



ECO MISSION POSSIBLE

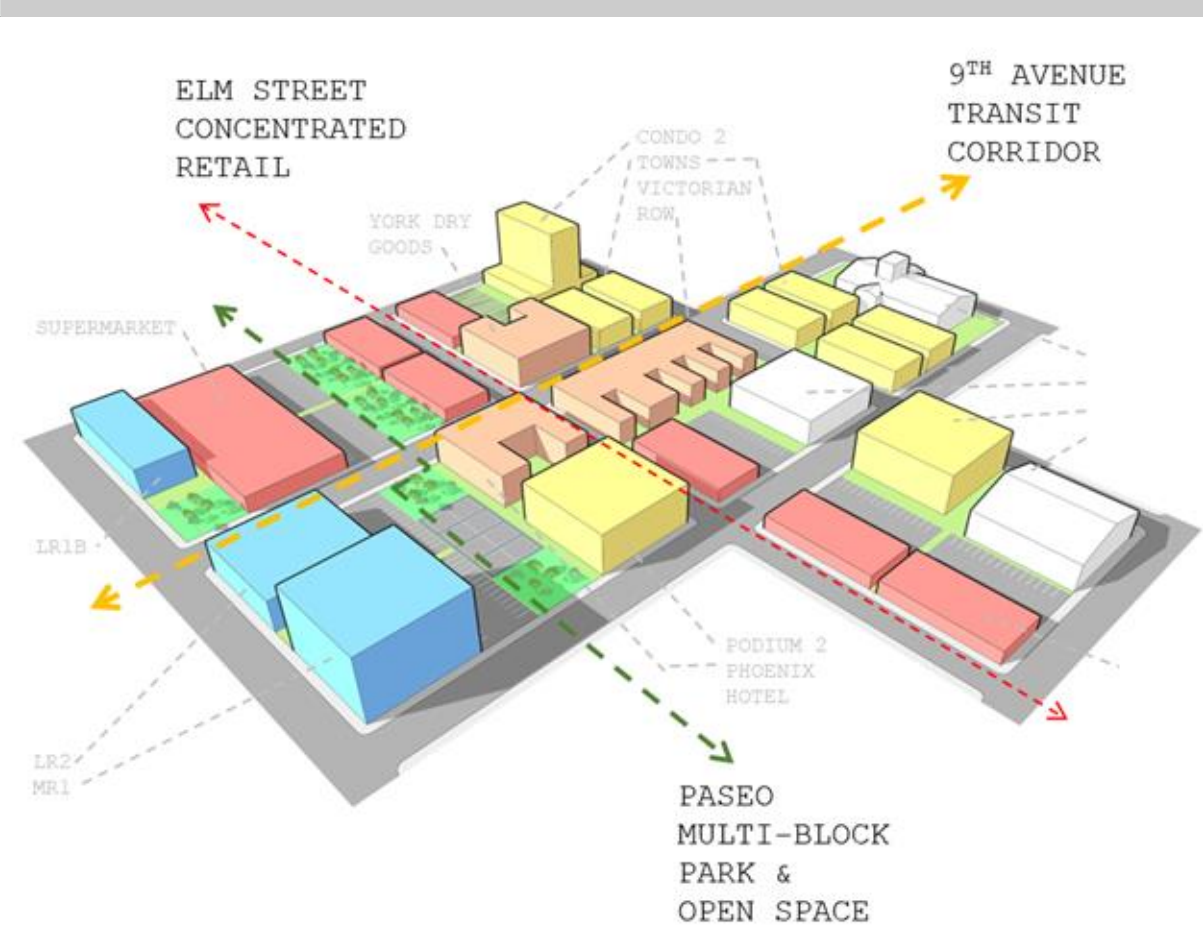
