



Featured Property: The Lincoln Park Development transforms downtown New Rochelle

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New Rochelle, NY The recently completed Lincoln Park Development sets a new direction for the future of downtown New Rochelle and serves as an example of the transformative power of architecture to revitalize urban spaces and support community growth. The development is the actualization of a decade long effort for the city.

The urban development is composed of four structures situated on the east and south sides of Lincoln Park. Three of the four structures are brand new: The Renaissance, an 11-story residential building that provides 179 units of best-in-class workforce housing, a multi-level public parking garage, and The Remington Boys & Girls Clubhouse. GF55 Architects designed the site plan for the Lincoln Park Development, The Renaissance residential building, and the Remington Boys & Girls Clubhouse.

The Renaissance - New Rochelle, NY

The Renaissance is a 154,478 s/f multifamily building that is part of the second phase of The Lincoln Park Development. The residential building offers affordable apartments to residents of mixed income levels. The design of the Renaissance introduces an elegant architectural language that is fresh and modern. Light gray colored stucco frames a grid of large windows. Buff colored brick is

accented by champagne colored metal panels to form a second layer on the façade. This second layer steps up gradually on the east side of the building, then steps back down as it wraps around the southeast corner. The pattern generates movement while breaking up massing and connecting the building in scale to the existing Lincoln Towers located next door. The lobby and interior amenity spaces continue the exterior color palette of the building with rich textures and materials.

The Remington Boys & Girls Clubhouse - New Rochelle, NY

The Remington Boys & Girls Clubhouse was conceived to be the face of the entire development, an icon to attract interest. The strategy is reminiscent of other urban developments where new features revitalized community spaces, highlighting the importance of creating engaging, multi-functional environments. The new two-story clubhouse replaces the former small and rundown facility. David E. Gross AIA, GF55's executive partner, when he first started designing the building, said "We were motivated to design something special because the mission of the project was so meaningful. So many kids said they'd never had anything new. New is fresh, new is yours. It's not a quick fix or a hand-me-down and it demonstrates to the children that anything is possible."

The Remington was designed with a unique shape, making it iconographic and identifiable. The 23,400 s/f clubhouse is playful and was also practical to build. "As architects one of our guidelines is simple materials in creative ways. It doesn't have to be deluxe to make it interesting," said Gross, "The Boys & Girls Clubhouse uses humble materials such as multi-toned fiber cement board and corrugated metal panels in a rich hue of blue. The clubhouse looks tech and not residential. When you walk in you see the basketball court right in front of you and you know where you are."

The design of the clubhouse intends to impart a visual liveliness and conveys a modern, forward-looking aesthetic. The lobby café to the left of the entry is awash with natural light and is a great place for snacks and homework. The lobby also provides picture window views of the indoor basketball courts which include a fully equipped gym. Bright orange steel stairs to the right of the lobby beckon visitors to explore a large game lounge, music/podcast studios, fine art studios, teen lounges, multi-purpose social areas, and offices. STEM classrooms overlook Lincoln Park where recently added pedestrian pathways encourage connectivity to the pool, the gardens, and the athletic fields. The pathways also provide easy access to the public parking garage. A community kitchen supports local events and social gatherings held at the facility.

Energy efficiency and resiliency were also prioritized in the design process for The Remington. The clubhouse is elevated four feet above grade and employs passive stormwater mitigation strategies to enhance flood resilience. The roof was engineered to include 3,800 s/f of high efficiency solar panels producing 74KW of power. High thermal ratings for the roof and wall systems, along with airtight construction ensure long-term sustainability. "The Club was not only designed to serve the Lincoln Park Development as a vital center of youth support," said Gross, "it was also designed to be

a springboard for the future of the wider New Rochelle community.”

The NRDRRI seeks to transform New Rochelle by connecting its busy downtown with Lincoln Ave. Corridor driving commercial, residential, and mixed-use development which in turn will provide access to job opportunities, green space, human services, and multi-modal transportation. The Lincoln Park Development is the catalyst in this overarching plan and illustrates how architecture can transform communities. Funded by local non-profits, private organizations, and the city of New Rochelle, Lincoln Park Development further demonstrates the strength of public-private partnerships to push the goals of a flourishing downtown with an emphasis on youth and working-class citizens. “This new development brings critically needed affordable housing to Westchester County and continues the important revitalization efforts that are happening in downtown New Rochelle. By bringing these new apartments and a state-of-the-art Boys and Girls Club facility to the city, The Renaissance in Lincoln Park is truly an investment in a brighter and stronger future for New Rochelle,” said Governor Kathy Hochul.

Project Team

Architect: GF55 Architects

Developers: The NRP Group and Forward Thinkers Development

Parking Garage Architects: Walker Consultants.

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