



## **Arthur May Redevelopment moves forward with mixed-use project; PAZ MGmt. affiliate to build 187 units, 110-key hotel**

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Poughkeepsie, NY Moving forward with a development that will transform Arlington Town Center, Arthur May Redevelopment, LLC, (AMR) an affiliate of locally-based PAZ Management, Inc., will redevelop the former Arthur May Elementary School located at 25-31 Raymond Ave. Following three years of coordinated work with local authorities, AMR has received conditional site plan approval from the town Planning Board. Construction is projected to commence later this year.

Honoring the architectural heritage of the Arlington Town Center, AMR will transform the 6.8-acre site into a mixed-use center that will include 187 modern, energy efficient, market rate rental residences in six buildings. The infill project will also bring 18,000 s/f of commercial and retail space to the area, along with a 110-key hotel to meet the needs of nearby colleges and visitors to the region. The first phase of the site, which will include the residences, is slated to debut by the end of 2021.

“With so many popular restaurants, shops and walkable areas surrounding Vassar College, the vibrant Arlington Town Center has an undeniable attraction to residents, neighbors and visitors,” said Jacob Reckess, VP of PAZ Management, Inc. “We are honored to have the opportunity to enhance this community by thoughtfully revitalizing the former Arthur S. May Elementary School into beautiful, functional and livable places people will enjoy for years to come.”

After closing its doors in 2014, the former school building has sat vacant in the middle of a walkable corridor in the Arlington Town Center. After tirelessly working with numerous local and state leaders to explore ways to repurpose the building, the project team ultimately decided to demolish and rebuild on the site. After more than 95 years off the tax base, AMR will place the property back on the town’s tax roll, adding value to the community and directly benefitting the township, school system and fire department. The current tax proposal would add more than \$15 million of payments to the local taxing jurisdictions over the first 25 years. Additionally, the developer has agreed to improve components of the local highway system which will enhance traffic flow around the area.

“I have been involved with this development from the beginning and believe that it will attract young professionals who are looking for a walkable community to live in, with interesting places to shop

and dine in,” said Ann Shershin, Poughkeepsie Town Board member for the 6th ward, which is where the project is located. “The Arlington Business Improvement District supports the development and believes it will attract visitors and new businesses to the area.”

The center's one- and two-bedroom residential units will feature 9' ceilings, open floor plans, energy efficient appliances and views of the Hudson Valley. Amenities include a fitness center, recreation area, dog park, package pickup services, and covered parking.

With heated sidewalks, the commercial spaces will have direct access to parking and the walker-friendly Raymond Ave. A limited service hotel is also planned for the site, with a national brand collaboration to be determined.

“This project is a win for the entire community,” said Frank Castella, Jr., president and CEO of the Dutchess County Regional Chamber of Commerce. “The developer, a Poughkeepsie-based organization owned and operated by a civic-minded family, is to be commended for its willingness to lead and invest through this signature project, which will complete the Arlington Town Center.”

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