



CPC hosts Hudson Valley Main St. Summit on April 17

May 27, 2014 - Spotlights

On April 17, The Community Preservation Corp. (CPC) hosted its latest Hudson Valley Main St. Summit, "Downtown Redevelopment Strategies," in the village of Ossining. Presented in partnership with the village and Hudson River Towns, the conference featured local industry panelists analyzing the latest downtown trends and Main St. redevelopment throughout the region using Ossining as a model community.

Mary Paden, vice president of CPC, welcomed attendees on behalf of the organization and spoke of CPC's dedication to building strong, sustainable communities by developing and preserving quality affordable housing. Village of Ossining mayor William Hanauer and Ingrid Richards, manager of downtown and economic development, underlined the many steps Ossining has made in an effort to revitalize its downtown. The village showcased exciting recent activity as well as opportunities for retailers and developers.

"The village is in the midst of a renaissance of economic development - our present period of growth has been unmatched since the 1870s," said Hanauer. "New housing is available at all levels of affordability and new space being prepared for new commercial establishments to cater to the needs of current and future residents."

Along the Hudson River, Ossining is a culturally diverse and affordable place to live, rich in both history and natural beauty. 25,600 people reside in the 3.5 square miles of the village, which has extensive shopping, dining, recreational programs, educational enrichment opportunities, and municipal services.

The village of Ossining is attractive for young professionals and empty nesters looking for a combination of affordable living, waterfront views, and convenience with easy access to mass transit and New York City, 45 minutes away. Families can establish roots with an award-winning school system, close distance to a variety of employment opportunities, and reasonable property taxes.

"Ossining is ideal for anyone interested in living in an urban, yet historic community," said Richards. "For residents and business owners alike, Ossining is arguably the highest return on investment in Westchester. We are focused on equitable community development and strive to create a sustainable foundation for retail business and a local marketplace."

Several mixed-use residential developments, including a new five-story brick and masonry building at 147-155 Main St. and the anticipated apartment community Avalon Ossining, continue to revitalize the village by bringing additional market and affordable rental units to the downtown and retail corridors. Harbor Sq., a second rental community, is now under construction and scheduled to open in spring 2016.

Plans are also moving forward for the creative development of Ossining's Market Sq. In addition to significant residential and retail s/f, both concepts currently under consideration include a new major public space for the community to gather. Public input workshops will be scheduled in the coming

months to further discuss the relationship between retail and public space.

"Ever since CPC's Hudson Valley office moved to Ossining, we have been overwhelmed by the warm welcoming from the Village and the local community," said Doug Olcott, SVP and director of CPC's Hudson Valley Region.

"The conference served as an ideal gateway to continue the conversation and meet new local partners who share the commitment to downtown revitalization."

Recognized nationally as a leader in affordable housing finance, CPC has contributed to the preservation or creation of over 157,000 units of affordable housing, initiated numerous downtown revitalizations, and improved the quality and energy efficiency of the multifamily stock.

Five presentations rounded out the Hudson Valley Main Street Summit and included:

"Snapshot: Village of Ossining" with Richard Leins, Ossining Village Manager; Gayle Marchica, President, Greater Ossining Chamber of Commerce; Martin Ginsburg, Principal of Ginsburg Development Companies; and Todd Nicotra, Development Director, AvalonBay Communities, Inc.

"Downtown Redevelopment Strategies and Opportunities" with Sadie McKeown, Executive Vice President and Chief Operating Officer of CPC

"Alternative Strategies for Main Street Revitalization" with Jonathan Drapkin, President and CEO of Hudson Valley Pattern for Progress, and Joe Czajka, the organization's Vice President of Research and Grants Administration and Executive Director of the Center for Housing Solutions

"Retail Attraction, Retention and Best Practices" with Larisa Ortiz of Larisa Ortiz Associates LLC, a consulting firm specializing in commercial revitalization projects in challenging retail environments

"Tourism as a Local Economic Driver" with Jerry Faiella, Executive Director of Historic Hudson River Towns, and Mary Kay Vrba, Executive Director of Dutchess County Tourism

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