

ENVISION

BREWSTER

COMMUNITY

INVESTMENT

PUTNAM SCHOOL JOBS  
RESULT REVITALIZATION  
DESTINATION SPACE

ARTS  
CULTURAL  
PERFORMANCE

POTENTIAL LAND  
DESIGN FAMILY  
DIVERSITY

CONCEPT GREAT POPULATION  
HISTORY EDUCATION USE  
AFFORDABLE NEW  
PURPOSE  
ADAPTIVE REUSE

NEW

GRAND UNION



# The Context





# Site Plan







# A new Vision for the Village of Brewster

10.28.2020

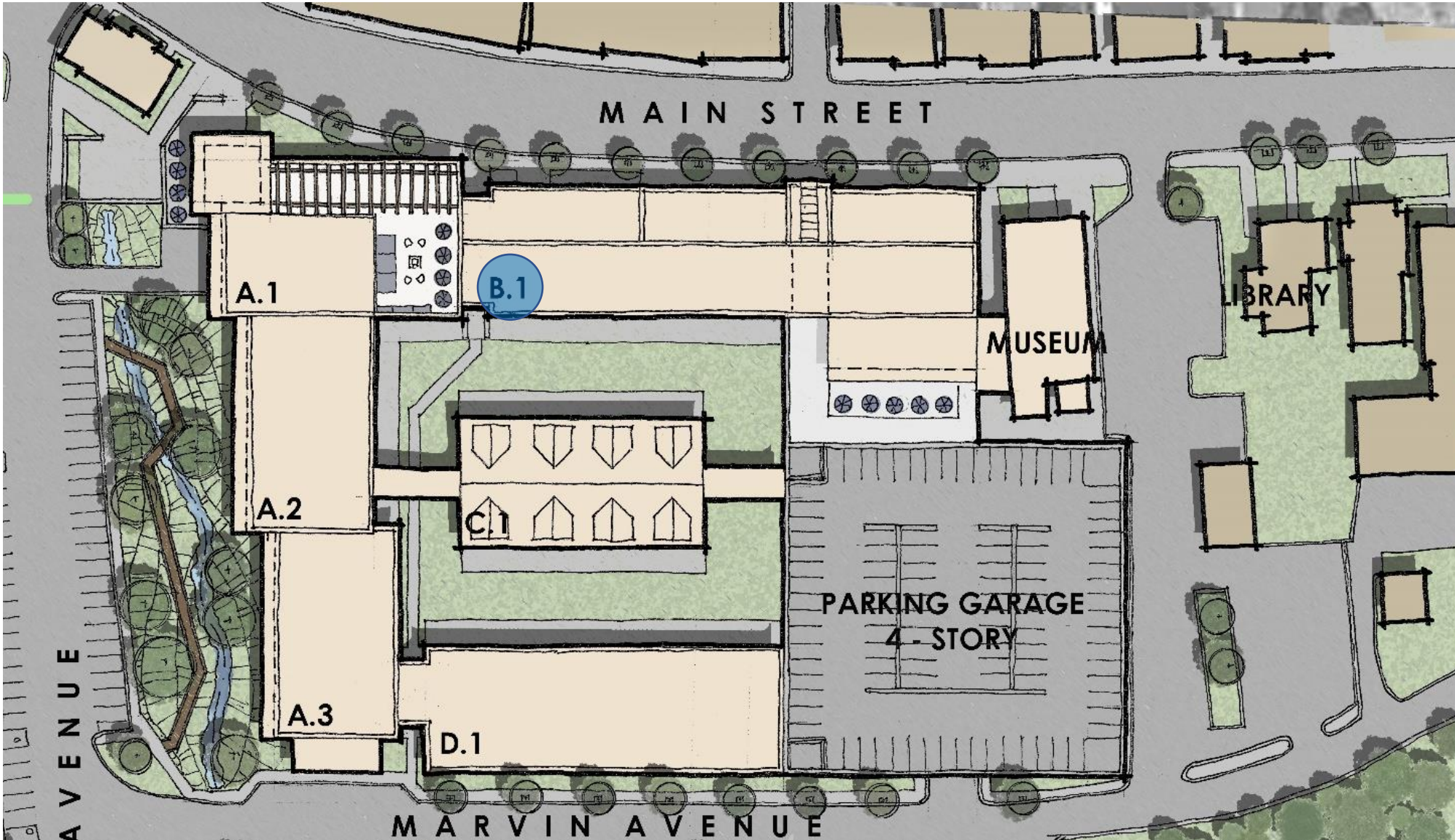
**Tecton**  
ARCHITECTS

# Site Plan





# Site Plan

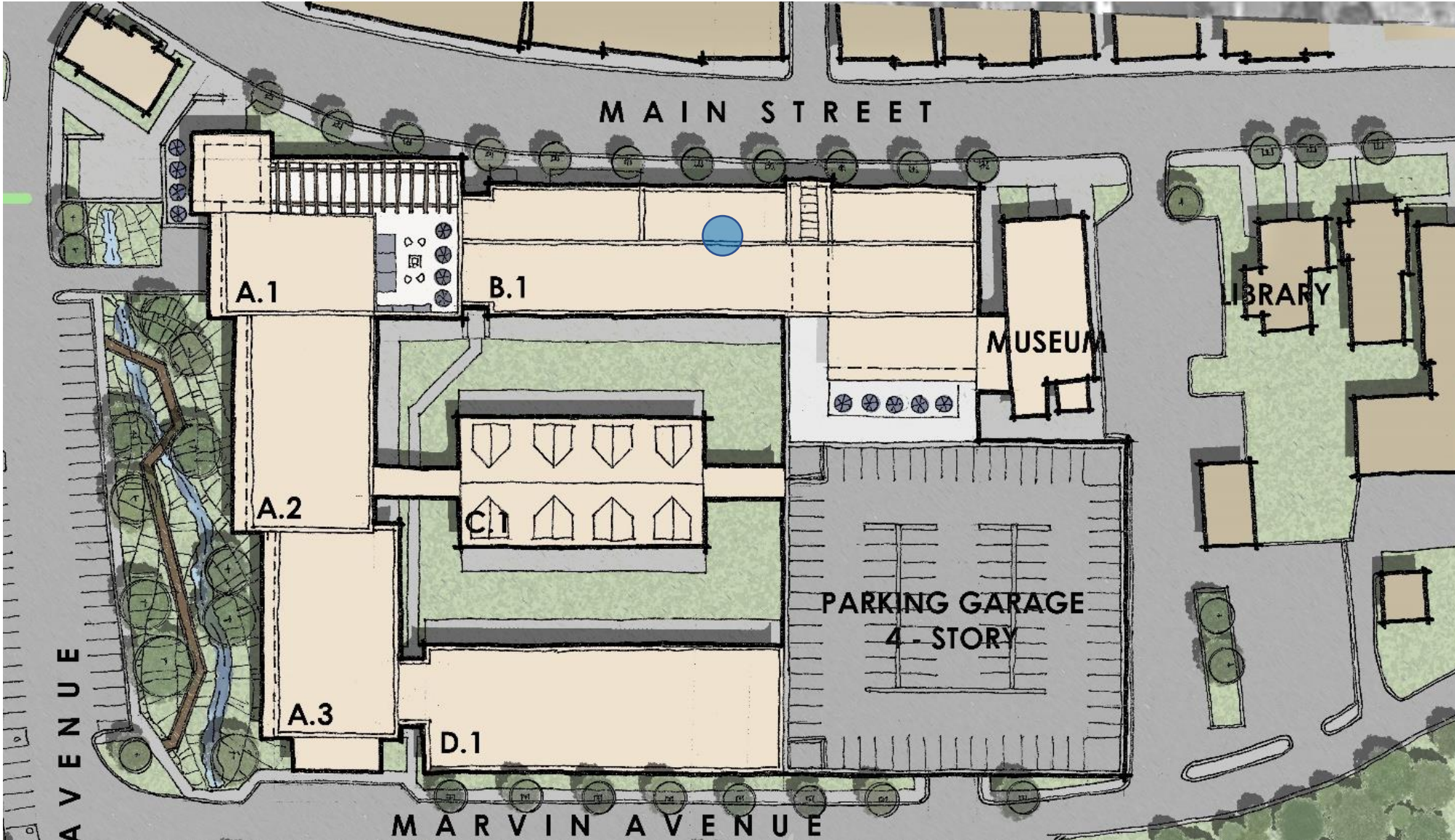


## Unit Data


● Main St. 1BR Micro: 104



