

Coxsackie NY Forward Revitalization Goals

Arts & Culture



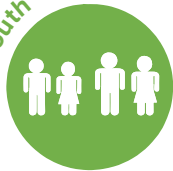
Develop local arts & cultural activities

Open Space



Leverage open space and the Hudson River to provide an abundance of recreation opportunities for residents and visitors of all ages

Youth



Ensure the future of Coxsackie by integrating the needs of youth

Mobility



Improve accessibility and safety for pedestrians and bicyclists on public roads and sidewalks

Housing



Provide greater housing options and affordability to grow the full-time community

Food & Commerce



Support local food & beverage and commerce to reactivate the historic downtown buildings



Rehabilitate 7 Ely St. for Hudson Valley Writers Residency



Project Location:
7 Ely Street

Project Type:
Redevelopment of an Existing Building

Project Sponsor:
OTWH, LLC / Hudson Valley Writers Residency (HVWR)

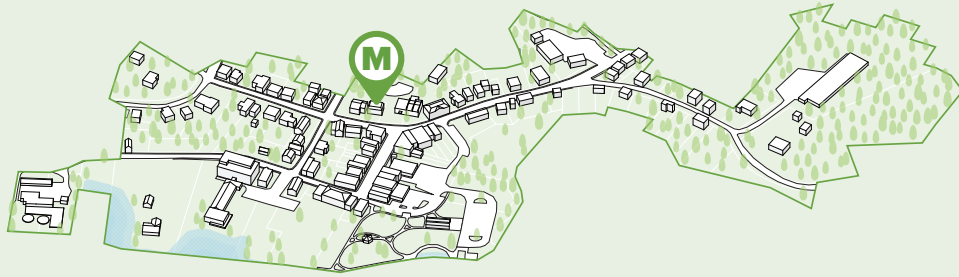
Property Ownership:
Bjorn Thorstad

Funding Estimate:
\$132,000
Total NYF Funds Requested
\$165,000
Total Project Cost
80%
% of Total Project Cost

Project Overview:

3,100 sf, 3 floors, 0.2 acres - With an emphasis on rehabilitation, safety, carbon footprint reduction/energy efficiency upgrade, arts and culture, and, with an awareness of 7 Ely's important membership in the historic downtown building cluster, (with distinct visibility from the intersection of Reed, Mansion and Ely Streets), Hudson Valley Writers Residency proposes a capital improvement project designed to enhance and preserve the house, bringing it up to standard aesthetically and into the 21st century environmentally—all in order to support the organization's ongoing mission: to provide affordable, medium-term housing for 25-30 writers, artists and digital nomads in residence each year, with optimal community participation via programming and increased consumer activity for area business.

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Location: 7 Ely Street

What are the Existing Site Conditions?

The interior of 7 Ely is habitable and presentable given the amount of work still needed. Before and after pictures included of work completed; four of six bedrooms are online and currently in use by writers, artists, and digital-nomads-in-residence as part of the Hudson Valley Writers Residency short and medium term housing mission and programming.

How Does the Project Consider/Incorporate Resiliency?

By upgrading 7 Ely's HVAC system from oil to heat pumps, use of fossil fuel will be drastically reduced, and by insulating the envelope and roof, paired with the heat pump system, energy consumption will be dramatically reduced overall due to increased energy efficiency. By digging a French drain along the South wall of the house, erosion of the hillside at the foundation wall will be halted and water directed downhill toward city drainage. By rehabilitating existing gutters and installing new gutters where needed, water will be directed away from crucial foundation points and wooden framing, and preserve the condition of the structure & land.

What are the Anticipated Revitalization Benefits?

Even in its start-up phase, 7 Ely Street's Hudson Valley Writers Residency (HVWR) is already contributing to a more vibrant downtown and influencing village culture. By welcoming cohorts of up to four artist/writers/digital nomads-in-residence at a time, 7 Ely Street and HVWR creates affordable housing for 24-36 adult, medium-term residents each year. And, unlike tourists or vacation renters, who are in and out in a weekend, writers-in-residence stay anywhere from two weeks to several months and up to a year. As such, residents become invested in the area. They develop relationships with neighbors and area business owners. They are eager to explore the area and form meaningful attachments to the Village during their residencies. And, when they return to their places of origin, the stories they have to tell about Coxsackie are the fuller and richer for it. By housing medi-

um-term writer-residents in the heart of the historic district of Coxsackie, Hudson Valley Writers Residency plays a key role in supporting and attracting new businesses that would include a mix of shopping, entertainment and services, each of which in turn provide job opportunities for a variety of skills and salaries. Writers-in-residence are coming to Coxsackie to write, and 7 Ely Street is designed to support their initiatives, however, village businesses invariably play host to our residents who need fresh surroundings, food offerings, and community engagement as part of the creative process. Writers lead with curiosity. They read books, they buy books. They shop, they crave art, music and cultural activities, and they are here long enough to seek out all that Coxsackie has to offer. They frequent bars and restaurants on a repeat basis over the duration of their residencies, and they build friendships with local vendors and community members. They are invested in the village's ethos and success—one resident quite literally so. Arpita Chowdhuri was so inspired by HVWR's initiative and her time here at 7 Ely that she explored an opportunity to invest in a downtown property and her own business venture herself. She gathered investors, performed due diligence and engaged the local community to support her negotiations with the building owner. And, whether, like Arpita, other residents are inclined to consider real estate purchase or business development like Arpita, the cultural impact on the community and opportunity for residents is the same. The stories each resident will share about Coxsackie and their time here will be widespread and all the more compelling. COMMUNITY DIVERSITY HVWR provides affordable, medium-term housing and brings a diverse community of professionals and professional artist residents from all over the world to downtown Coxsackie. Already, our spring and summer cohorts have included a creative writing professor from China, artists from Thailand and India and a digital nomad of Dominican descent. JOB CREATION HVWR will employ and house a live-in, salaried Residency Director, intern, and currently employs cleaning staff and groundskeeper, each hired locally. ARTS + CULTURE HVWR is in discussion with Heermance Memorial Library and a Coxsackie arts and culture club to enhance existing programs and bring new arts and cultural programming and events to Coxsackie.

Project Category:



Rehabilitation of an Existing Building

Project Size:



Medium

NYF Funds Requested:



\$165,000