



**WEBER PROJECTS III L.L.C.**

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**July 5, 2017**

Etha Grogan  
Assistant to the City Administrator  
City of Beacon  
One Municipal Plaza, Suite One  
Beacon, New York 12508

Dear Ms. Grogan,

We are pleased to present the enclosed response to the Request for Qualifications and Proposals For the property located at 23-28 Creek Drive. As the City knows, I am a developer that has been actively renovating and developing in the area approximately five years now. Working alongside local architects, engineers, and City Officials, we at Weber Projects understand the overall goals and desires that this community wants to put in place according to the City's Comprehensive Plan.

Weber Projects is proposing to demolish the existing buildings on the site, and build a four story commercial/ residential building that will house 10,000 square foot commercial coworking space housing Hudson22 and 9 residential units.

It has been no secret that since we first acquired the adjacent property located at 9-11 Creek Drive, we have expressed interest in obtaining this property to be incorporated in our overall development of the site. Our intentions are to accommodate more residential and commercial space while also increasing outdoor recreational areas. Keeping a nice aesthetic flow of the three properties would be accomplished as well.

We look forward to your response and further discussions pertaining to the proposal. If you have any questions, please do not hesitate contacting us.

Sincerely,

Tina Andress-Landolfi  
Weber Projects III L.L.C.  
Tax ID Number 46-2684028

23-28 Creek Drive  
Former DPW Site

# Development Proposal

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*Response to Request for Qualifications & Proposals*

Issued by:

The City of Beacon  
One Municipal Plaza  
Beacon, New York 12508



Weber Projects  
Hudson22  
Aryeh Siegel Architect

## 23 – 28 Creek Drive - DPW Site - Development Proposal

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### Summary:

The City of Beacon issued a Request for Qualifications & Proposals for the development of the property at 23-28 Creek Drive, currently the Department of Public Works complex which has moved to a new location.

The Development Team proposes to demolish the existing buildings on the site, and build a new 9-unit multi-family residential building with 10,000 square feet of commercial/light industrial on the first floor. The proposal includes continuing the Greenway Trail through the site as laid out by Lanc & Tully for the City of Beacon. Additionally, parking, paving, landscaping, and other site improvements will be part of the proposed development.

The property borders on 9-11 Creek Drive, a property owned by the Developer. The proposal for the former DPW site incorporates the new drive on the developer's property and integrates the 2 properties into one larger development.

The Developer hopes to use crushed rock from site demolition at his adjacent property as fill on the subject site to alleviate some of the elevation differences at the head of the Greenway Trail near Route 9-D.

The developer proposes to create a public park, integrated with the Greenway Trail, at the end of the property near Route 9-D.

The Developer is working with Hudson 22 to acquire the 10,000 square feet of commercial space. The following is a summary of their vision for the project.

### Hudson 22 Prospective Tenant

**Hudson22 will begin the process of bringing manufacturing back to Beacon, by offering the space, support and technology needed to enable individuals and small companies to engage in digital manufacturing.**

#### **FREE SPACE PROVIDED FOR SMALL BUSINESS ASSOCIATION ADVISORY SERVICES**

Square Feet- 200

Agreement in place for SBA to provide advisory services to H22 members and community. ‘

Agreement already has the support of the SBA Advisory Services Regional Director. Currently the nearest Hudson Valley SBA Advisory services are in Kingston and New Paltz.

Their government-funded, FREE services to companies and potential companies include:

\*Writing business plans

\*Smooth access to NY State Grants (possible ten year NY State tax exemption for any company in Hudson22 space)

\*Back up for SBA loans (up to 75% guarantees to enable lower cost bank loans to small businesses)

#### **TOTAL ESTIMATED JOBS CREATED IN YEAR ONE**

Including F-T and P-T

The space could create up to 30 new jobs, including H22, Company Offices, and Professional Offices.

There is the additional possibility that the space will be designated a special NY State zone, in which case all employees of all businesses in space (who are there for a full year) could apply for a full credit on NY State taxes for up to ten years. The SBA advisory group will facilitate our application, as mentioned on page one.

Estimated 4 partnerships with Beacon Main Street Businesses first year  
(Accuprint, Cafés, Video Services Provider, Computer repair)

Possible additional partnerships/internships with  
Web site designers, Writers, Graphic Design artists etc.

### **COMPANY OFFICES**

Square Feet- 3600

3 offices 1200 sf each

Confirmed agreement with Michael Haimen for IT Start-up

Handshake agreement with Whitney Mitchell, CEO Beacon Digital Marketing Group

In discussions with funded startup to be launched by part-time Beacon resident

### **MAKER SPACE WITH ROOM TO GROW**

Square Feet- 1500

Desktop computers with design software

3D printers

Laser cutter/engraver

Makerbots

Safety equipment

Priority use to trained members of the community

Educators for scheduled adult classes

Tours and demos for K-12

### **PROFESSIONAL OFFICES**

Square Feet- 1200

8 professional offices at 150 square feet each

Already approached by small business owners

The goal will be to attract individuals with the skills needed to help small businesses grow. In Silicon Valley this is called creating a start up "ecology."

### **COMMUNAL WORKING SPACE/EVENT SPACE**

Designed for Beacon residents 8 a.m. to 6p.m.

Very affordable for freelancers, writers and solo entrepreneurs.

Month to month rent: No long-term lease required.

Monthly renters have access to all amenities.

Opportunity to find "people" resources for referrals, networking and  
Business needs.

### **EVENING AND WEEKEND SPECIAL EVENTS**

Open to community- Sessions at least once a month on new technologies and business trends.

