

SIMONE[®]

DEVELOPMENT COMPANIES

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Simone Development and Stagg Group Commence Construction on 186 Units of Affordable Housing in New Rochelle

Housing Construction Marks Phase 2 of 26 Garden Street Project

NEW ROCHELLE, NY – August 3, 2022 – Simone Development Companies and Stagg Group have commenced construction on West View Apartments, a 186-unit affordable housing development that marks Phase 2 of a mixed-use project at 26 Garden Street in New Rochelle, NY.



“We are extremely pleased to start the development of Phase 2 of this multifaceted project, providing affordable housing opportunities with convenient access to regional transportation options in the heart of New Rochelle,” said Joseph Simone, president of Simone Development Companies. “This exciting new residential property is expected to be completed and rented by July 1st, 2025.”

Phase 1 of the project, consisting of a six-story building, was completed last summer by the Simone/Stagg partnership, and includes the new home of the New Rochelle Family Court, which features two courtrooms, three hearing rooms, judge’s chambers, offices for non-judicial staff as well as for staff from

the Office for Women, Department of Probation, and other County agencies. The 35,000-square-foot space features the latest technology and equipment, from assisted-listening capabilities to HVAC systems that provide for a good fresh-air ratio.

Phase 2 of the project includes a ground up construction project of a 208,000-square-foot, 24-story tower consisting of 186 affordable housing units reserved for families whose income is at or below 60% of the area medium income for Westchester County, NY. The unit makeup will be 34 studios, 96 one-bedroom and 56 two-bedroom units.

The development will include a community room, gym, computer center, laundry facilities and parking for tenants, and will also include a number of sustainability measures including compliance with Enterprise Green Community and Energy Star MFNC (multifamily new construction) standards, low flow plumbing fixtures, LED light fixtures with motion sensors, dark sky compliant exterior light fixtures and use of low VOC paint and sealants.

“We are excited to partner with Simone Development on another successful and important project,” shared Mark Stagg, Founder and CEO of Stagg Group. “First delivering a new state of the art facility for the Westchester Family Courts, and now by adding much-needed affordable workforce housing, constructed to the highest standards, here in New Rochelle.”

The project was designed by Newman Architects and BE Bronx Builders is the General Contractor. The site underwent a brownfield cleanup in 2019 and 2020 to prepare for all three phases of the project. In addition to the new Westchester County Family Court, completed on a tight timeline of just 14 months, Phase 1 also included a Private Art Betterment installation as part of the project requirements. Phase 3 will include an additional mixed-use building with details and use still to be determined.

[About Simone Development Companies](#)

Simone Development Companies is a full-service real estate investment company specializing in the acquisition and development of healthcare, mixed-use, office, industrial, retail and residential properties. Headquartered at the Hutchinson Metro Center, it boasts a portfolio of over 7 million square feet throughout the Bronx, Manhattan, Queens, Long Island, Westchester County, Orange and Fairfield Counties and New Jersey. With services spanning acquisition, development, construction, finance, asset management, accounting, leasing and property management, Simone Development Companies is set apart by its vertically integrated management team, long-term asset ownership and its pursuit of visionary development.

[About Stagg Group:](#)

Founded in 1996, Stagg Group has been providing quality, affordable housing stock in the Bronx and the New York City metro area for over two decades. Mark Stagg, founder and President, completed his first residential project in 1998, and has never looked back since. Dedicated to developing and constructing housing that raises the expectations of residents, and elevates communities, Stagg Group has constructed, owns and manages over 4000 units of residential housing in the Bronx and lower Westchester.