Church
- Grace Assembly of God
- First Baptist Church Brewster
- American Legion

A sampling of individual comments resulting from the community engagement sessions beyond the tabulated results:

1. *Embrace Latino culture in Downtown Brewster by expanding Hispanic restaurants, festivals, shops. This is what sets Brewster apart (for the better) and should be supported. The Village is likely the best site for TOD in Putnam County. It has dense housing, grocery stores and restaurants within walking distance, access to open space, actual sidewalks, and enough population to support retail-these are all assets. Make people see this; make the development community see this too.*
2. *Would be nice to have more employment opportunities within the community.*
3. *We must improve the quality of "charm" while providing a magnet for retail consumers. Improvement to appearance of homes, both single family and rentals, should be encouraged. We have the perfect location to attract retail business that provides employment and tax base. I could see the development of a Main Street shopping experience that includes designer outlet shops and dining with niche entertainment venues.*
4. *The Village has the potential to be as quaint and lovely as Cold Spring (the western part of the County) – we need to get it there.*
5. *I think we should create a theater out of the old village hall and get back the movie theater. Tarrytown did it and turned the city around. Restaurants, shops and other interesting businesses will soon follow when good entertainment is available.*
6. *It would be so nice to see the Main Street in Brewster revitalized like the downtown area in Beacon, NY. Quality places to dine and shop in. A place that you want to stroll through on an afternoon or hang out on a Friday or Saturday evening.*
7. *Yes, the neighbors are top notch here and it's one of the reasons we love living here. We need more art here such as communal studios to paint and make pottery. Many places have these art studios.*
8. *Again, I think Brewster has amazing potential in becoming an artsy area. Someone needs to be done with the Cameo, which is an eyesore. Better quality retail shops, etc. With such great access to the Village with Metro North being in the heart of Main Street we can certainly bring more visitors to Brewster, bringing more money to the Village, and upgrading the Village's reputation that I believe has already begun. I love living in the Village and feel confident the Comprehensive Plan will work wonders in achieving our goals for a better and charming Village.*
9. *Beautification and streetscape design, walkable and transit oriented. Village needs to be cleaned up-new plantings, new lighting, less blight.*
10. *Location has always been an asset. We have lots of commuters using the Village-let's make it attractive to linger-retail, upgrade facades-a theme (i.e., Cold Spring). Poor quality sidewalks and infrastructure (bridge by firehouse and Railroad Avenue). Quality of retail stores and signage/image is poor.*
11. *Thank you for including me in this Plan. Brewster has great potential and that is why I live here.*

The Internet was also used to reach out to the community. The Brewster Village website, Village Facebook account, the Putnam County Chamber of Commerce website, and the Putnam County Realtors website simultaneously posted announcements of meetings and availability of surveys on the internet to garner as wide an audience as possible. Print and electronic media coverage included articles in local papers and online media such as: The Putnam County Times, The Putnam Examiner and Southeast-Brewster Patch announcing meetings and links to public opinion surveys.

The Village of Brewster's public engagement process was extensive and thorough, reaching hundreds of people in person, through survey responses, and written comments. The overarching theme was one of optimism that the Village could be rejuvenated given the right investments in real estate and streetscape improvements. The water and sewer infrastructure has already been upgraded to accommodate the needs of a community twice the Village size without further investment. The Community Engagement Report, an appendix to the 2015 Comprehensive Plan Update which has references in this document, was an extensive outreach and reflects these DRI plans. In addition, the Village Board of Trustees held a public meeting and passed a resolution in support of the DRI Grant application built on the ideas and concepts described in the Comprehensive Plan Update and all appendices, Revised Zoning Code and Urban Renewal Plan as they accurately portray the goals and objectives of the Brewster downtown transformation and revitalization as reflected in these pages.

The mission of the Village of Brewster is to create a strong vibrant and inviting community that reflects its diversity, history and culture through the revitalization of its downtown core. By encouraging strong relationships between residents, the Village, businesses, educators, non-profits, and the faith based community will foster a balanced approach to renewed pride, image, appearance and values. The Village of Brewster will accomplish the vision for a better place to live, work, play and raise families with the following goals:

- encourage Transit Oriented Development (TOD) and revitalize the Village, focusing on the existing downtown core and redeveloping substandard sites and buildings;
- create jobs and career opportunities for Village residents;
- provide net positive tax revenue to the Village and the School district;
- provide a vibrant downtown and create a diversity of uses (live, work, shop, learn, and play);
- restore and subsequently maintain the Village as a preeminent regional destination;
- provide a mixed-use downtown setting to include residential, commercial, retail, hospitality, parks, open space, cultural, art, civic and other uses;
- create and enhance Village gateways;
- improve streetscapes and create a pedestrian friendly "walkable" environment;
- achieve the adaptive reuse of vacant buildings or rebuild where appropriate; and
- create a sustainable development by implementing smart growth and green building design elements in an economically viable plan.

