

New Rochelle selects MacQuesten Development for firehouse site

BY BILL HELTZEL

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New Rochelle City Council on June 20 unanimously approved the selection of MacQuesten Development to relocate a fire station and use that land for a residential tower.

The project will establish an eastern gateway to downtown, Mayor Noam Bramson said at a ceremony after council members voted.

He said the deal demonstrates the momentum that has been building “day

NYC firm tapped for Bridgeport mixed-use project

The city of Bridgeport has hired Exact Capital Group LLC, a New York City-based real estate development firm, as the developer for the Majestic and Poli Theater mixed-use project.

Located at 1325 Main St. in Bridgeport's North End, the 13-acre complex opened in 1922 with the Loew's Poli Theater – later renamed Loew's Palace Theater – a 3,600-seat venue that presented live stage shows, and the Majestic Theater, a 2,200-seat cinema. The theaters closed in the mid-1970s and the complex, which was also once home to the 109-room Savoy Hotel, was added to the National Register of Historic Places in 1979.

Under the developer's proposal, the Majestic Theater will be renovated and reopen with 2,200 seats for use by area performing arts groups chosen by the city of Bridgeport. The Savoy Hotel will be ren-



A rendering of Residences at 45 Harrison.

by day, week by week, month by month” on the city's ambitious plans to redevelop downtown.

Rella Fogliano, president of MacQuesten Development, said she was “thrilled beyond belief” to have the opportunity to change the city's skyline.

The site is at 45 Harrison St., near Interstate 95 and Huguenot and Main streets. The work will be tricky because the developer has to relocate Fire Station 1, but may not interrupt the public safety activities.

MacQuesten official Joe Apicella told the council at a May 9 public hearing that contractors will work around the fire station for 18 months as the company builds a new station.

The company wants to build the new fire station at 65 River St. Apicella has indi-

cated to the council that the city might need to use the eminent domain process to seize the property from Post Marine Supply.

The developer has brought on Mitchell Associates Architects, a firm that specializes in building firehouses, to plan and build the station.

MacQuesten has proposed building a 27-story tower with 282 apartments, retail space, office space and a parking garage on the current fire station land.

A planning department committee recommended MacQuesten's proposal over a concept presented by a partnership of the Richman Group and Brock Services Corp.

Construction of the mixed-use tower and fire station could begin early next year, Luiz Aragon, commissioner of development, recently told the city council.

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