



Arthur May Redevelopment Holdings development - 63-unit the Flats on Raymond ready for occupancy

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Poughkeepsie, NY Arthur May Redevelopment Holdings, LLC (AMRH), an affiliate of Dutchess County-based PAZ Management, has slated its second building at The Arlington of Poughkeepsie, the Flats on Raymond, ready for occupancy. Located in the Arlington Town Center, Phase 1 of The Arlington is a collection of 63 one- and two-bedroom rental residences split between the Flats on Raymond, a newly constructed building on Raymond Ave., and the Lofts at the School, the repurposed, historic Arthur S. May School building, which welcomed tenants earlier this year. Leasing agreements are actively being signed for both the Lofts at the School, which is now 90% occupied, and the Flats on Raymond. In total, nearly 60% of The Arlington's units are already under

contract.

“Our community demonstrated a need for mindfully-designed, high-end residences with an emphasis on green energy and sustainability,” said Jacob Reckess, president, PAZ Management. “It’s exciting to see the neighborhood welcome The Arlington, to see the fast lease-up of our first wave of residences at the School, and to hear heartwarming feedback from current tenants. We are proud that our environmentally-conscious development is bringing more people and vibrancy to the charming Arlington Business District. As we debut the Flats on Raymond, we are thrilled to set the pace for another thoughtful addition to the area.”

Advancing New York State’s climate goals

Financed by NY Green Bank, a division of the New York State Energy Research and Development Authority (NYSERDA), The Arlington was designed as a green development, placing an emphasis on sustainability, resource efficiency and outdoor areas adorned with native plantings. It is one of only four NY Green Bank-funded energy efficiency transactions with projects in Dutchess County and one of six in the Mid-Hudson region. The property is in the process of obtaining a National Green Building Standard Certification and is carbon neutral ready, meaning the property has zero fossil fuels on site.

All appliances are stainless steel and 100% electric and energy efficient according to Energy Star standards. Resources and construction materials have been carefully selected and no fossil fuels (oil and gas) are allowed onsite. Additionally, by installing high-pressure, low-volume water systems, The Arlington reduces water usage, while increasing water pressure and quality throughout the entire site.

Putting its residents – and the community - first

The ownership’s commitment to its residents goes beyond its green development, as the family-led company took steps to ensure comfort and community-building for residents with this project. In addition to The Arlington’s many planned amenities – including coworking spaces with private offices, a dog washing station and dog park, a game room, lounges with complimentary coffee and EV charging stations – the property boasts a smartphone-accessible security system, which allows tenants to review video footage and open their doors to trusted guests, even from afar. Additionally, the walkable neighborhood the development is named for is a hub of arts, music and culture, giving The Arlington’s residents access to restaurants, bars, cafes, museums, a weekly farmers’ market and more.

The Arlington has formed a partnership with the popular Poughkeepsie-based social fitness studio, FITSOCIAL, which will operate the on-site fitness center. Residents of The Arlington will also have access to FITSOCIAL’s personal trainers and live-streamed fitness classes at the on-site gym. There will be additional businesses on-site, as commercial leases are being finalized and will be announced this fall.

The residences at the Lofts at the School and the Flats on Raymond, which are pet-friendly, include walk-in closets, in-unit washers and dryers, and have unique, open floor plans ranging from 651 to 1,462 s/f. The units are priced from \$1,915 to \$3,300 per month. Parking is provided onsite and storage units are available for residents to rent.

As Phase 1 of The Arlington forges ahead, Phase 2, which will include another 133-unit residential building with a rooftop deck, is scheduled to break ground in the spring of 2024 and open to tenants in the fall of 2025. PAZ Management and its onsite construction management team have taken steps to ensure that residents will not be disturbed by the construction.

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