

NGBS GREEN CASE STUDY

The Arlington of Poughkeepsie



**NGBS
GREEN™**
NGBS.COM

About the Project

Project Type: Two-phase multifamily project. Phase I includes one adaptive reuse building and one new building with 64 units and 16,000 sq. ft. of commercial space; Phase II is a new construction mixed use development, with 198 units across 6.8 acres within the Arlington Town Center.

Unit Size: Phase I average 983 sq. ft.

Location: Poughkeepsie, N.Y.

Performance: 2020 NGBS MF New Construction – Silver (Apr 2024)

Website: arlingtonpok.com

Project Team

Builder: [BBL Construction Services](#)

Developer: [PAZ Management](#)

Architect: [Styvertsen Rigosu Architects](#)

MEP: [Fusion Engineering](#); [Fellenzer Engineering](#)

Financing: [NY Green Bank](#), a division of the New York State Energy Research and Development Authority (NYSERDA)

Verifier: [Christin Kappel](#), [Performance Point](#)

The Verifier Voice

“Existing building stock, and their embodied energy, create a unique challenge and opportunity for how we design for the future. The Arlington is a beautiful testament to how historic and adaptive reuse projects can enhance a neighborhood’s culture and continue to benefit the community while reaching the highest standards in sustainability.”

– Christin Kappel, The Performance Point



Green Features/Practices

- Walkable Community:
 - ◆ Within ½ mile of Poughkeepsie Metro North / Amtrak train
 - ◆ Walking distance to community shopping and amenities, including 6,000 sq. ft. of retail onsite, reducing dependence on autos
- Near extensive bike trails
- Universal design elements incorporated
- Lack of combustion equipment helps ensure healthier indoor air quality
- EV charging stations to support residents’ and visitors’ electric vehicles
- Verification plan to monitor water and energy use post-occupancy to ensure building is high performing as expected
- Energy Efficiency:
 - ◆ High-efficiency HVAC and water heaters
 - ◆ All-electric building which also eliminates combustion to help ensure healthier indoor air quality
 - ◆ ENERGY STAR dishwashers and washing machines which use less energy and water
 - ◆ 95% of lighting is ENERGY STAR
- Water Efficiency:
 - ◆ Water-saving faucets and toilets
 - ◆ Native plants selected for landscaping to reduce irrigation

NGBS Green Certified.

A better place to call home

"Our community demonstrated a need for mindfully designed, high-end residences with an emphasis on green energy and sustainability. It's exciting to see the neighborhood welcome The Arlington, to see the fast lease-up of our first wave of residences at the school, and to hear heartwarming feedback from current tenants. We are proud that our environmentally conscious development is bringing more people and vibrancy to the charming Arlington Business District. As we debut the Flats on Raymond, we are thrilled to set the pace for another thoughtful addition to the area."

- Jacob Reckess, President, PAZ Management

Renter Testimonial

"I recently moved into The Lofts at the School at The Arlington of Poughkeepsie and I am beyond thrilled! The Lofts are in a repurposed Elementary School which I actually attended as a child. The lofts are so bright, charming, and energy efficient. I love the way that the project incorporated the character and history of the school while giving me a modern and beautiful apartment with state of the art appliances and amenities. I chose a one bedroom but there are also two bedrooms; each apartment is unique and many different floor plans are available. I love being able to walk to so many shops and restaurants. It is a 5-minute walk to the beautiful campus of Vassar College and a short drive to many other outdoor parks and green spaces. I love calling The Arlington of Poughkeepsie my home and would highly recommend it to anyone!"

About The Arlington

The Arlington of Poughkeepsie is a two-phase, multi-building, mixed-use sustainable development. The surrounding area is home to Vassar College and a thriving business, cultural, and community center.

The first building in Phase I is the adaptive reuse of the Arthur S. May Elementary School building. Established in the 1920s as part of the Arlington Central School District and standing vacant since its closure in 2014, the school underwent a transformation into **The Lofts at the School**, 25 unique residences, with each floorplan dictated by the historic architecture of the former school building. The second building in Phase I is a newly constructed multifamily building on Raymond Avenue, **The Flats on Raymond**, with 39 units, transforming the area into a vibrant hub comprising of residential spaces, retail, and office establishments.

The two buildings contain 64 one- and two-bedroom residences with modern, open floor plans ranging from 651 to 1,462 sq. ft. per unit. The buildings are all electric, use zero fossil fuels on-site, and are carbon neutral ready. The apartments have spacious interiors with 9' to 11' ceilings, large windows for ample natural light, energy-efficient appliances, and access to the walkable amenities of the Arlington Town Center. Additionally, 16,000 sq. ft. of space is available for commercial and retail tenants.

As The Arlington's first phase celebrates its NGBS Green certification at the Silver level, PAZ Management has its sights set on the project's next phase, which will include another 133-unit residential building and is expected to break ground in early 2025.

