

# Westchester Crossing



ROSE  
ASSOCIATES



BEDROCK  
REAL ESTATE PARTNERS





# Rose Associates



Rose Development Team

1925

First Development

160+

Properties Under Management

24,850

Multifamily units under management

265+

Corporate Employees

700+

Building Service Employees

500,000+ SF

SIGNED COMMERCIAL LEASES

100%

Certified Women's Business Enterprise (WBE)







Elihu Rose at North Broadway Property Developed by Rose in the 1960's

# Part of the Westchester Community



ALEXANDER CROSSING | YONKERS, NY



HAMILTON CROSSING | WHITE PLAINS, NY

## Supporting the communities we live and work in:

- 908 units of housing added to the Westchester market this year.
- Active sponsor of local community and non-profit events: The Sharing Shelf, WestHab, White Plains Holiday Market, Yonkers Riverfest and Pridefest.
- Affordable Units marketed directly to Westchester residents through outreach to local churches, city employees, and community centers
- New staff recruiting focusing on current community residents and local public colleges.



# Bedrock Real Estate Partners



Caesura – Fort Greene

**2013**

YEAR FOUNDED

**2,500+**

RESIDENTIAL UNITS  
UNDER MANAGEMENT

**20**

PROPERTIES UNDER  
MANAGEMENT

**1.75 MILLION**

SQUARE FEET UNDER  
MANAGEMENT

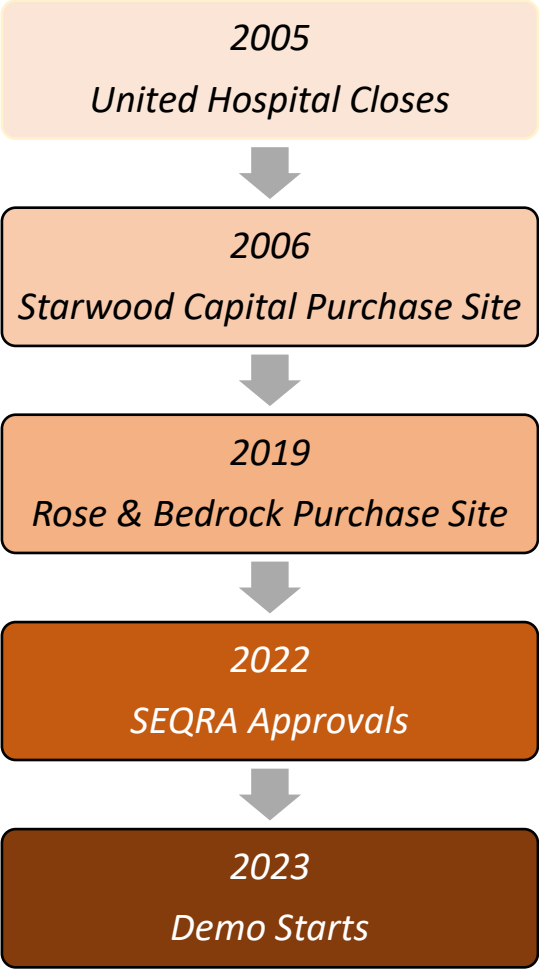






United Hospital

**United Hospital Timeline:**



# Project Objectives

---

- **CREATE** new “Gateway Corner” to site along Boston Post Road
- **DEVELOP** new internal public spaces that create and reinforce a sense of place
- **INTRODUCE** new retail edges along main boulevard
- **REINFORCE** East/West connection with new pedestrian/vehicular corridor
- **MANAGE** significant grade change along Boston Post Road



