



Rose Equities and Garden Communities propose mixed-use rental community in Harrison

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Harrison, NY Two family-owned real estate companies presented plans to the Harrison Planning Board to transform a shuttered hotel site into a residential mixed-use community.

Renaissance Harrison is the proposed transformation of the 28 acre-former Renaissance Westchester Hotel site into a residential community, including retail and cultural venues available to the public. Sponsored by long-term friends and partners, Rose Equities and Garden Communities envision a Teardrop neighborhood in the town, with Renaissance Harrison as its centerpiece.

Renaissance Harrison will add to the emerging “live work play” environment of the Teardrop, which is surrounded by I-287, the Hutchinson River Pkwy., and I-684. “The proposed 28-acre community will be unlike any other development in Westchester. It will adhere to 21st-century standards of walking and biking, sustainability, and respect for the property’s outstanding natural landscape,” said Leonard Glickman, principal of Rose Equities, which is developing the community with Garden Communities, both multi-generational, family-owned real estate companies.

The Harrison Planning Board unanimously voted to declare its intent to serve as the lead agency for the environmental review of the Renaissance Harrison site plan application, which is the first step in the draft Environmental Impact Statement process as required by state law. If approved, Renaissance Harrison will be built in two phases and will consist of two residential quads—the North Quad and South Quad—two large gathering spaces to be known as the Commons and the Mansion, and two sets of triplex villas. Neither phase will exceed 380 units, with a mix of one-bedroom, two-bedroom and three-bedroom luxury apartment homes, many with terraces to enhance indoor-outdoor living, while creating a feeling of community. The architectural design will celebrate Westchester County’s classic Tudor and Arts & Crafts structures.

Proposed amenities include indoor and outdoor swimming pools, fitness centers, tennis courts, fire pits and an outdoor amphitheater.

“Quality of life is our priority, and we are emphasizing this ideal with large living spaces. We envision amenities that will thrill the spirit and soothe the soul. Our idea is to deliver an unprecedented residential lifestyle that reflects the surrounding communities’ tastes and expectations,” said Scott Loventhal of Garden Communities.

Rose Equities is a fully integrated development, management, and investment group. With a unique generational investment strategy, Rose Equities seeks to combine institutional-quality best practices with the cultural and reputation heritage of a traditional family office. Rose Equities, together with their long-term partner Garden Communities, have acquired, entitled, and are developing nearly 5,000 units of best-in-class sites in Orange and Los Angeles counties, California. Their joint venture continues on the East Coast with The Residences at Main, a 260-unit luxury apartment home community, currently under construction in the Fairfield County town of Trumbull, Connecticut.

Garden Communities owns and manages more than 50,000 apartments and more than 25 million square feet of retail, office and hotel space. Garden Communities, and its subsidiaries, offer home rentals in Arizona, California, Florida, New Jersey, New York and Connecticut.

With a 70-year history, Garden Communities and Rose Equities expect to own Renaissance Harrison for multiple generations. The owner-builders intend to preserve and renovate a 1905 Normandy-style mansion on the property (commonly known simply as “The Mansion”) that was the former home of architect John Mervin Carrere. His firm Carrere and Hastings was one of the nation’s leading Beaux-Arts proponents and its highest-profile project was the New York Public Library in Manhattan.

The new community will be designed by nationally and locally prominent firms, including Perkins Eastman, Moore Ruble Yudell, Sasaki and Studio Valerius. Renaissance Harrison will be a boon to the area’s economy creating hundreds of construction and permanent jobs, generating approximately \$30 million in annual tax revenue for the Town of Harrison and the Harrison Central School District. “Renaissance Harrison makes sense for the Teardrop neighborhood. In 2013, the Town of Harrison adopted an updated Master Plan that envisioned a mix of new uses in the Teardrop, including multi-family residential,” said Glickman.