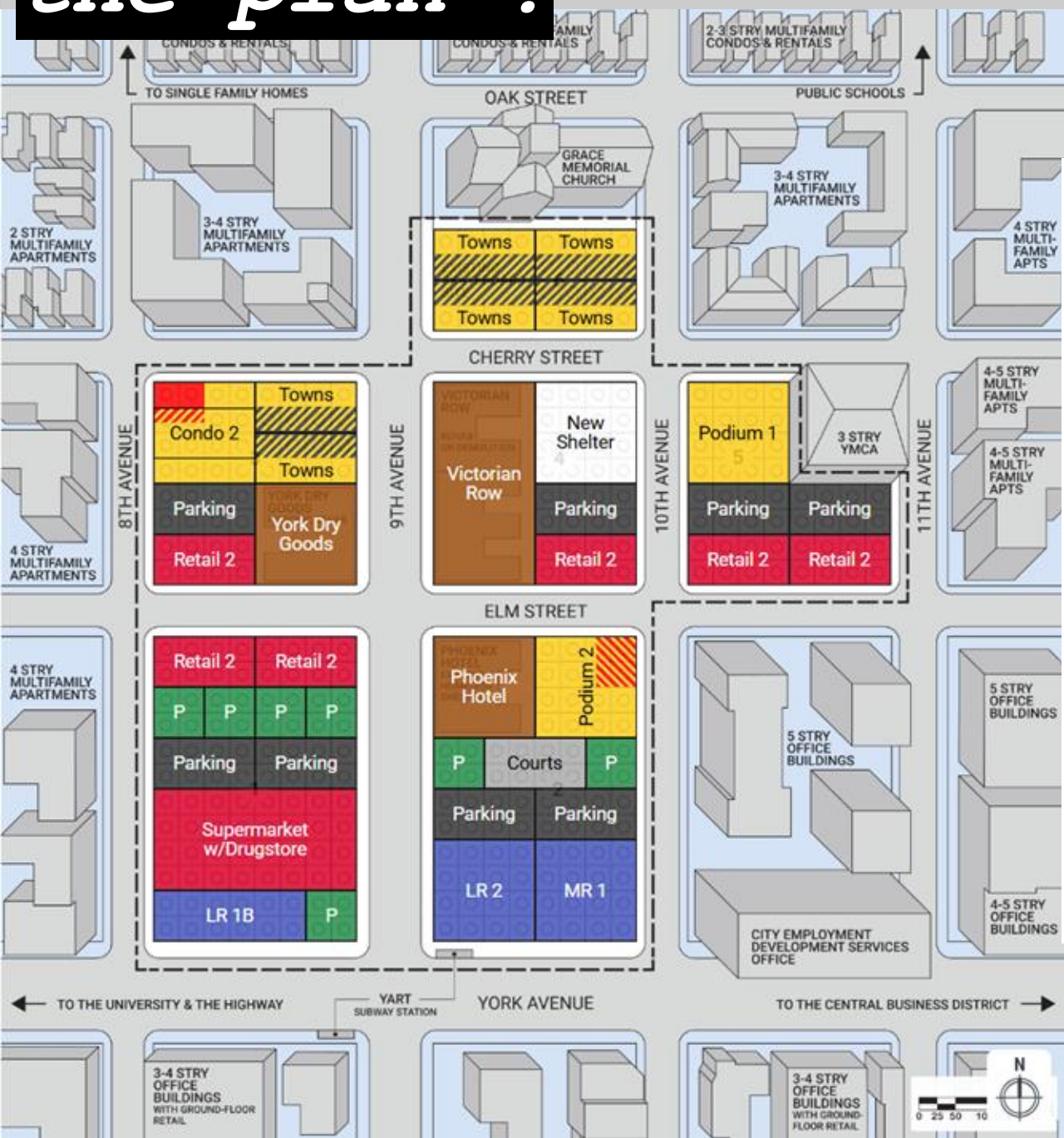
The Eco-Now Neighborhood!

