

BEYER BLINDER BELLE

BEYER BLINDER BELLE-DESIGNED RESIDENTIAL PROJECTS CONTRIBUTE TO GROWING WESTCHESTER APPEAL

Three contemporary mixed-use developments address growing housing demand and community development across New York's Westchester County



Left to right: 14 LeCount Place, New Rochelle, NY; courtesy MAQE. 25 Maple Avenue, New Rochelle, NY; courtesy Beyer Blinder Belle. Kirby Commons, Westchester, NY; courtesy MAQE.

(New York, NY) March 29th, 2021 – Beyer Blinder Belle (BBB) announces three mixed-use, residential developments located in Westchester County, New York – **14 LeCount Place, New Rochelle**; **25 Maple Avenue, New Rochelle**; and **Kirby Commons, Mount Kisco**. All three developments incorporate contemporary style and amenities, provide an urban/mixed-use offering for residents, and are strategically located close to train stations – the latest of Westchester's century-long transit-oriented developments.

While BBB is well known for their acclaimed work in restoring and preserving historic landmarks, the firm's sensitivity to urban context and design excellence are equally evident in new developments across the New York metropolitan region. Partners Richard Metsky, Carlos Cardoso, and Maxwell Pau have decades of combined experience in new construction, specifically mixed-used and residential developments. BBB's portfolio of active projects includes more than 3,000 residential units in either design or construction throughout the New York area.

"These urban residential projects seek to advance the quality of design and level of amenity in Westchester," says Partner Maxwell Pau. "As vibrant mixed-use developments connected to transit, they contribute to community and sustainable development in the metropolitan area."

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14 LeCount Place, New Rochelle, NY



14 LeCount Place, New Rochelle, NY. Photo courtesy MAQE.

BBB's design for **14 LeCount Place** enhances the growing skyline of New Rochelle with two high-rise towers featuring housing and retail. Sited in the center of downtown New Rochelle and rising 27 stories high, the two-phase mixed-use development will provide 511 units with a mix of affordable and market-rate housing, 14,000 SF of ground floor commercial space, and 300 parking spaces within a four-story podium.

The contemporary tower facade incorporates a vibrant mix of materials, including a curtain wall system of oversized zero sightline windows with textured metal panels culminating in an illuminated translucent polycarbonate-clad crown. Amenities include a gym with indoor and outdoor fitness areas, a coworking space with an outdoor hammock grove, a library, bicycle storage, children's playroom, and dog run. On the topmost 25th floor, an outdoor pool, lounge, and games room provide 180-degree views of the Long Island Sound and New York City. The development is located opposite the New Rochelle Theater and two blocks from the Metro-North and Amtrak train station, with easy access to I-95 and the Hutchinson River Parkway.

The project's Phase I Tower completion is expected in 2021, and the full completion is expected in 2024. The development project is led by L+M Development Partners, Wilder Balter Partners, and the Goldman Sachs Urban Investment Group, with BBB as architect.

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25 Maple Avenue, New Rochelle, NY



25 Maple Avenue, New Rochelle, NY. Rendering courtesy Beyer Blinder Belle.

Located within walking distance of New Rochelle's Metro-North and Amtrak train station and featuring an integrated parking garage, **25 Maple Avenue** provides beauty and a new residential option for downtown New Rochelle residents. The seven-story building will include 184 units, a contemporary amenity floor, 330 parking spots, and ground floor space for either retail or restaurant use.

BBB took steps to ensure a pedestrian-friendly building experience at this low-rise project. By deploying a variety of gray tones for the exterior cladding, BBB's design subtly delineates the two-story podium from the residential spaces above. A metal rain screen system was used on the top two floors, differentiating them from the predominantly brick facade. Along Maple Avenue, occasional eight-inch setbacks punctuate the street wall and create additional visual interest. Hidden from public view are the building's light-gauge metal framing with open web steel joists, a structural choice that allowed for greater flexibility in unit layout and accelerated the project's construction timeline.

Construction is currently underway at 25 Maple Avenue, which is developed by Wilder Balter Partners and L+M Development Partners and is designed by BBB. It is expected to open in Q2 2022.

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Kirby Commons, Westchester, NY



Kirby Commons, Westchester, NY. Rendering courtesy MAQE.

Located in Mount Kisco, **Kirby Commons** is a transit-oriented development with thoughtfully comingled uses. When complete, the two-parcel development will comprise a total of 226 rental units, several service-focused residential amenities, two parking garages, 50,000 square feet of retail opportunity, and over 2,000 square feet of arts-focused community space. Both market-rate and affordable housing will be available.

Kirby Commons was born of the Village of Mount Kisco's recently completed Comprehensive Plan. Both the plan and this development project aim to enliven downtown Mount Kisco and raise the Village's regional profile without compromising the neighborhood's architectural scale and residential feel. The project's southern site will offer a fresh dialogue with existing retail establishments on S Moger Avenue, while the northern site will invite a stronger downtown presence north of Main Street. Future residents of both buildings will have access to commuter parking spots within the adjacent Metro-North Railroad train station, further enabling connection between Mount Kisco and the larger metropolitan region. In addition, the development will eliminate the presence of 100% impervious parking surfaces and include rooftop greenspaces, thereby improving the site's stormwater management capacity.

The development team is led by the Gotham Organization and Charter Realty Development. The project, made possible through a long-term ground lease with Village of Mount Kisco, is expected to break ground in 2021.

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About Beyer Blinder Belle

Founded in 1968, Beyer Blinder Belle Architects & Planners is an award-winning architecture, planning, and interiors practice with 175 professionals in New York City, Washington, DC, and Boston. The firm's multi-faceted portfolio encompasses adaptive reuse and rehabilitation, urban design, and new construction projects that span a wide spectrum of building typologies and sectors, including cultural, civic, educational, residential, and commercial.

Within the New York area, more than 3,000 residential units are currently in design or under construction in BBB-designed development projects. Recently completed projects include The Hendrik in Brooklyn, CORTE in Queens, 500 East 14th Street in Manhattan, and The Rollins, a 15-story mixed-use development within Essex Crossing. BBB's long-term work on Essex Crossing started with a 2013 Master Plan developed for the City.

BBB approaches all projects with a deep understanding of their character-defining features and contexts, and brings creativity, place-making, and authenticity to the design of buildings and dynamic public spaces that meet the needs of current and future generations.

A selection of images is accessible [here](#).

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