Expert commitments in place (e.g. Entrepreneur in Residence from Stevens Institute)



## **KITCHEN**

Square Feet- 250

(that doesn't include room for gathering space, which we may be able to add in plans)

Free coffee

Pop-up space for Beacon cafes/bakeries to supply snacks and cater larger events

## **LARGE CONFERENCE ROOM**

Square Feet- 400

Board room style: 12 people

Community preference for use

Available M-F weekdays for rental if availability

Evening and weekend use pro bono for qualified non-profit groups

Competitive research shows this will be attractive to companies based in Fishkill,

Wappinger Falls, etc., where meeting space is hard to find

## **SMALL CONFERENCE ROOMS**

Square Feet- 250 each

Two small conference rooms, 4 – 6 people each

## **“HOT DESKS”**

Square Feet- 150

Hourly rental 24/7

Beacon residents given priority during the week

Expect tourist traffic on weekend

## **PHONE BOOTHS**

Square Feet- 150 total

4 phone booths at 37.5 feet each for private conversations with

Enhanced Wifi

## **PODCAST AND VIDEO RECORDING STUDIO**

Square Feet- 250

Priority for members

Rental Availability to community

Strategic Partnership with Beacon video businesses

## COPIER/SCANNER/FAX

Square feet: 50

Black and white copies

Strategic Partnership in place with Accuprint on Main Street to  
Drive traffic to them for more complex jobs

### **Total Estimated Square Footage Calculations.**

9,600 SF usable and approximately 400 SF of common area space.

## Hudson 22 Description of Business

Hudson22 is developing a coworking (WAAS workplace as a service) community to serve resident and visiting individuals, teams and early stage companies.

Hudson22 provides alternatives to traditional office settings for resident and visiting entrepreneurs, freelancers, remote workers, and other independent professionals; as well as small or growing businesses, early stage companies, and corporate teams in need of short term space for retreats and projects.

## HISTORY OF BUSINESS

Founder Ronna Lichtenberg moved to Beacon about two years ago from Manhattan, where she launched two successful businesses. The second business started in a coworking space—in fact, one of WeWork's first locations (WeWork, a pioneer in coworking, has now become a publicly traded multibillion-dollar company (Kessler, WeWork Valuation Soars To \$16 Billion).)

The rapid growth of the “sharing market” in general, and the need for industry in the City of Beacon to support its growing housing market; prompted Ronna to bring the coworking concept to Beacon.

Seeing the potential for a profitable business, Ronna decided in late 2016 to build a coworking and communal event space in Beacon. She hopes to attract small business owners and entrepreneurs to run their businesses locally; strengthening Beacon's tax base and creating jobs in order to continue the steady economic growth in Beacon created over the last decade by tourism and the arts.

## BEACON'S NEXT INDUSTRY

Beacon's first renaissance was fueled by the artists who moved in after Dia: Beacon opened. We believe Beacon's next renaissance can only be fueled by a conscious focus on building a powerful start-up community that provides more and better jobs.

To do that, Beacon needs space for individual and small businesses to start, the knowledge to help businesses grow, and reasons for Beacon's youth to stay in the community—rather than relocate for better job opportunities.

One of the main attractions of coworking spaces is a sense of community

Coworking doesn't just provide flexible, open workspace (including hot-desks, office suites, conference rooms and event space): Coworking builds community and provides the opportunity for spontaneous interactions that generate ideas for new businesses.

Coworking is defined as a membership-based workplace. By appealing to members with a range of creative and technical skills, each member of Hudson22 will have the opportunity to contribute practical support and expertise. Hudson22 is assembling a group of talented individuals with diverse backgrounds needed to support each other's business education and growth.

It isn't just real estate: the coworking movement inspires community, collaboration, learning, and sustainability. Hudson22 will give back to the community by providing access to new technology and STEM (Science, Technology, Engineering and Math) tools. Combined with our social media presence, this will attract new businesses and investors; and cultivate stronger ties to educators. We have explored initial conversations with Hudson Valley colleges and Beacon High School for collaboration.

#### HUDSON22: A COLLABORATIVE ENVIRONMENT

Investors and educators alike talk about how businesses grow faster when there is the right "ecology"—that is, an ecosystem of nearby supporting businesses and services that provide a chance to make serendipitous connections. The goal for Hudson22 is to build this ecology.

In fact, the name Hudson22 refers to our desire to set the stage now for growth that will continue into the 22<sup>nd</sup> century

#### MARKET ANALYSIS

Since its inception in 2007, the coworking market has not stopped growing: Over 10,000 coworking spaces were open by the end of 2016 (Foertsch, 2016 Coworking Forecast). The number of spaces is expected to increase by 22% in 2017. This explosion of the coworking phenomenon in just under a decade means that by the end of 2017, nearly 1.2 million people worldwide will have worked in a coworking space (Foertsch, 2017 Coworking Forecast). These coworking spaces aren't going anywhere soon – in fact, the number of spaces planning expansions in their current space or an extra location is increasing. NYC boasts 74 brands of coworking spaces with one or more location; with many brands still expanding their space: "Manhattan has a record 5.3 million square feet of shared office space, according to real estate services firm Cushman and Wakefield, and Brooklyn has about 1 million square feet, with another 400,000 feet to come in the near future, according to a (2016) report from NYU's Rudin Center for Transportation." (Geiger and Flamm)

☐ Coworking spaces also boast increased membership numbers. With so many new locations opening, members switch more often: currently about 1/10 leave within three months.

