ENVISION BREWSTER

A REPORT FROM PATTERN FOR PROGRESS FELLOWS:
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THE REALITIES
BREWSTER, NY

Goal: Creation of an Implementation Plan to address the Revitalization of Main Street in the Village of Brewster

Strengths:
✓ Historic architecture
✓ Ideally located on the Metro-North Rail linking Brewster to NYC Metro areas
✓ Plans to connect the “Old Put” to the Putnam County Rail Trail
✓ Numerous areas available for development

Challenges:
✓ Low home ownership rate of 22.5%
✓ Existing “Master Plan” and strict zoning regulations may limit development opportunities
✓ Lack of shopping and community engagement activities
✓ Strained relationships between the business community and local government
## BREWSTER DEMOGRAPHICS

<table>
<thead>
<tr>
<th>Category</th>
<th>Census 2000</th>
<th>% of total</th>
<th>Census 2010</th>
<th>% of total</th>
<th>% change 2000 to 2010</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>2162</td>
<td>67.9%</td>
<td>2390</td>
<td>44%</td>
<td>+10.54%</td>
</tr>
<tr>
<td>Non Hispanic</td>
<td>1468</td>
<td>67.9%</td>
<td>1052</td>
<td>44%</td>
<td>-28.33%</td>
</tr>
<tr>
<td>Hispanic or Latino</td>
<td>694</td>
<td>32.1%</td>
<td>1338</td>
<td>56%</td>
<td>+92.79%</td>
</tr>
<tr>
<td>Total Housing Units</td>
<td>881</td>
<td></td>
<td>961</td>
<td></td>
<td>+9.1%</td>
</tr>
<tr>
<td>Occupied</td>
<td>840</td>
<td>95.3%</td>
<td>862</td>
<td>89.7%</td>
<td>+2.62%</td>
</tr>
<tr>
<td>Vacant</td>
<td>41</td>
<td>4.7%</td>
<td>99</td>
<td>10.3%</td>
<td>+141.46%</td>
</tr>
<tr>
<td>Owner-Occupied</td>
<td>208</td>
<td>24.8%</td>
<td>194</td>
<td>22.5%</td>
<td>-6.73%</td>
</tr>
<tr>
<td>Renter-Occupied</td>
<td>632</td>
<td>75.2%</td>
<td>668</td>
<td>77.5%</td>
<td>+5.7%</td>
</tr>
<tr>
<td>Average HH Size (Owner)</td>
<td>2.65</td>
<td></td>
<td>2.77</td>
<td></td>
<td>4.52%</td>
</tr>
<tr>
<td>Average HH Size (Renter)</td>
<td>2.48</td>
<td></td>
<td>2.72</td>
<td></td>
<td>9.67%</td>
</tr>
</tbody>
</table>
ENVISION A VIBRANT DOWNTOWN CORE

Village Goals:
Lower vacancy rate
Attract shoppers to Main Street
Develop a variety of shops, services, eateries
Offer entertainment, and community activities
ENVISION REUSE OF EXISTING STRUCTURES

Development potential - Garden Street School

- Further revitalize Main Street
- Connection to the train/mass transit system
- Enhance and build a walkable community.
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ENVISION VIBRANT ARTS & CULTURE

Arts Windows to fill empty storefronts
ENVISION VIBRANT ARTS & CULTURE

Launch Brewster Arts & Community Cultural Celebrations
Moving ahead to the future:

Hire Community Engagement Coordinator

• Revitalization of the Village would be best realized if a dedicated staff person was hired to facilitate the long-term vision, in terms of retail, the arts, culture and planning presented here today.

• Investment in this position would go a long way toward strengthening relationships and bringing fresh energy and vision to the Village, beginning with Main Street.