# Site Plan

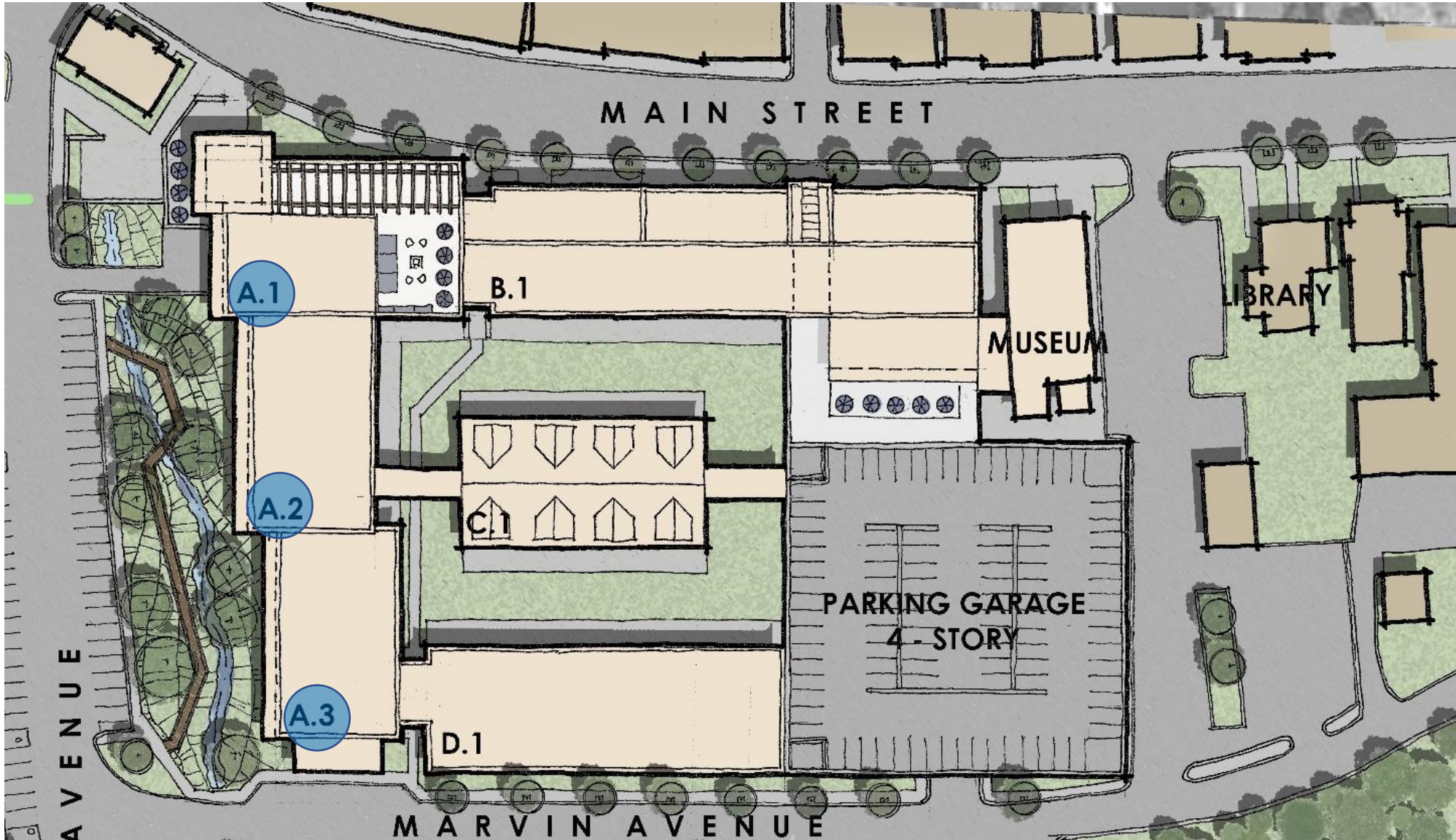


## Unit Data

- Main St. 1BR Micro: 104
-  Artist Lofts: 5



# Site Plan

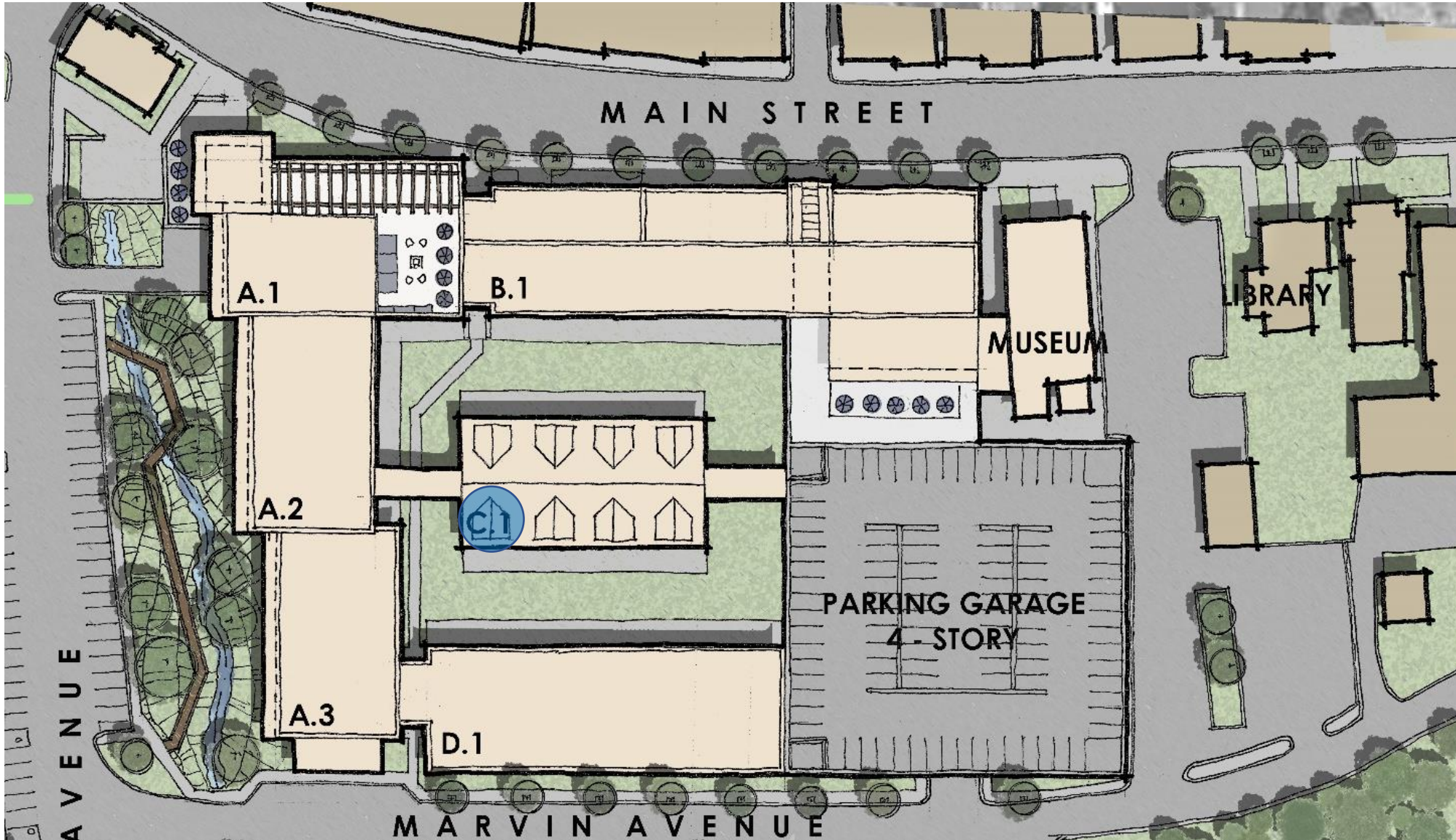


## Unit Data


- Main St. 1BR Micro: 104
- Artist Lofts: 5