☐ This year, due to an imbalance in the number of members across spaces, the Coworking Forecast introduced a new value; the "trimmed mean", calculated at 74 members per coworking space in 2017, up from 49 last year (Foertsch, 2016 Coworking Forecast). As membership rates increase and options multiply, occupancy rates remain stable at about 60%. The 2017 Coworking Forecast estimates on an average day 20% of a coworking space's members work: allowing us to sell more monthly memberships than seats.

## CURRENT INDUSTRY TRENDS

"As the "addressable market" of coworking grows, we are seeing growth outside of major metropolitan areas. Until recently, coworking spaces were limited to the Coasts and major cities in the US. Now shared spaces are developing in suburbs and exurbs, with new options popping up in the Hudson Valley. It's no surprise many of these new suburban locals are near transportation hubs or major interstate arteries—facilitating travel to urban bases. For example, 45% of the members of Serendipity Labs in Bethesda, Maryland are now remote employees of established companies (Makhijani).

This exodus is prompted in part by corporations' need for inexpensive space. It also satisfies their employees' desire to work near their homes; which are often in the suburbs. Intentional Community in the Hudson Valley Neighboring communities in the Hudson Valley are either already experimenting with or about to launch coworking facilities. In Poughkeepsie, Kingston and Newburgh, the coworking spaces are designed as part of larger, "intentional" communities which include housing and artist space. These communities are being created in old factories, with the help of government economic incentives (Co-Op Work Space is the New Corner Office). Nationally and internationally, the trend for both boomers and millennials (more markedly than for other demographics) is to live in smaller spaces and utilize more shared resources (i.e. Uber, Airbnb.) Hudson22 as a shared work space makes it possible for these generations to live in smaller spaces while enjoying the benefits of a strong community, including sharing new technological tools and equipment. At this point, there will be enough space to build a coworking environment that can truly support startups and small businesses attracted from Brooklyn and the surrounding area.

## MTA TRAFFIC FROM NYC

One market we intend to serve is day trippers to Beacon from New York City Boroughs. According to the Beacon Chamber of Commerce Website, Beacon is the most popular Metro North weekend destination (Beacon's Local Businesses, Communitys and Events).

This group is a highly profitable target, with enough income to pay \$25-\$30 for day passes (similar to average coworking prices in NYC). This large market potentially includes the 4.7 million freelancers in the New York metro region (Geiger and Flamm).

The combination of Beacon's high weekend MTA traffic from the city, and commuters' reliance on the existing coworking infrastructure in New York, will offer a profitable market segment for Hudson22.

## NEW RESIDENTS

Local real estate development is attracting more full-time residents to Beacon. Many of these residents are dual income families with one or both members commuting to the city on a regular basis. Given a chance to work virtually and effectively, we believe residents will choose to live in smaller spaces, without home offices; instead sharing office space (or what are called "third spaces") outside the home.

## The Development Team:

### **Rodney Weber**

Rodney Weber is a leader in Beacon's continuing resurgence. As a resident of the Mid- Hudson Valley for the past 15 years, Weber chose to live and focus on Beacon as the location most likely to experience continued and sustainable growth over the next decade. Weber's projects (ranging from Canada to New York State) include commercial, residential and condominium units providing an energy efficient product. With decades of construction experience under his belt, Weber initially studied mechanical-aeronautical engineering then decided to pursue a career as a model in order to raise capital and self-fund initial projects. He has currently finished and sold Phase One of a multi-building residential project in Beacon and he will be completing Phases Two and Three over the next 24 months. Weber is an active volunteer in Beacon, working on projects to help the city determine appropriate uses and locations for various public facilities. Known for his environmental integrity, work quality and emphasis on construction safety, Weber's vision is to provide residential and mixed – use development, which includes light industrial job creation solutions that further Beacon's fiscally, socially and environmentally responsible growth.

### **Mr. Phillip Cohen**

Mr. Phillip Cohen has spent the last 40 years as a corporate advisor in the United States, having graduated from Harvard Business School in 1973 with an MBA. He has been Chairman of Morgan Schiff & Co., since it's foundation in 1984 in New York City. During that period Morgan Schiff has been a top 20 US underwriter of equity and bond issuance on Wall Street, and has advised many US domestic and international companies on financing and corporate strategy. Mr. Cohen is also Chairman of Madison Park LLC, a financial and strategy advisor to a number of domestic and international firms. Both companies are now based in Florida.

Rodney Weber has worked closely with Mr. Cohen over the past 4 years on several of his real estate projects, developing an extensive bond of integrity and respect. With the proven upward growth and Beacon's forward thinking community and growing art world, Mr. Cohen is pleased to be included as one of the financial backers of the project. Rodney believes Mr. Cohen's forward thinking and wealth of knowledge in the business world is priceless and a great asset above and beyond his investment.

Having the financial portfolios and capabilities of all three investment members we can assure the immediate commencement of this project. With an understanding of the City's desire to get the project underway as soon as possible, we propose, if possible, to have the demolition of the existing buildings accelerated so we can display and advertise the new building without delay upon acceptance of our proposal. This early start will allow us to expedite the building process as well.

### **Dostie Construction, LLC**

Steve Dostie, the President, is already on board. The contractor is ready to commence this fall, assuming all necessary approvals are in place. Steve's whole team is not only anxious to start, but is already advertising the commercial spaces along with the town of Beacon as a whole in their home town.

## **The Consultant Team:**

### **Aryeh Siegel Architect**

#### **Overview**

Aryeh Siegel Architect's diverse portfolio of project types reflects the belief that broad experience expands the possibilities for solutions to the unique issues of each project. Experience with new construction, historic preservation, and the adaptive re-use of historic buildings in the Hudson Valley and surrounding areas has been a significant part of the firm's work.