With the train station, improvements to Village streets, sidewalks, appearance, cultural amenities in the Village including the Southeast Museum, Cultural Arts Coalition and Studio Around the Corner, historic attractions including the Walter Brewster House and Old Southeast Church, parks and recreation including the Empire State Trail through the Village and Wells Park, and economic opportunity, Brewster will be well on its way to the

revitalized Village envisioned. Through place-making, the Village will create a renewed “Hub of the Harlem Valley.” The Village Government has shown a willingness to listen and make changes for the better. The existing Main Street is significantly distressed and has been that way for a long time. The Mayor and Board of Trustees encouraged current property owners to put forward development plans or bring their properties up to modern standards and no one stepped forward. Recognizing the need and opportunity for change, this Village Government acted to move revitalization forward with those who believed in its future and had the resources to help achieve the proposed positive changes. Active participation has/is expected to continue at Planning Board public hearings from those who offer constructive ideas to advance the synergies and underlying themes running along the current Main Street.

Overall, the design is intended to address several fronts that have long been lacking in the Village. Constructing adequate parking for commuters and commercial Main Street patrons is of vital importance as it has been for decades. It is also important to provide for parking to allow the renovated Theater and expanded Library complex to flourish. Finally, it is planned to incorporate shared parking to serve Main Street businesses, new restaurants and retail surrounding the proposed southwest Main Street square and for the apartments above.

Offering restaurants and retail space for the walkable Village as well as neighbors who may want to drive in from nearby areas is another important feature. Attracting visitors back to the Village is vital to strengthening the regional community and having the right mix of amenities and attractions available, together with ample parking, can help make this transformation successful. Modernizing Village streets, sidewalks, pedestrian pathways, connections to recreation and cultural areas are all well thought out and nearly shovel-ready. Some, in fact, have been accomplished. The Village has a new park leased from the Town of Southeast, Wells Park, with a spur planned to connect to the Putnam County Maybrook Trailway running nearby. NYSDOT has plans to replace the Carmel Avenue Bridge and realign the roadway bringing a natural vehicle and pedestrian traffic pattern where none previously existed. New sidewalks are part of that plan and new sidewalks have been added to North Main Street to connect the Putnam Trailway (which is also a future component of the Empire State Trail) with downtown. The Morningthorpe Pedestrian Bridge project already underway will add to the walkable community connecting the existing Reservoir trail with a planned Croton River Walk Park leading up to Peaceable Hill Road and another connection to the Bike and Hike Trail. Recreation is circling and crisscrossing the Village with multiple access points using sidewalks, trails, and the Putnam County Bikeway.

Discussions continue in repurposing the abandoned Garden Street School building with a blend of apartments to include some with live-work space so artists can develop projects at their own pace whilst providing studios for the general public. This is just another of the many unique and forward-thinking amenities of this conceptual development.

Sustainable lifestyle features include live-work capabilities, connectivity, walkable and bikeable amenities, ride sharing, and community gardens and renewables. Environmentally friendly community systems include rainwater harvesting, responsible storm water management, composting and grey water, and solar and geothermal power will also be implemented with this phase of construction.



Conceptual Rendering – Brewster TOD Phase I, Tecton Architects

In addition, other recent investments and infrastructure improvements within the Village include: the Brewster Honda renovated in historic brick façade to fit with Village character; the Borden Condensed Milk Factory Renovation into modern Dental Offices and Restaurant; newly constructed BP Station; construction of 530 N. Main to 12 two-bedroom dwellings just 5 minutes' walk from the train station; Wells Park modifications and Maybrook Trailway path extension in Wells Park; Markel Park modifications; Carmel Avenue Bridge Replacement and Realignment; Brewster-Southeast Joint Fire District Reconstruction; 208 Main Street modern unattended lodging facility; Milling and Repaving 8 secondary arteries in the Village at a cost of approximately \$1.15 million dollars borne by the Village taxpayers; Library Expansion; Old Town Hall and Theater Restoration; Wastewater Treatment Plant and House Collection System; Water Production and Conveyance Refurbishment; Train Station Renovations and Village Clock; soon to be upgraded Morningthorpe Bridge into a pedestrian bridge connecting a neighborhood south of the Village to downtown; and the planned construction of the East Branch Croton River Walk Park.