- **◉ River Lodge, 2BR : 95**



# Site Plan

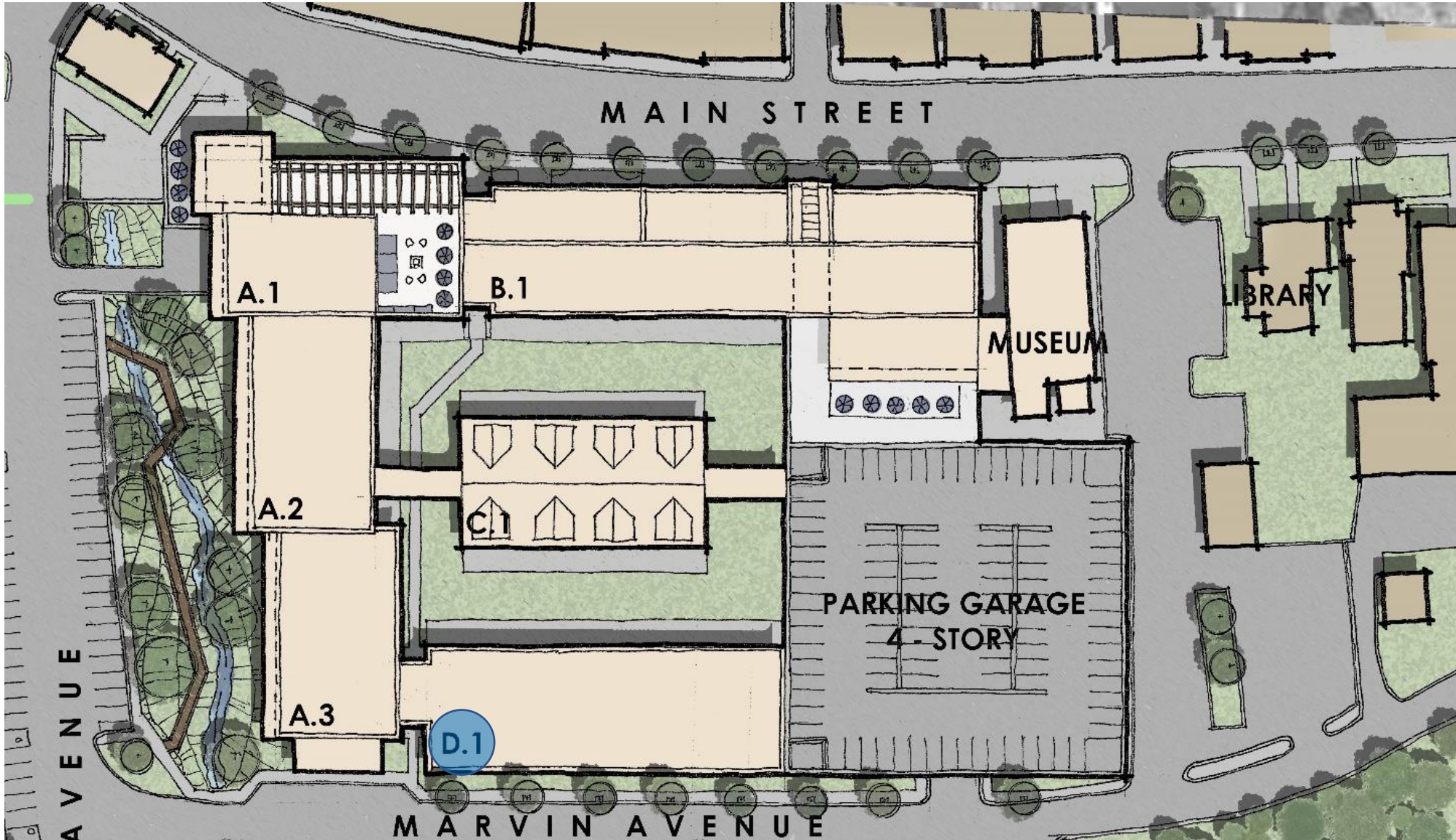


## Unit Data

- Main St. 1BR Micro: 104
- Artist Lofts: 5
- River Lodge, 2BR : 95
-  The Barn. 2BR : 26