#### **Professional and Educational Background**

Aryeh Siegel opened his practice in 1996 after serving in positions of responsibility at the offices of respected architects in New York City. Mr. Siegel works on a variety of public, private, and institutional building projects, with responsibility for initial feasibility and programming studies through construction administration. Mr. Siegel received his Bachelor of Architecture degree with honors, from Pratt Institute. He is a licensed architect registered in New York State and Massachusetts, and is a member of the American Institute of Architects and NCARB.

#### **Related Projects**

Aryeh Siegel Architect has provided professional services for a number of new construction, renovation, and restoration projects in the Hudson Valley and surrounding areas, ranging from initial analysis and programming, through design, construction documentation, and administration. Mr. Siegel recently completed the master planning, architectural design, and construction documentation for the Round House project in Beacon. He has been the architect for a number of large scale development projects in the area, including The Towne Crier, the Independent Cinema, Beacon Lofts & Storage, One East Main Street, The Beacon Theater, the Churchill Street Lofts and Apartments, and the design of the artist live work developments for Tallix and Max Protetch. Projects also include a significant number of building renovations and façade restorations on Beacon's Main Street, and the pro bono design work for the Beacon Welcome Center and the Beacon Dog Park. Mr. Siegel's worked with the Dia:Beacon Museum as an Owners Representative during construction of the museum, and currently provides architectural services to the museum on an as-needed basis. In his capacity as the Waterfront Coordinator for the City of Beacon, Mr. Siegel worked with State Agencies to help secure financing for several projects on the waterfront.

#### **Approvals**

Aryeh Siegel Architect has solid experience working with authorities having jurisdiction over public and private projects. Mr. Siegel has successfully steered a number of public and private projects through the Planning and Zoning Boards approval process, and has a strong track record of obtaining Building Permits in a timely manner.

### **Ronna Lichtenberg**

Ronna Lichtenberg is a hands-on strategic leader and advisor with decades of entrepreneurial success monetizing technology and intellectual capital across multiple, diverse business sectors. She has influenced both Fortune 500 organizations and promising start-ups to open up to new ideas, approaches, directions and technologies, and provided strategic advice, executional counsel and top-notch consultancy to C-level peers and founders. Ronna is a nationally recognized author and public speaker, and has served as a business expert on every major TV network and national business publication.

Ronna recently moved to Beacon, NY and is now Co-Founder & President of Hudson22, her latest startup, which will provide co-working, communal space, prototyping technologies and ultimately, innovative on-site education offerings to the Hudson Valley area, beginning in 2017.

Prior to her move, Ronna was CEO of Clear Peak Communications, a management consulting and business advisory firm she founded in 1997. She also served as CEO of Videotrope, a technology enabled service provider she co-founded in 2008, which within 18 months of launch had 6 Fortune 500 clients for its first easy to use flexible digital video communications platform.

Earlier in her career, Ronna served as Senior Vice President at Prudential Securities, Inc., where she headed Marketing and became the first woman in the firm's history named to its top management group, the Operating Council. She directed the firm's communications during a \$200 million dollar product crisis, personally defending the company in a Mike Wallace *60 Minutes* interview.

Ronna is a graduate of Harvard Business School's prestigious Advanced Management Program. Her three books have been published in eleven languages to rave reviews from both the mass media and business press.

### **Engineering Consultants**

The following consultants are prepared to start work on the project should the Development Team be selected by the City to create a development agreement with the City.

#### ***Structural Engineer***

Michael Carr  
2700 Route 9, Box 160  
Cold Spring, New York 10516

Michael Carr provides Structural consulting services on new construction and building renovation projects.

#### ***Mechanical / Electrical / Plumbing Engineer***

Gilson Engineering  
15 Shea Knolls Court  
Campbell Hall, NY 10916

John Gilson provides MEP consulting services on new construction and building renovation projects.

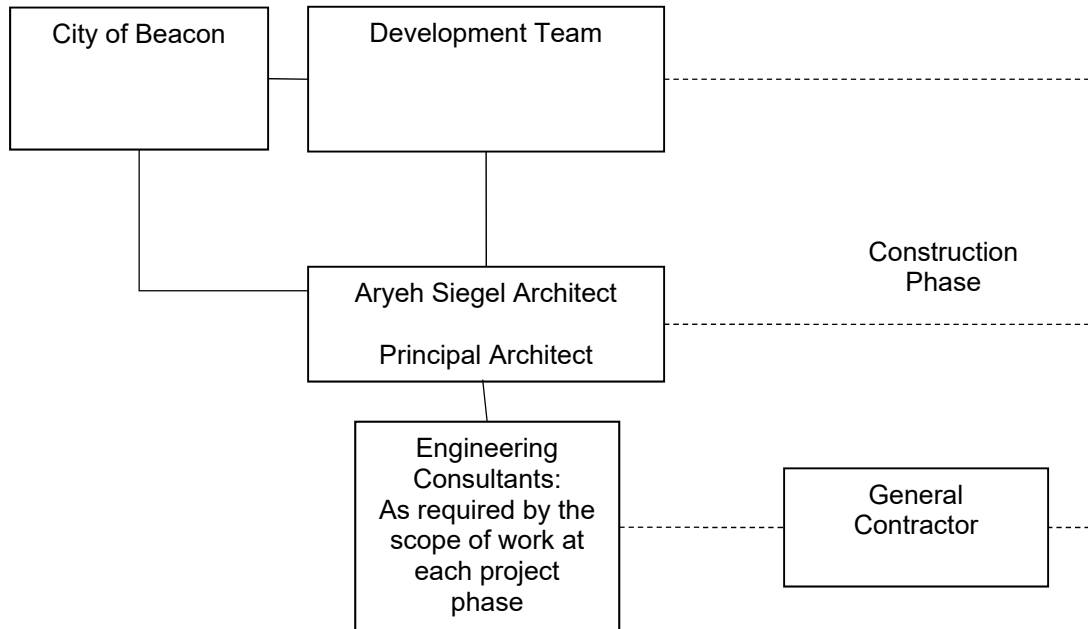
#### ***Site/Civil Engineer***

Hudson Land Design  
176 Main Street  
Beacon, NY 12508

Hudson Land Design provides Site/Civil consulting services for a number of Main Street renovation projects in Beacon and the surrounding area.