- ★ An Eco-District that reinvents the Live-Work-Thrive urban community
- ★ A Place for Creatives and Families of all incomes can put down roots.
- ★ Where an active shared Community Life is not an add-on - it's the built into the DNA
- ★ Where Walkability and Connectivity are part of the next-generation of EV-AV Mobility future

The Climate-Adapted Future has arrived in Elmwood!!!



the plan :



the data :

Metric	Proposed	Target	Delta
Developer Rate of Return (%)	13.5%	13.5%	BULLSEYE!
City Revenue (\$)	\$11.6 M	\$9.5 M	+22%
Affordable Housing (%)	17% (43 Units)	10%	+70%
Open Space (SF)	45,000 SF (9%)	40,000 SF	+13%
Net Zero Building (%)	80%	75%	+7%
Homeless Shelter	New	-	
Jobs Created	1,545	-	
Entry-Level Jobs Created	793	-	
grocery type	Supermarket	-	
overbuilt building types	None	-	



the sustainability:

All existing buildings preserved !

- Lowest-carbon development
- Increased market appeal
- Historic tax credits
- Long-term resilience

80% NET ZERO new buildings!

- Lower operating costs
- Future-proofed assets
- District resilience

Maximize and integrate open space !

- Multiple public benefits
- Enhance climate resilience

HEALTHY! ATTRACTIVE! FLEXIBLE!



New Elmwood Supermarket with integrated rooftop park and agrovoltaics

the equity approach:

We are creating opportunity and engagement for ALL people in Elmwood.

Children raised in revitalized housing earned more and were more likely to attend college. It is feasible to create high-opportunity neighborhoods and connecting socially isolated areas to surrounding communities is a cost-effective approach to doing so.

- Raj Chetty, et al

Affordable Housing Creation	Total Units	%	Community Facilities	Subsidized SF	Jobs Creation	# of Jobs
Rehab (V.L.I.)	7	21%	Homeless Shelter		PT Entry Level	278
Podium Apartments (L.I.)	26	21%	Drug Treatment Center	1,500	FT Entry Level	515
Townhouses (M.I)	10	21%	Public Health Clinic	5,000	Mid-Paying	637
					High-Paying	115
Total	43	17%	Total	6,500	Total Jobs	1,545

- Multi-model transit on 9th Avenue
- Mid block paseo park & open space
- Rehab all existing historic buildings
- Concentrating human scaled retail
- Parks and open space promotes social interaction



