

TOWN OF HAVERSTRAW New York

F&A, along with FxFowle Architects of NYC, was retained by the Town of Haverstraw to prepare a ***Campus Plan for the former Letchworth Village Developmental Disabilities Center***. The Plan included reuse of existing buildings, new construction and blight determination for purposes of acquisition and clearance. Marketability of proposed uses was also tested. As part of the Plan, F&A sought input from the public as part of the outreach and citizen participation component. The Plan was needed by the Town to satisfy bonding requirements in its purchase of the 160-plus acre campus from the State of New York. F&A also oversaw the developer selection process including the preparation and issuance of both a Request for Expressions of Interest (RFEI) and Request for Proposals (RFP). F&A prepared an urban renewal plan for the site, as well as a new PUD overlay zone to accommodate the New Urbanist design. Following developer selection, F&A oversaw the site plan and environmental review of the project which included 500 units of age-restricted housing with a 10 percent affordable component, retail, office and spa uses. The project was approved by the Town, but later abandoned by the developer due to bankruptcy during the 2007-2008 economic downturn.



Existing abandoned building on the site



View of undeveloped land on the Letchworth campus