### Project Organization

Aryeh Siegel will be the main contact with the Development Team and administering agencies and will lead the project team, including consultants, from initial phases through construction administration. The following diagram describes the relationships between the various parties:





## **Planning Process**

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The Development Team created a schematic building design that responds in detail to the City's Request for Proposals, and integrates with development of the adjacent property at 9-11 Creek Drive.

The timeline for the planning process is outlined in the timetable provided later in this RFP response.

## **Conceptual Development Plan and Uses**

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### **Introduction:**

We propose to demolish the existing buildings on the site, and build a four-story building. There are two potential design options that would place the buildings on different areas of the site, depending on the outcome of the environmental review.

Both options will include 10,000 square feet of commercial space and an indoor garage of 26 parking spots reflecting architectural design and materials of the building currently under construction and the existing building at 11 Creek Drive. Both options will include a lot line adjustment of 9 Creek Drive to ensure the new commercial space and units are accommodated on the current DPW's lot.

### **Option A**

- first floor's dimensions will mimic that of 9 Creek drive housing Hudson22 along with the lobby and elevator for the 9 residential units.
- Seven 2000 square feet, duplex units, all with their own terraces, will sit on top of the roof of Hudson22 occupying both the 2<sup>nd</sup> and 3<sup>rd</sup> floors.
- All seven units will be two bedroom units with a potential office/study. Two, 3000 square feet, penthouse units containing 3 bedrooms will occupy the 4<sup>th</sup> floor with their own roof terraces.

### **Option B**

- First floor dimensions will be extended to the south an additional 3800 square feet (added to the previously site planned approved building footprint) to create the 10,000 square feet of commercial space.
- There will be three 2000 square foot apartments on floors two, three and four, for a total of nine apartments.

The following pages illustrate the proposed site plan, aerial view, schematic building plans, and building elevations:



Aerial View of Existing Site Conditions





View of Proposed Building

**Zoning:**

The property is in the Light Industrial Zoning District, which is complimented by the 10,000 square feet commercial/light industrial use proposed. The City of Beacon envisions residential use on the site, and will support Zoning changes to allow the residential use.

The City has expressed supporting a change in Zoning to several properties along the Fishkill Creek to the FCD Zone. The DPW site being one of them. Assuming the City is supportive of that change, we reviewed the Zoning requirements for the FCD.

**The following is a summary of FCD Zoning:***Uses by Right:*

The residential apartment use is as of right

*Setbacks:*

There is an average 50 foot setback buffer along the Creek, with a minimum of 25 feet at any point.

There is a 12' minimum setback to edge of pavement at public and private streets

*Building Height:*

Maximum building height in the FCD Zone is 3 ½ stories, or 45 feet. We would request a variance similar to the variance approved for the adjacent 4 story building at 54 feet to accommodate underground parking and additional height needed for the commercial space.

*Minimum Open Space:*

The open space would exceed the minimum 30% open space required by Zoning Code.

*Parking*

There will be at least one parking space per dwelling unit, plus one quarter space per bedroom, and one space for every two hundred square feet of commercial with a combination of garage and surface parking.

**City and Community Goals:**

The proposed development meets several of the City's and community's visions and goals by adhering to principles outlined in the Comprehensive Plan.

- The commercial space brings much-needed office space to Beacon.
- Hudson22 will provide low cost working space for freelancers and small companies
- Hudson22 will attract company teams who do not have other options for conference rooms
- The event space will be used for a variety of educational and training needs, including adult ed, professional associations, after school programs (including app development) and expert speakers.
- The "maker space" will provide local support for artists, who currently need to work with out of town providers. Additionally, it is essential to attract and create a variety of startup and small businesses in Beacon.
- The Development Team proposes to incorporate Green Building practices to the greatest extent possible in the construction of the project. This meets the Comprehensive Plan goal for Sustainable Development.
- New economic engines will benefit Main Street business from the additional population and foot traffic. This contributes to the expansion of the economic base.
- The proposed building design reinforces the Comprehensive Plan proposed standards for architectural design and building construction.
- The project strengthens the Comprehensive Plan goal of providing a variety of housing for Beacon's evolving demographics.

## **Timetable:**

The duration associated with each phase of work is estimated based on previous experience and on information provided in the RFP. The schedule takes into account the time required for work performed by the Architect and consultants, reviews by the Development Team and administering agencies, and time for bids to be prepared by contractors. Should our proposal be accepted by the City, the Development Team intends to pursue the required approvals as soon as a development agreement is reached with the City. We anticipate that the timetable for the project would follow the schedules below:

### *Phase 1 and 2 Environmental Review – 6 weeks*

Though the developer is not saying they don't want the property "AS IS", but that the city and a responsible developer should know what "AS IS" really is before understanding which area would be better developed. Knowing what potential remediation is necessary, if any, and having option 'B' will better protect both parties and all residents going forward. This cost of approximately \$12,000 will be the responsibility of the developer. If 'B' reduces and or eliminates the cost of remediation option 'B' will be chosen. Regardless the developer is willing to put an additional \$50,000.00 towards any remediation.

