



The Alexander slopes upward to work with its location.

## Mixed-Use Condo To Lead Neighborhood Redevelopment

**Mt. Vernon, N.Y.**—After two years of review by city and county agencies, final approval was recently granted by the city government for The Alexander, a 200-unit, mixed-use condo building at 120 E. Sanford Blvd. in downtown Mt. Vernon, a Westchester County suburb just north of New York City. The building is being developed by the Reed Property Group, based in Brooklyn, N.Y., and is named for the grandfather of the firm's principal. Groundbreaking is expected in spring 2007, with expected occupancy for fall 2008.

Peter F. Gaito, Sr., A.I.A., principal/project architect from Peter F. Gaito and Associates, White Plains, N.Y., explains the firm designed a "signature building" for the hilly site, across the street from a park where this Mt. Vernon native played baseball as a child.

The 350,000-sq.-ft. mixed-use, upscale apartment building will contain 199 one- and two-bedroom units as well as several duplexes with double-height windows. It will also include 275 below-grade parking spaces. A first-of-its-kind in the city, the proposed building is expected to become a catalyst for further development in this neighborhood, which is already seeing some revitalization. The high rise will include a fitness center, indoor pool, concierge, and rooftop recreation space. It is conveniently located near two Metro-North Railroad stations, and shuttle service to the train will be offered.

Designed to conserve natural resources, The Alexander will use products like low-E glazing, green roof space, photovoltaics, low-VOC paints and adhesives, occupancy-sensing lighting, compact fluorescent lights and bamboo flooring. Provision will be made for rainwater collection and graywater reuse.