



Straub and Barnett of DES Partners to construct 160,000 s/f commercial space in Dutchess County: Highland Square

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A Dutchess County based development company has unveiled plans for a new commercial complex. DES Development plans to construct 160,000 s/f of commercial space to be called Highland Sq. on a 22-acre site at the intersection of Rte. 9W and 299.

DES Partners, Fred Straub and Michael Barnett, are currently developing 216 units of 55 and older active lifestyle condominium flats. That project is located on Vineyard Ave. In addition, the company has a multitude of other projects both residential and commercial in the pipeline according to Barnett.

"We saw a need in Highland for additional retail development and we feel that the intersection of 299 and 9W is well suited for what we have planned," Barnett said. "We envision several individual buildings containing a mix of retail and office as well as one building with second story space. There will also be an opportunity for several free standing buildings or pad sites at the front of the property facing Rte. 299."

Straub said, "The initial response to our proposal and design from the town has been overwhelmingly positive and we are proceeding diligently to complete the approval process."

The developers have retained The Dagar Group Ltd. of Fishkill to lease the project and Liscum McCormack Vanvoorhis of Poughkeepsie as architects and planners. Michael McCormack, AIA, a principal, of LMV Architects said the architecture at Highland Sq. evokes, "the aura of the Hudson Valley style in element and form. Building colors and materials are inherent in the area, from the clapboard siding to the metal roofing which is found throughout the region, there is a sense of locale. The building's shapes are formed from the neighboring structures which provide gable roofs, shed dormers and segmented window openings. The clock tower element borrows from the region where such structures provided a sense of importance and stability. All in all the Highland Sq. design will not only complement the region but emphasis the importance of the region's architecture through example."

According to David Livshin, president/CEO of The Dagar Group Ltd., initial interest in the location even at this early stage has been strong. "Initial plans call for an anchor store and five separate buildings which will be leased to retail shops, restaurants and offices," he said. "The average space will be 60 ft, deep with frontage starting at 20 ft. We have been in discussions already with a number of retailers interested in the location which they view as strategic. The pads are ideally suited to national chain sit down restaurants, banks and fast food. The anchor position could be utilized for a number of uses which we are now seriously exploring."

Approvals for Highland Sq. are anticipated in late 2008 with the project opening during the summer of 2009.