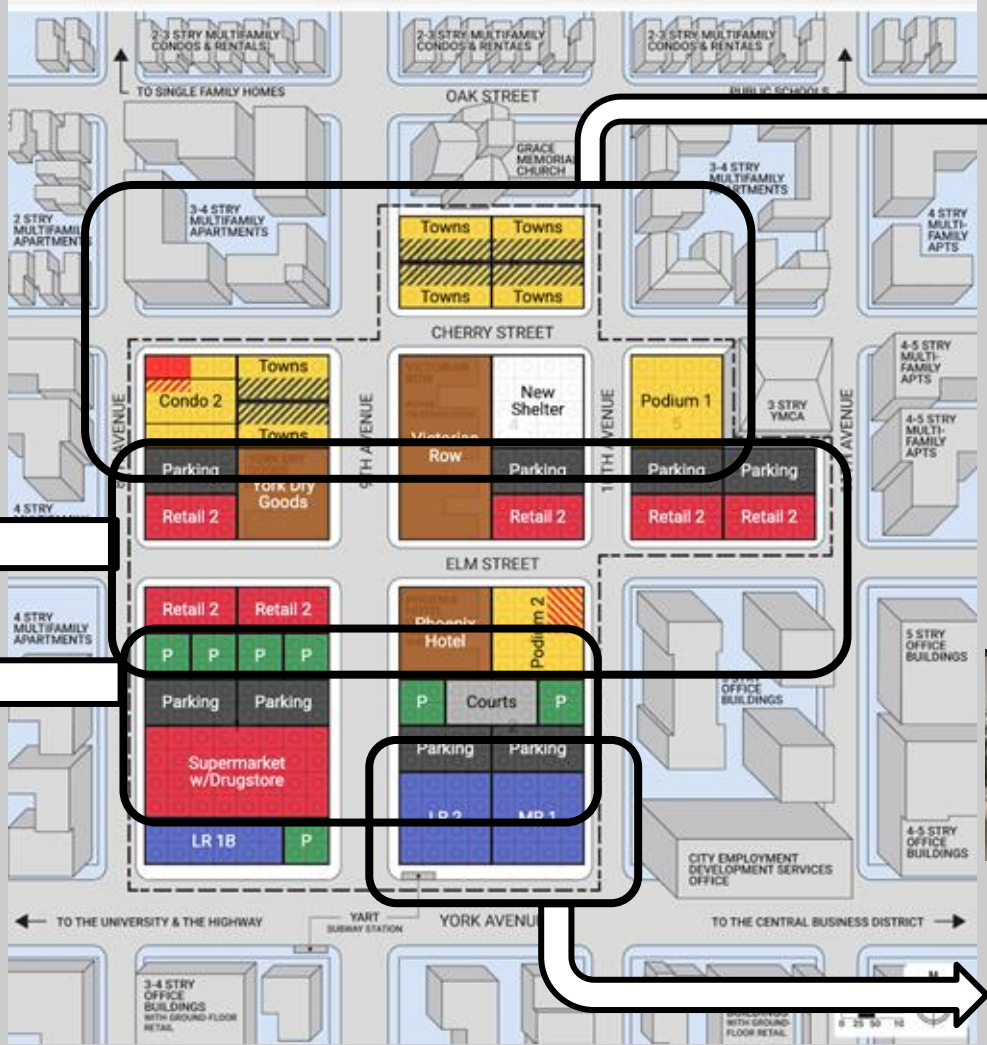
the tenants and residents :



- Community Retail Street**
- Coffee shop
 - Pet store
 - Bike repair
 - Dry cleaner
 - Bookstore
 - Restaurant



- Third Places**
- Beer garden
 - Outdoor theater
 - Farmers' market
 - Event space



- Intentional Resident**
- Urban Creative
 - Young professionals
 - Inter-generational Families



- Next-Gen Employer**
- Small- mid-size
 - Creative, Tech/ AI,
 - Legal , Health



the retail strategy : “Seed & Cultivate”