# Site Plan

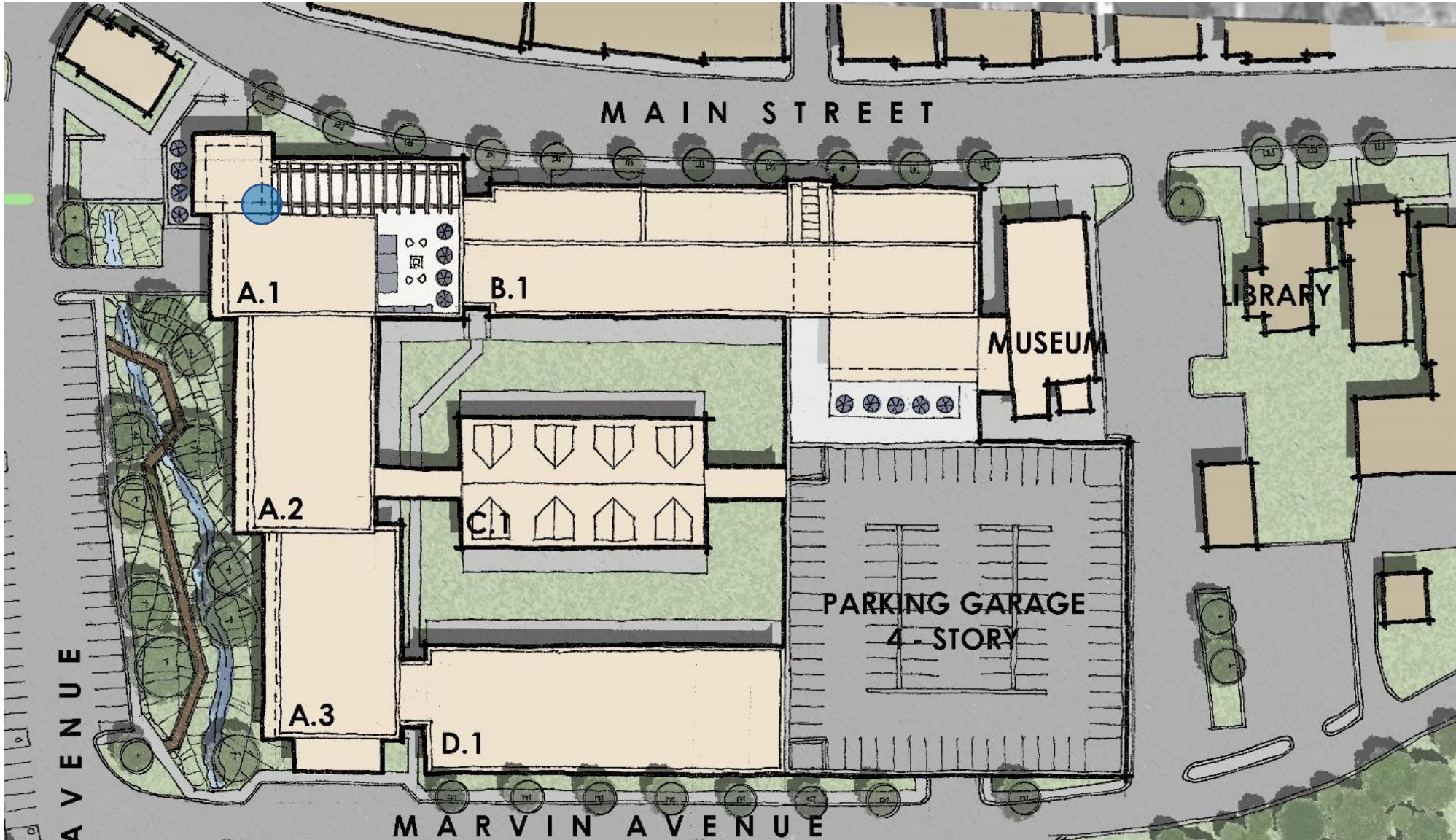


## Unit Data

- Main St. 1BR Micro: 104
- Artist Lofts: 5
- River Lodge, 2BR : 95
- The Barn. 2BR : 26
- **Marvin Ave. 1BR : 84**
- **Total Units: 310-315**




