

Waterfront
Access



Safety &
Accessibility



Facades &
Alleys



Retail
Activation



Housing
Options



Comments



Renovate Athens Studio



Project Location:
45 N Washington St

Project Type:
Redevelopment /
Renovation

Project Sponsor:
Athens Studio NY

Property Ownership:
Alice Ottosson

Funding Estimate:
\$100,000
Total Project Cost
\$100,000
Total NYF Funds Requested
0%
Sponsor Match %

Project Overview:

This 1,400 sq. ft. mixed-use building will undergo comprehensive winterization and infrastructure upgrades to support year-round residential living and operation of a sustainable clothing and accessories business. Interior improvements include flooring installation, plumbing updates, window and door replacement, and full insulation. Exterior improvements focus on enhancing customer accessibility and business visibility through walkway and driveway paving, installing proper signage and lighting, upgrading security cameras, and implementing tree maintenance and landscaping around the store entrance on Water Street.

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45 N Washington Street

Existing Site Conditions

The building requires extensive repairs to support comfortable residential and commercial use, especially during winter. Key issues include missing insulation, outdated plumbing, unfinished flooring, deteriorated windows and doors, and a lack of a back porch. The basement also needs re-cementing and finishing. Without these upgrades, the building remains unsuitable for year-round occupancy or business operations.

Capacity & Partners

The project team is preparing to manage grant funding for the first time and has established the necessary structures to ensure effective oversight and implementation.

Alignment with Vision & Goals

The proposed project aligns with the goals by preserving its **historic character, improving safety and accessibility, and activating retail space**. Comprehensive upgrades will enable year-round residential living and support the operation of a sustainable clothing and accessories business, offering a unique retail experience for both residents and visitors.

Readiness & Timeframe

The project team has completed market and feasibility studies in collaboration with local contractors, demonstrating a strong foundation for implementation. The next phase involves securing funding to move forward with construction and development.



Redevelopment/
Renovation



Small



\$100,000



Above: Product example



Above: Current exterior