Westchester Crossing Concept Rendering





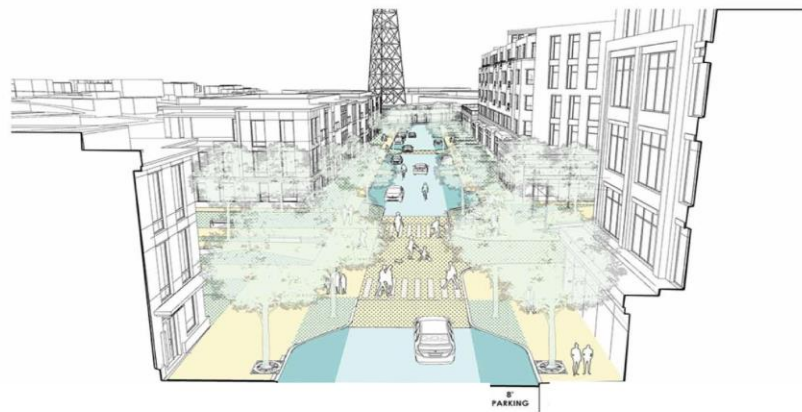


# NORTHLAND, NEWTON, MA





# CUBE3 Experience





# SITE PLAN & BUILDING MATRIX

**120**  
HOTEL ROOMS

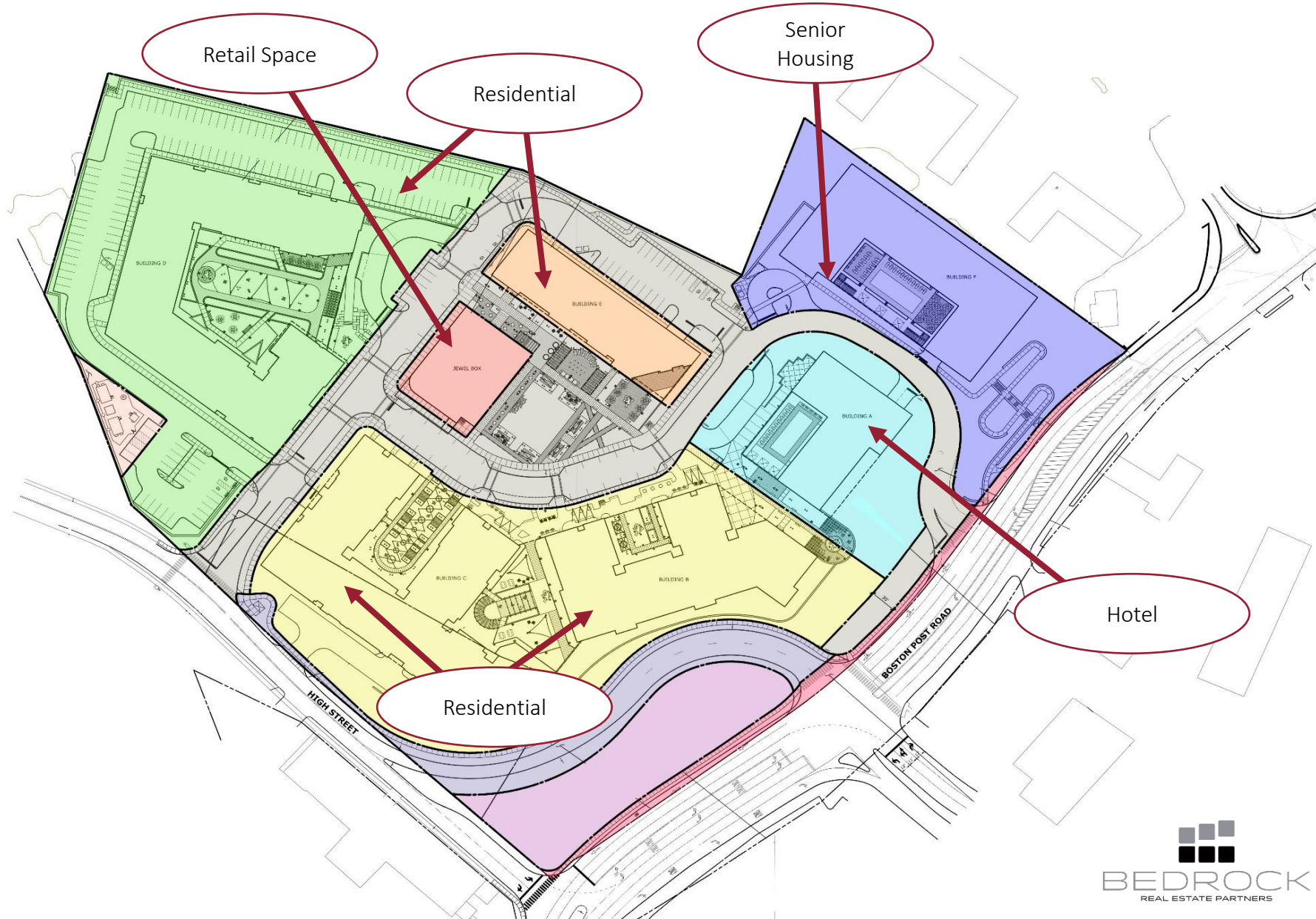
**200**  
SENIOR HOUSING  
UNITS

**688**  
MARKET RATE  
UNITS

**87**  
AFFORDABLE  
UNITS

**18,000**  
SQUARE FEET OF  
RETAIL

**1,095**  
TOTAL  
UNITS





# Concept Renderings





# Creating Value for Port Chester





# Economy and Jobs

- **Add Housing: Affordable, Senior & Market Units**
- **Add Hotel, Restaurants, & Retail**
- **Create 250 Permanent Jobs**
- **Create 1,075 Construction Jobs**

Create & retain permanent private sector jobs

Contribute to economic diversification





# Traffic Improvements

- Local Road Improvements:
  - Boston Post Rd
  - South Regent St
  - I-287
  - High St
  - High St Bypass Rd

Resolve traffic and parking  
and include mobility  
improvements





# Revitalization & Open Spaces

Revitalizes properties in decline

Upgrades to open spaces

- **Preserve Gateway Open Space**
- **Activate Site That Has Been Vacant for 18 Years**
- **Acres of Open Space**





# Value Creation

Positive impact on  
businesses in the vicinity

Considerable increase in  
assessed value of  
properties

- **Reconstruct Sewer Lines**
- **Support Gateway Shopping Center**
- **Create Value in a Currently Abandoned Site**





# Westchester Crossing

- Add Housing: Affordable, Senior & Market Units
- Add Hotel, Restaurants, & Retail
- Create 250 Permanent Jobs
- Create 1,075 Construction Jobs

Create & retain permanent private sector jobs  
Contribute to economic diversification

- Local Road Improvements:
  - Boston Post Rd
  - South Regent St
  - I-287
  - High St
  - High St Bypass Rd

Resolve traffic and parking and include mobility improvements



Revitalizes properties in decline  
Upgrades to open spaces

- Preserve Gateway Open Space
- Activate Site That Has Been Vacant for 18 Years
- Acres of Open Space

Positive impact on businesses in the vicinity  
Considerable increase in assessed value of properties

- Reconstruct Sewer Lines
- Support Gateway Shopping Center
- Create Value in a Currently Abandoned Site