# Site Plan



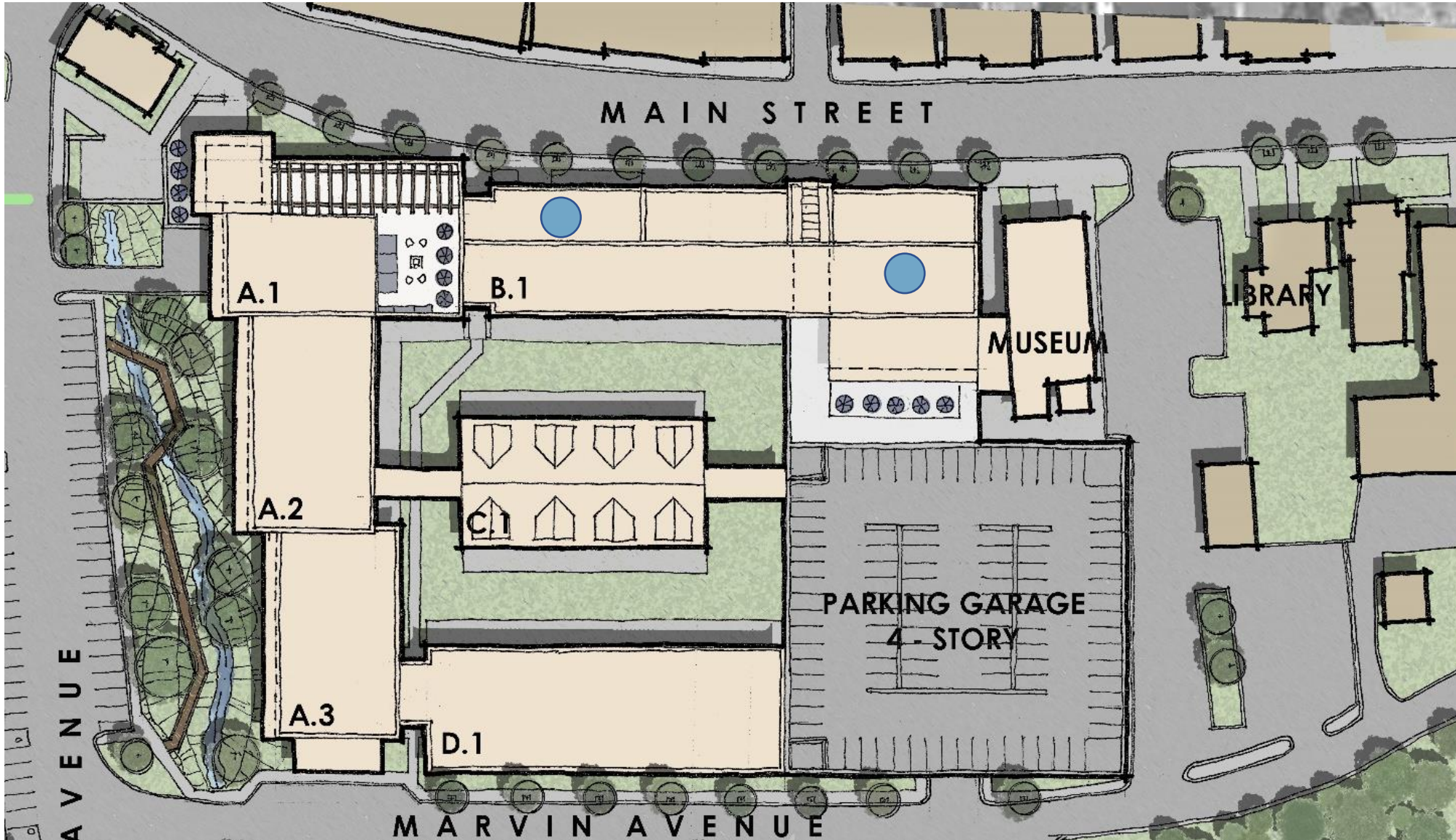
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 Bldg-A.1 Commercial:  
12,155 s.f.