1 – “Meanwhile” uses

Modular pop-ups and shipping-container retail



2 – Anchor Pivot

Grocery marketplace



3 – Destination Retail

Multi-functional Paseo

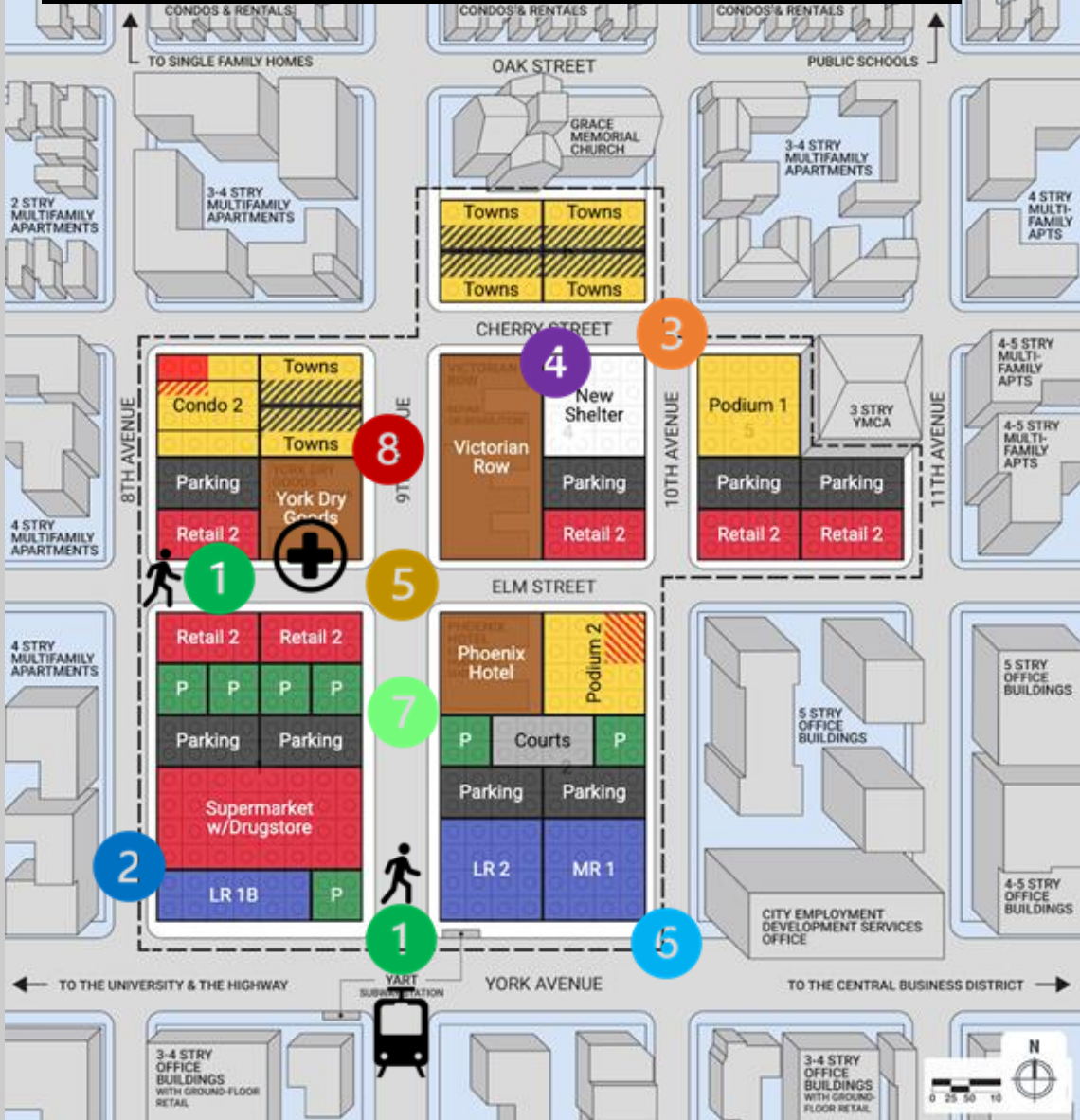
Event Space

Community Gathering

Town Square



the community :



1	Walkable, Transit-oriented	✓		✓	✓	
2	Supermarket / Q-Mart	✗	✓	✓	✓	
3	Affordable/ Mixed-income housing	✗	✓		✓	
4	Homeless shelter	✗				✓
5	Preserve Historic buildings	✓				
6	75% Net Zero/Eco district	✗		✓		
7	40K SF Open space			✓		
8	Drug treatment center					✓

✓ Supported Provided
 ✗ NOT Supported Provided
 ✗ NOT Supported NOT Provided
 ✓ Supported NOT Provided



