



Allstate Ventures opens the first of three-building development - The Arc

November 14, 2023 - Owners Developers & Managers



New Rochelle, NY Allstate Ventures held a public opening of The Arc - the first of a three-building Westchester Place development.

The 16-story, 144-unit apartment building at 64 Centre Ave., is part of a larger vision of Allstate Ventures through a leading partnership consisting of New Rochelle civic and community arts leaders, working to address the need for high-quality rental homes, ranging from affordable units to market rate luxury homes for residents.

The first offering of Westchester Place, The Arc was designed by Richard Bienenfeld Architect. The second building is the six-story The Atelier, located at 40 Westchester Pl., which will contain 65 affordable units for artists, who will be selected by an upcoming lottery process. And the third

building, at 33 Westchester Pl., designed by Fogarty Finger Architects, will be 27 stories topped by a Sky Lounge solarium on the roof, and will offer 315 market rate units. The buildings will be linked by pathways with art works and a central plaza.

EXR is handling leasing for the building.

"The Arc" - its name inspired by New Rochelle's historic artist colony that settled there during the early twentieth century - is three blocks from the Metro-North and Amtrak transit hub.

"The opening of The Arc represents yet another significant step in the dynamic growth of downtown New Rochelle," said New Rochelle's mayor Noam Bramson. "With its focus on the arts, ground-level activation of Westchester Place, synergy with nearby projects, and outstanding amenities, The Arc contributes to an emerging city that is both economically and culturally vibrant."

Allstate Ventures and its Westchester Place is part of New Rochelle's vision for growth. The city designed a master plan to build more than 10,000 total residential units, including 1,500 affordable units, while adding requirements for ground-floor retail in new residential buildings to help the city revitalize with new residents and a wider array of retail offerings.

The high-rise will offer studios, one-bedroom, and two-bedroom homes, with floor-to-ceiling windows, showcasing the Long Island Sound and the surrounding cityscape. The planned community is designed to appeal to a variety of potential residents, from professionals commuting every day to those utilizing the easily accessible major roadways close to other areas in Westchester and Fairfield counties, as well as suburban homeowners looking to downsize while remaining in the area they call home.

"One thing we find people really gravitating towards is that the amenities are far from an afterthought here. From the lounge and gym occupying the 16th floor to the furnished rooftop, many of the amenity spaces occupy prime space in the building and are built out to an extent that tenants actually want to, and will, use them," said Archibald Rowan, broker for EXR. "On the other hand, the buildings' relatively small size for the amenity package offered, offers a best of both worlds scenario, with a boutique feel and the accompanying lack of crowding combining with world class amenities tenants actually want to use."

"We join in celebrating the opening of The Arc, the newest addition to our growing arts district and a revitalized Westchester Place," said deputy city manager & commissioner of development Adam Salgado. "We look forward to the energy and vitality that this building will bring to our downtown, as we continue to usher in a new era of growth and opportunity."

All apartments are smart-home enabled, have nine foot ceilings, stone counters and stainless appliances, in-unit washer-dryers, stunning views from floor-to-ceiling windows, and residents will enjoy the conveniences of a 24/7 concierge-attended lobby and access to on-site valet parking and storage. Much of that amenity space is on the 16th and 17th floors landscaped rooftop, with 360-degree views encompassing the Long Island Sound and the New York City skyline.

The pet-friendly building includes a pet playroom, that also doubles as a relief area perfect for inclement weather or early morning or bedtime needs when the owners, or their dogs, don't want to venture outside for a walk in the rain, cold or dark. There is even a second dog park on the roof for open air, breezy romps.

Yoga, cardio, weights, along with a basketball court and golf simulator, all have spaces incorporated within the amenity floors, with many of the workout stations situated in front of the same expansive views enjoyed by the homes' massive windows. There are also community areas equipped with a large screen for viewing parties, and outside on the landscaped roof complete with fire pit and barbecue areas.

New York Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540