# Site Plan

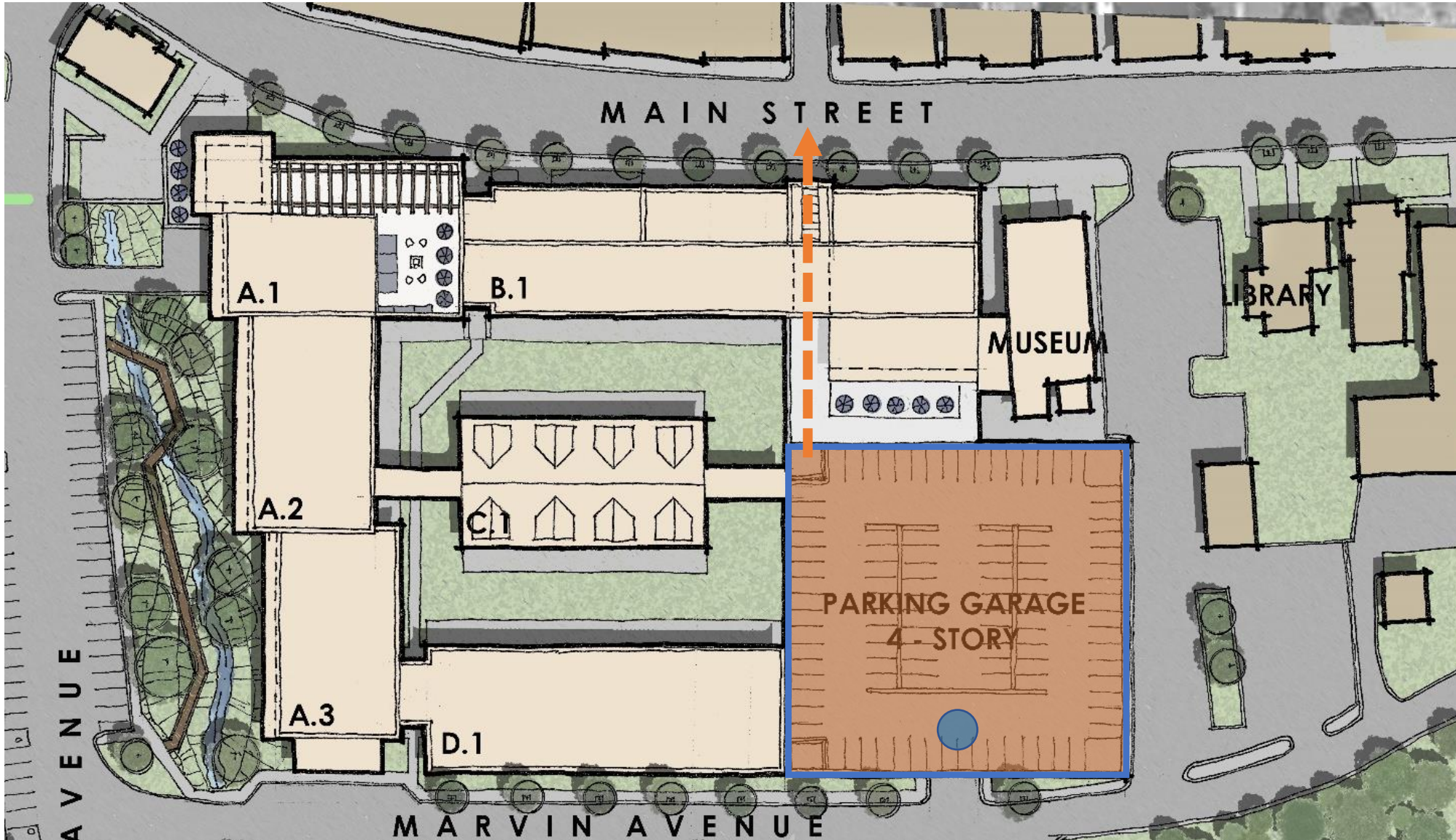


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- Marvin Ave. 1BR : **84**
- **Total Units: 310-315**
  
- Bldg-A.1 Commercial: **12,155 s.f.**
-  Bldg-B.1 Commercial, Brewery: **10,000 s.f.**



# Site Plan



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- Bldg-A.1 Commercial: **12,155 s.f.**
- Bldg-B.1 Commercial, Brewery: **10,000 s.f.**

-  Parking Garage: **390-400 cars**



# Main Street Precedent





# Main Street Precedent





# Main Street Fabric





# Eclectic Main Street





# Vintage Commerce





# Iconic Corner (Main & Railroad)





# Transitional Architecture





# Transitional Architecture



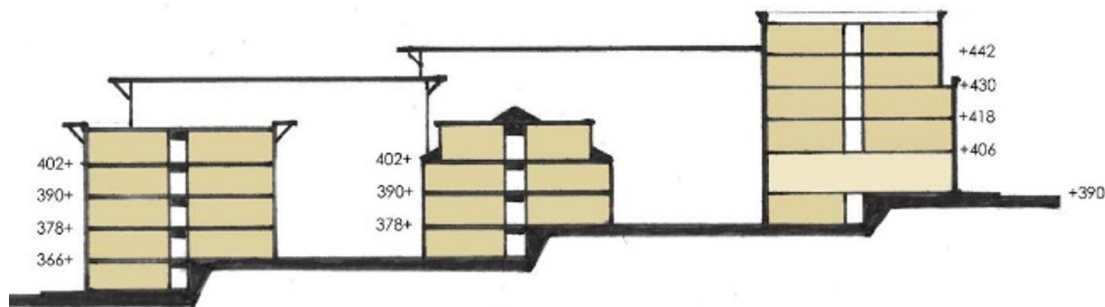


# River Lodge (Railroad Ave)





# Modern Barn



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# Brewster Village

10.28.2020

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