



RXR and The Cappelli Organization break ground on \$650 million inaugural mall-to-housing conversion project, known as Hamilton Green

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Shown (from left) are: White Plains mayor Tom Roach; Kylie Cappelli, director of contract mediation, The Cappelli Organization; Todd Rechler, chief construction and development officer, RXR; Louis Cappelli, founder of The Cappelli Organization; former property owner Moshe Klein; Jason Barnett, vice chairman, general counsel and chief administrative officer, RXR; Joseph Graziose, and Joanne Minieri, senior executive VP, COO - construction and development, RXR

White Plains, NY RXR and The Cappelli Organization broke ground on their \$650 million inaugural mall-to-housing conversion project, referred to as Hamilton Green. Two blocks from the White Plains Metro North Train Station and one block from the White Plains Central Business District, the residential project will replace the shuttered White Plains Mall with four mixed-income multifamily buildings totaling 860 rental units. This includes 78 on-site affordable units, accessible open space, as well as a variety of dining, retail and commercial spaces.

Phase I of Hamilton Green includes the creation of two residential buildings: 7 Cottage – a 12-story, 162-unit building, and 240 Hamilton – a 25-story, 308-unit tower. The Phase I redevelopment includes a 515-space underground parking garage, nearly 523,000 s/f of residential space, nearly 55,000 s/f of open space and nearly 39,000 s/f of retail space. Phase I is slated for completion in 2025. Phase II will include 390 residential units, 441 self-park parking spaces and 45,000 s/f of retail space.

“We are incredibly excited to break ground on the first phase of Hamilton Green. This is a unique opportunity to develop our first project in White Plains and convert a defunct shopping mall into a much-needed, 470-unit mixed-use residential community and commercial site. With this being our fifth residential project in Westchester County, we are heartened by the lessons we’ve learned and relationships we’ve fostered to continue offering residents a highly amenitized living experience at a significant discount to New York City rents,” said Joseph Graziose, senior VP of residential development at RXR. “We look forward to co-developing this project with The Cappelli Organization, advancing local hiring initiatives, and building thoughtful community partnerships in the vibrant White Plains community.”

“We are very excited to again partner with RXR on this new development. Since our first joint project in 1998, we have developed world-class residential and retail projects with the latest technological innovation and state-of-the-art design. As we move forward in converting this functionally obsolete asset, the project will implement sustainable design features, including an all-electric ready infrastructure and smart home technologies utilizing intelligent thermal controls, dynamic glass and high efficiency mechanical systems, further promoting health and wellness for the building and its tenants. The Hamilton Green development will be a terrific addition to our portfolio in Westchester County and deserving of its place within the vibrant White Plains downtown district,” said Louis Cappelli, founder of The Cappelli Organization.

“I would like to thank The Cappelli Organization and RXR for breaking ground on the highly anticipated Hamilton Green development, which will replace the 50-year-old White Plains Mall property” said Westchester County executive George Latimer. “The ambitious redevelopment plan includes rental units and affordable housing, dining, retail, commercial space and parking, and is situated just two blocks from the White Plains Metro North Rail Station. The reimagining of this space will significantly contribute to the transformation of the downtown area and offer a real benefit to the people who live, visit and work in White Plains.”

“The City of White Plains seeks to transform idle, underperforming downtown sites into vibrant, pedestrian-friendly spaces. RXR and The Cappelli Organization have partnered to reimagine the underperforming White Plains Mall site into a vibrant, pedestrian-friendly, sustainable space that offers diverse housing: luxury, market and affordable; public and private areas for daily enjoyment by residents; and high-quality retail and restaurants which will create jobs and provide exceptional culinary and shopping experiences. The City of White Plains looks forward to the construction of Hamilton Green which will activate this critical, well-positioned site with people and a variety of uses that will be appreciated and enjoyed by the White Plains community,” said mayor Thomas Roach.

Designed by Lessard Design and MdeAS Architects, award-winning global architecture and interior design firms, the Hamilton Green development will undergo a phased ground up construction process and feature a contemporary design. Exclusive amenities for all residents will also include 24-hour concierge services, resident lounges, co-working spaces, a pool, game rooms, fitness

studios, expansive outdoor terraces and a shared public plaza.

RXR closed on the land for the proposed Phase I development and The Cappelli Organization closed on the land for the proposed Phase II development on November 30, 2022. The White Plains Mall originally opened its doors in 1972 at 200 Hamilton Ave. and was demolished in August 2022.

RXR continues to establish its presence in Westchester County, as master developer of Downtown New Rochelle, most recently having opened One Clinton Park – its second residential building to rise in Downtown New Rochelle. One Clinton Park is 50% leased, demonstrating the growing demand for amenity and transit-oriented housing. Its sister tower, Two Clinton Park, is under construction and on track to open in the spring of 2024. RXR's first residential tower in the city, 360 Huguenot, opened in 2019. In Yonkers, RXR owns and operates Sawyer Place, a mixed-use residential building offering 438 units with 22 designated affordable.

From the soaring 45-story glass towers of the RitzCarlton Condominium Residences and the Opus Hotel to the 1 million s/f City Center mixed-use complex, Cappelli has reimagined and re-energized the heart of downtown White Plains. Hamilton Green is the latest project underway in White Plains by The Cappelli Organization, together with RXR, and its LRC Construction division. Other LRC Construction projects in White Plains include the recent completion of The Mitchell, a mixed-use project featuring two 15-story buildings and one six-story building at 133 Mamaroneck Ave. with a total of 434 residential units plus ground floor retail and restaurants. LRC Construction is also building an 804,000 s/f mixed-use residential complex at 25 North Lexington Ave. The building will feature 500 luxury and affordable rental apartments and 19,000 s/f of groundlevel retail space

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