

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

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

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



ENVISION BREWSTER PROSPECT & PROGRESS

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.