### *Title Search – 2 Weeks*

Within 5 business days of review the developer will provide a copy to the City's council.

### *Planning Board – 8 Months*

It will take approximately 3 months to prepare a Planning Board application and the required architectural, engineering, and zoning documentation. Once the application is submitted, it is expected that the Planning Board review process will take approximately 4 months given the expedited approval process for buildings in the CMS Zone.

### *Construction Documents and Building Department Approval – 4 Months*

Assuming approval is granted by the Planning Board, Zoning Board, and City Council, the Development Team intends to have their consultants prepare construction drawings in order to apply for a Building Permit as soon as Site Plan approval is granted.

### *Construction Bidding – 2 months*

The Development Team includes a General Contractor. The contract documents will be distributed to sub-contractors for bids on work that is not performed directly by the General Contractor.

### *Construction – 12-14 months*

Construction will commence after the Building Permit is issued and the sub-contractor bids are accepted by the General Contractor. The Developer proposes to obtain a demolition permit from the Building Department immediately upon the successful completion of an agreement with the City, in order to demolish the existing buildings on the site.

## **Project Completion:**

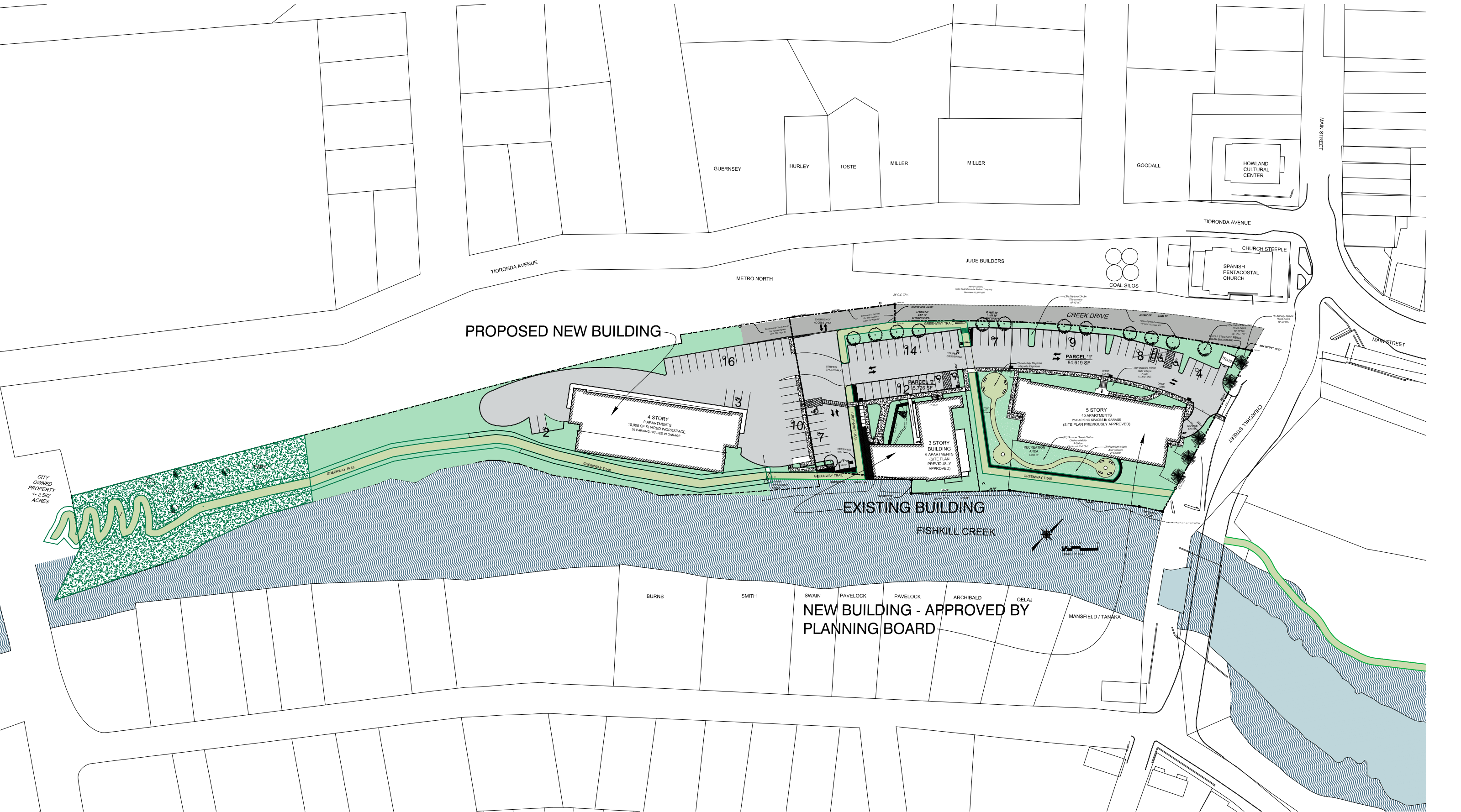
The Development Team is confident that the project can be completed in a timely manner. The Team has sufficient capital, access to financing, and contracting expertise to take the project from inception to completion according to the timetable outlined above. The Developer's consultant team has a track record of obtaining required approvals and completing projects of a similar scope and budget in a timely manner. The projected approximate budget is 4.3 million dollars.