DRI INVESTMENT IN PHASE TWO AND THE GARDEN STREET SCHOOL

The Village of Brewster is requesting assistance in an underdeveloped and underutilized section of Main Street/ East Main Street which extends to the south to Marvin Avenue, to the Carmel Avenue Bridge and Metro North Railway to the west and Peaceable Hill Road to the east and the Garden Street School and surrounding neighborhood streets to the north within the Village of Brewster. This downtown area also falls primarily within the Urban Renewal Area, which was adopted in April 2016 by the Board of Trustees in conformance with the requirements set forth in Article 15 of the General Municipal Law of the State of New York and based on the findings of the Blight Study for the Brewster Study Area dated and adopted in February 2015.

Hub of the Harlem Valley



The Downtown Revitalization Initiative area transformative projects would include a mix of residential townhomes, garden apartments, a luxury inn, and a mixed use arts and cultural center, along with pedestrian and streetscape improvements, with 27,000 square feet of commercial space planned and \$21.5 million in construction costs. In addition, 135 permanent jobs and 516 construction and design related jobs will be created.

Sun Homes, a recognized residential homebuilder, is proposing to build 36 2-3 bedroom rowhomes, 64 1-2 bedroom garden apartments, and a 20 room luxury riverfront inn. Sun Homes and Covington Development LLC is also engaged in discussions regarding the Garden Street School conversion, envisioning artists' live/work component in the proposed Arts and Cultural Center on the property.

Sun Homes has presented twice to the Board of Trustees, and is currently pursuing acquisition of the necessary properties with the intention of filing a full site plan application.

THE LOFT INN – Proposed DRI Cost of \$2,000,000

The Loft Inn will have 20 luxury efficiency waterfront units along the East Branch Croton River; the cost of building the inn will be \$4.2 million, with a built-out value of \$5.4 million. The intended market for these will be weekenders from the city, as well as weekday business travelers. They will be suitable both for nightly or short to medium term stays.



Concept Rendering – The Loft Inn along the East Branch Croton River

ROWHOMES

The 36 townhomes proposed will cost \$16.9 million to build, with a built-out value of \$23.2 million. These will be rowhomes, with front porches and private rear gardens and decks. These homes will be a short walk to the train station through the new linear park and along Main Street; they will be condominiums, and suitable for young families and couples.



Concept Rendering – Townhomes south of Main Street

GARDEN APARTMENTS

There are 64 apartments proposed to be constructed at a cost of \$13.2 million, with a built-out value of \$18.4 million. These will also be a short walk to the train station and retail shops on Main Street, and will be suitable for professional singles and couples, and empty nesters seeking a walkable village lifestyle.



Concept Rendering – Garden Apartments

RETAIL SHOPS AND OFFICES ON MAIN STREET

This phase also includes the reconstruction of retail and office space on Main St, featuring 18 retail spaces with 18 offices above directly on the newly constructed Main Street sidewalks, totaling 27,000 square feet, with a built-out value of \$6.8 million.



Concept Rendering – Retail Shops and Office Space along Main Street

MAIN STREET STREETSCAPING IMPROVEMENTS AND LINEAR PARK – Proposed DRI Costs of \$533,000 for Main Street Retaining Wall, \$500,000 Linear Park, \$1,330,000 Sidewalks and Streetscaping

Phase II improvements include the improvement of Main St between Route 22 and Marvin Avenue, with sidewalks, street trees, streetlights and landscape improvements on both sides of the street. Also planned is a linear park along Main St, serving as a walking destination on the other end of Main St from the train station.

The Village is currently investing \$1.15 million dollars in road resurfacing on key secondary arterial streets. The NYS DOT is replacing the Carmel Avenue Bridge over the existing MTA tracks and realigning the street to line up with Michael Neuner Street with a traffic signal. This new bridge will have sidewalks on both sides and sidewalks will be rebuilt on the west and east side of the bridge for several hundred feet. The traffic signal will provide safer passage for pedestrians and vehicles making the Village more walkable along Carmel Avenue and N. Main Street.

A retaining wall along Main Street is needed to allow for development of the eastern portion of Main Street at grade. Further projects for walkability would be sidewalk and curb replacement along the 8 roads being repaved. Each of these roads leads to and from the train station like spokes on a wheel, further providing the walkable Village concept, with the train station and Main Street as the hub.



