



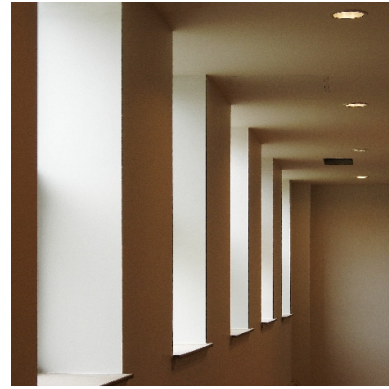
The Cornerstone Residence is the site of a 104,000 square foot, seven contiguous building, historic complex within the resurging city center of Newburgh, NY. OCV's challenge at the Cornerstone was the successful integration of a vast mixed-use program into a cohesive development within the historic context of Newburgh.

Before rehabilitation, the complex had an active hotel but vacant commercial spaces. Through a phased, tenant-in-occupancy construction plan, OCV reorganized the interior to provide 116 units of supportive housing, 12 artist lofts with adjacent studio space, a theater, and retail and commercial spaces to the community. A full restoration of the historic façades, including historically accurate windows, was part of the project.

The Cornerstone Residence promotes independent living with on-site social services, a library and computer lab, and lounges for residents. Commercial enterprises include a locally owned and operated café, an art gallery and an exhibition space where resident artists are invited to show their work.

As a final component of the Cornerstone Residence's community restoration initiative, a former nightclub, The Gold Room has been restored as a resource for community events and occasions.

As a restoration and renewal project, the Cornerstone has catalyzed interest in the newly renovated downtown. In 2007, the Cornerstone was awarded Outstanding Residence of the Year by the Supportive Housing Network of New York.



FACT SHEET

Client
Safe Harbors of the Hudson

Status
Completed 2006

Square Feet
104,000

Construction Cost
\$11,000,000

COLLABORATORS

Structural
Dominick R Pilla Associates, PC

MEP
Abraham Joselow, PE, PC

Construction
Mountco Construction & Development Corp

Historic Consultant
Higgins Quasebarth & Partners LLC

supportive housing
rehab, historic preservation + mixed, adaptive reuse

CORNERSTONE RESIDENCE

NEWBURGH, NY