## Property Purchase:

The proposed project represents a high level of development that would create benefits for the City and community including economic development and increased tax base with new roads and garbage maintained by the condo association not increasing tax base. In addition the developer will pay for the following:

-Demolition of existing building and infrastructure approximate cost:	<b>60,000</b>
-Replacement and rerouting of old city sewer pipe approximate cost: (Seemingly a high cost because of extensive hammering in 10ft + in bedrock.)	<b>100,000</b>
-Construction cost of the Greenway Trail and proposed park:	<b>100,000</b>
-Purchase price:	<b>100,000</b>

A continuation of the current development (aka 9-11 Creek Drive) and its new road ways and entrance will make commercial and economic development possible keeping the desired aesthetics of the overall project.



# CONCEPTUAL SITE PLAN

- 9 APARTMENTS PROPOSED
- 10,000 SF SHARED WORK SPACE
- CONNECT TO CIRCULATION SYSTEM PREVIOUSLY APPROVED FOR 9-11 CREEK DRIVE
- INTERIOR AND EXTERIOR PARKING

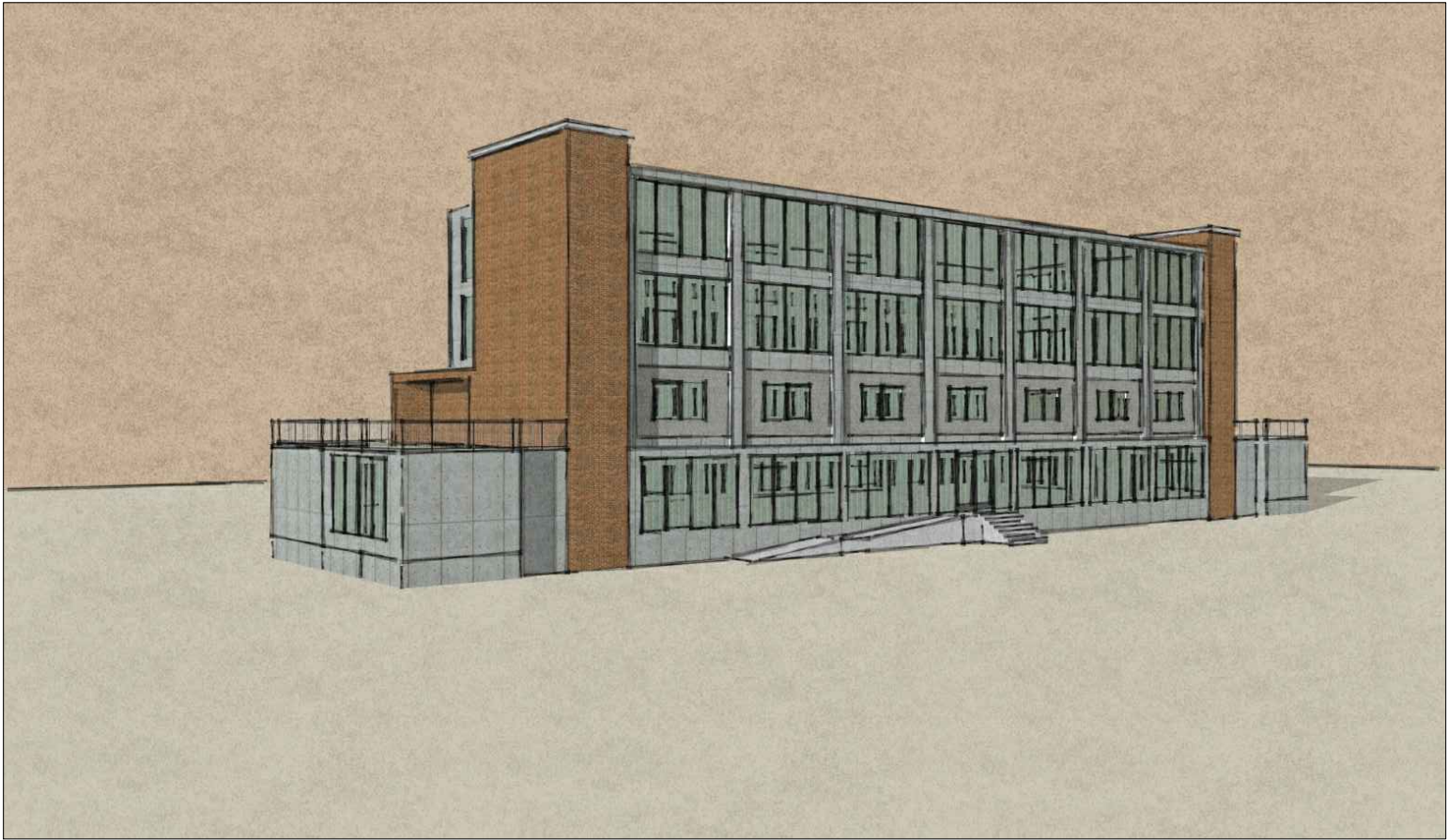
## Concept Design: 3 Churchill Street Mixed Use Commercial Residential