Concept Rendering – Main Street Linear Park

GARDEN STREET ARTS and CULTURAL CENTER – Proposed DRI Cost of \$6,020,354

The Garden St. School in the Village is a shuttered 60,000 square foot former elementary school facility on 10 acres, in the heart of the Village and less than 10 minute walk to the Brewster Village Metro-North Station. Through a Public-Private Partnership, the Village proposes to renovate the building into an arts and cultural center, featuring a theater (the school has a gymnasium with a stage and fly tower currently), an art school or studios, a gallery and artist live/work studios. The additional required parking would be added through structured parking on the rear of the property.

Substantial work is required to the building, including environment remediation, structural upgrades, replacement of electrical, HVAC and plumbing systems, a new roof and windows, and bringing the building up to building code and meeting current ADA accessibility standards.

Brewster Village is in negotiations with Covington Development LLC and Sun Homes to enter into a Public-Private partnership to acquire the property as a key step in establishing the vision in the master plan.



Garden Street School – Existing Conditions Photo and Concept Rendering

Full build-out of the proposed mixed use facilities will attract a highly talented segment of our population that will secure our future and that of our neighbors for decades to come. Utilizing the very same rail station that Walter Brewster built connecting Brewster with New York City and Westchester County, we can attract and retain entrepreneurs, creative artists and craftsmen, experts of numerous disciplines, and technical prodigies who are products of our own schools and universities, as well as highly skilled immigrants enticing them with space, infrastructure, cultural and recreational amenities to provide the framework and nurturing environment to start their own business or use Brewster as a commuting hub into Manhattan or other accessible specialty job cluster. In sum, we are forging a stronger, more resilient and lasting economic and social community. Most importantly, we are transforming Brewster into a destination for tourism, the arts, culture, restaurants, entertainment, lodging, live-work studios, modern housing, access to commuter rail and interstate highways, and some of the finest recreational opportunities New York has to offer including a world class trout fishing stream and the Downtown Revitalization Initiative funding will go a long way in furthering the Village's transformation.

GARDEN ST SCHOOL - IMPROVEMENT BUDGET			
5/22/2019			
COST TO RESTORE BUILDING TO STATE OF GOOD REPAIR			
Site Elements	\$ 34,500		
Roofing	\$ 570,240		
Envelope Elements	\$ 818,800		
Structural Interior Elements	\$ 640,965		
Electrical	\$ 66,000		
Plumbing	\$ 241,000		
HVAC	\$ 4,818,000		
Special Construction	\$ 535,000		
Emergency Systems	\$ 36,000		
		\$ 7,760,505	<i>source: KG&D Arch. 2011 Building Report Card</i>
Environmental Remediation		\$ 840,000	<i>asbestos, lead paint present in building</i>
TOTAL COST		\$ 8,600,505	
DRI GRANT CONTRIBUTION	70%	\$ 6,020,354	

SUMMARY OF COST ESTIMATES, JOB CREATION, AND TOTAL VALUE

DRI RELATED IMPROVEMENTS						
Addition of Sidewalks			1,330	x	\$ 1,000	\$ 1,330,000
			ft improved		per lin. Ft	
Main St Retaining Walls			6500		\$ 82	\$ 533,000
			sq ft		per sq ft	
Linear Park						\$ 500,000
Garden St School Improvements						\$ 6,020,354
Loft Hotel						\$ 2,000,000
Total Cost of DRI Related Improvements						\$ 10,383,354
ENVISION BREWSTER PHASE II IMPROVEMENTS						
Retail	13,500	x	\$250	=		\$ 3,375,000
	sq ft		per sq ft			
Office	13,500		\$250			\$ 3,375,000
	sq ft		per sq ft			
Apartments	64,875		\$285			\$ 18,489,375
	sq ft		per sq ft			
Townhouses	46,800		\$400			\$ 18,720,000
	sq ft		per sq ft			
Loft Hotel	10,000	x	\$540			\$ 5,400,000
	sq ft		per sq ft			
Total Value at Buildout						\$ 8,775,000
PHASE II JOB CREATION	<i>Source: https://www.dot.ny.gov/recovery/jobs</i>					
Permanent Jobs	27,000	5				135
	sq ft	jobs / 1000 sq ft				
Construction Related Jobs	\$21,479,869	24				516
	cost of buildout	jobs / \$1m cost				
OVERALL ENVISION BREWSTER IMPROVEMENTS						
Retail / Office / Commercial	120,000	x	\$190	=		\$ 22,800,000
	sq ft		per sq ft			value at buildout
Residential	800	x	1200	=	960,000	\$ 211,200,000
	units		sq ft / unit		total sq ft	value at buildout
					x \$220	=
					per sq ft	
Total Value at Buildout						\$ 234,000,000