13.5%
ROR

ELIOT STREET

SHOP MART

STORE

VT SUBWAY



**1,545
JOBS!**

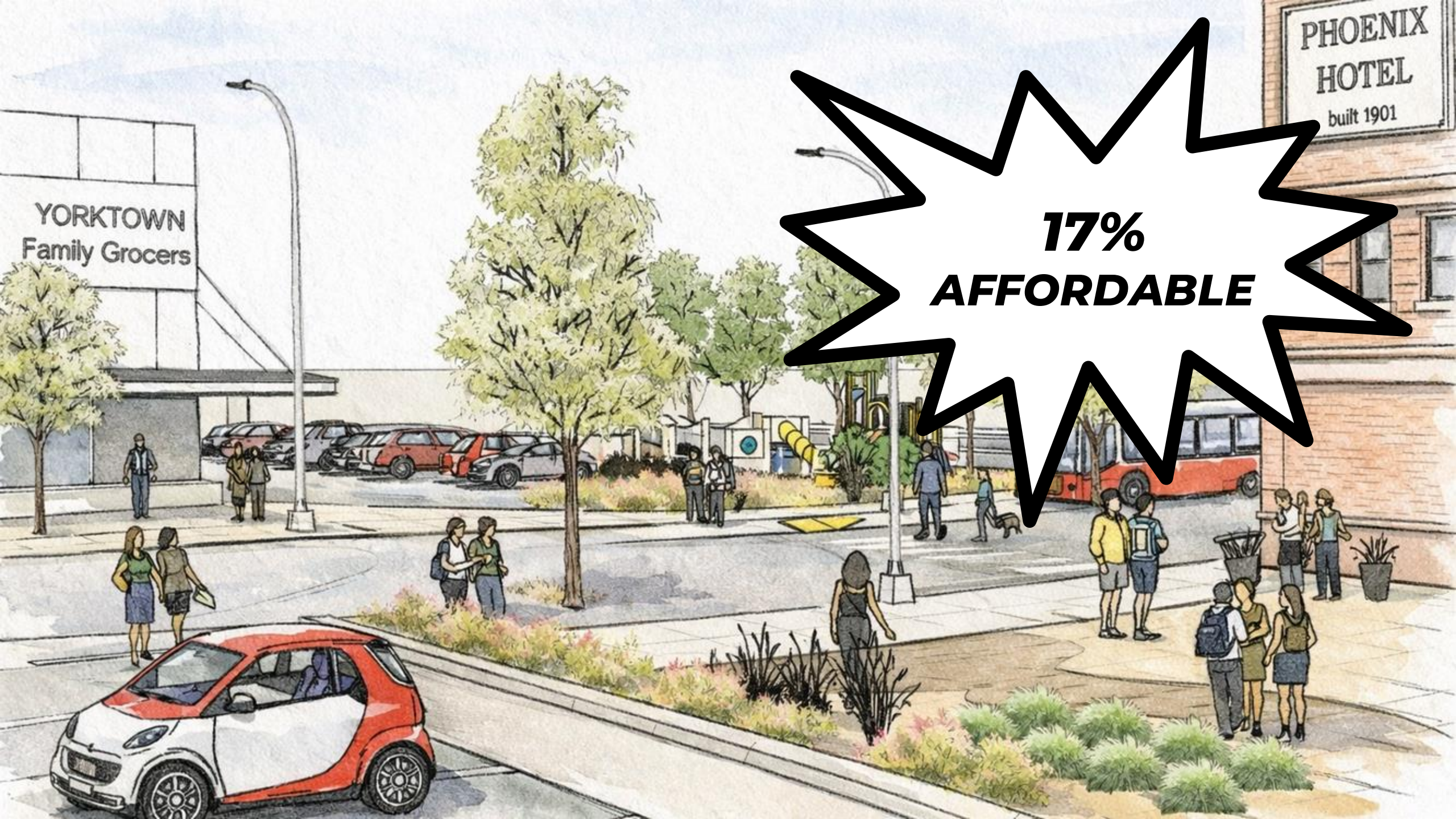


NIGHT MARKET ALONG THE PASEO
THURSDAY EVENINGS

Elmwood Coffee House

80%
Net Zero

Y
O
R
K
D
R
Y
G
O
C
E



YORKTOWN
Family Grocers

PHOENIX
HOTEL
built 1901

17%
AFFORDABLE



YORKTOWN
Family Grocers

PHOENIX
HOTEL
built 1901

***\$11.6M
City
Revenue!!***



***YOU'RE
WELCOME!!***