Beacon, NY  
Scale: 1" = 100'  
Aryeh Siegel Architect  
© 2017





VIEW



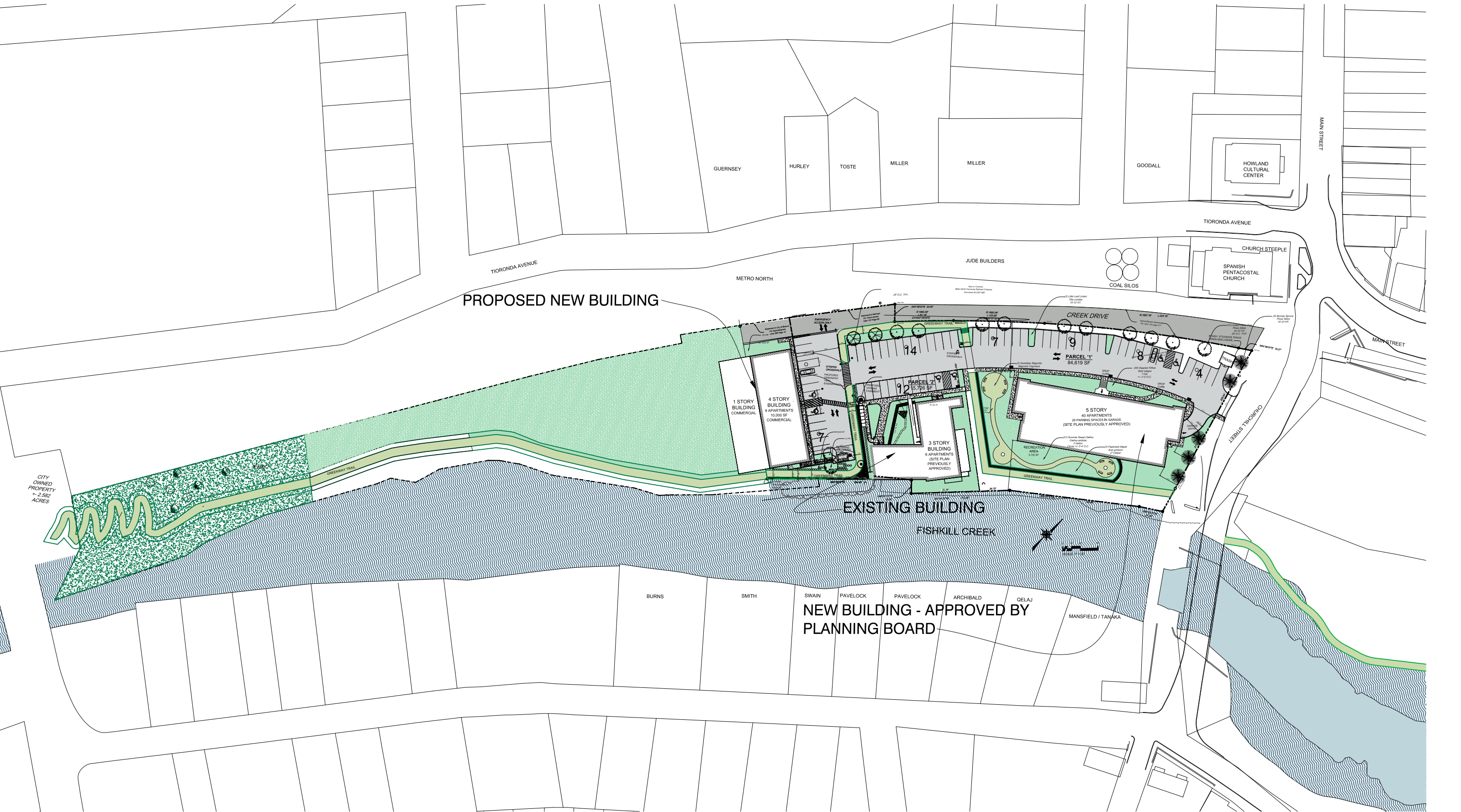
VIEW

- 9 APARTMENTS PROPOSED
- 10,000 SF SHARED WORK SPACE
- CONNECT TO CIRCULATION SYSTEM PREVIOUSLY APPROVED FOR 9-11 CREEK DRIVE
- INTERIOR AND EXTERIOR PARKING

**Concept Design: 3 Churchill Street**  
**Mixed Use Commercial Residential**

Beacon, NY  
 Scale: 1" = 100'  
 Aryeh Siegel Architect  
 © 2017





CONCEPTUAL SITE PLAN

- 9 APARTMENTS PROPOSED
- 10,000 SF SHARED WORKSPACE
- CONNECT TO CIRCULATION SYSTEM PREVIOUSLY APPROVED FOR 9-11 CREEK DRIVE
- INTERIOR AND EXTERIOR PARKING

Concept Design: 3 Churchill Street

Residential

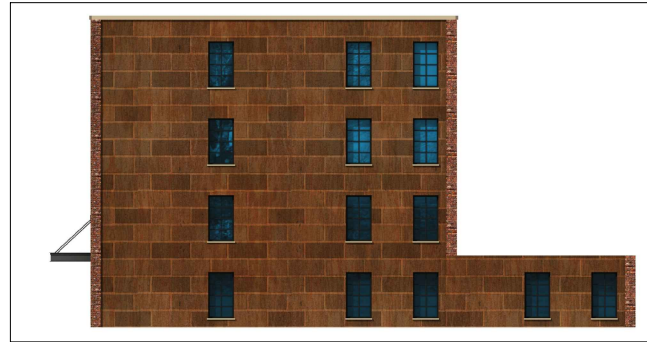
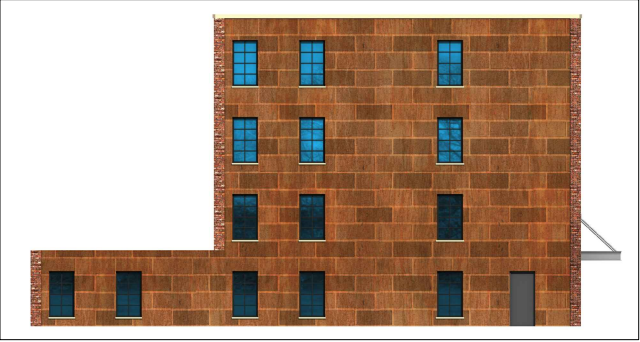
Beacon, NY

Scale: 1" = 100'

Arveh Siegel Architect

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ELEVATIONS



VIEW

CONCEPTUAL SITE PLAN

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