

## FOR IMMEDIATE RELEASE

### Contact:

Steven Yates  
Director of Communications  
115 Fifth Ave.  
New York, NY 10003  
202.212.6064  
[s.yates@perkinseastman.com](mailto:s.yates@perkinseastman.com)  
[www.perkinseastman.com](http://www.perkinseastman.com)

## PERKINS EASTMAN CELEBRATES THE GROUNDBREAKING OF THE HILLTOP RESIDENTIAL AND MIXED-USE DEVELOPMENT IN IRVINGTON, NJ

### Ambitious Multi-Phase Design Puts Forth a New Vision for Township, Creating “Key Places” That Ensure Resilient Development

New York, NY (May 19, 2015) On Monday morning, May 18, Mayor Tony Vauss and HillTop Partners hosted the groundbreaking ceremony for The HillTop, a new residential and mixed-use development designed by Perkins Eastman. This undertaking is the first of its kind for the Township of Irvington, NJ, and part of a significant campaign to transform the community by introducing quality market-rate and affordable housing, new retail and commercial space, dining options, and a pre-school, all situated on six sloping acres formerly occupied by Irvington General Hospital, which shuttered nearly a decade ago. The first phase of The HillTop will include a five-story, 110,000 sf residential building comprising 115 units, with subsequent phases to comprise 700 mixed-use units and 15,000 sf of retail and commercial space.

The HillTop’s unique context and site qualities make for a great opportunity to create a dynamic community that sits comfortably within this Irvington neighborhood. Perkins Eastman’s design, led by Associate Principal Eric Fang AIA, LEED AP, is focused chiefly on creating a series of six “key places” built on a human scale. The centerpiece of the redevelopment is The Steps, a gathering space for sitting, meeting and outdoor dining, located along Chancellor Avenue and becoming the neighborhood’s main entranceway. The Steps will feed into The Courtyard, a central area with abundant green space that will serve as the community’s “front door.”

“We designed this development to respond to the site’s natural topography,” says Fang. “In so doing, building massing is arranged to minimize the overall impact of their heights and ensure that residents will enjoy remarkable views in all directions, with a particular emphasis toward the east, with the Manhattan skyline within view. The buildings will step down to follow the hill’s contours and be broken up to create the sense of a residential village as opposed to a project or complex.”

HillTop Partners is a joint venture between Irvington-based Kapwood, LLC, a real estate development firm focused on urban revitalization, and New York-based Urban

Builders Collaborative, the development arm of Lettice Construction. HillTop Partners purchased the site from the Township in 2013.

Also in attendance for yesterday's groundbreaking was Essex County Executive Joseph N. DiVincenzo, Jr., Newark Mayor Ras Baraka, East Orange Mayor Lester E. Taylor III, NJ Assemblywoman Cleopatra G. Tucker, and NJ Assemblyman Ralph R. Caputo.

## **About Perkins Eastman**

Perkins Eastman is among the top design and architecture firms in the world. With almost 900 employees in 14 locations around the globe, Perkins Eastman practices at every scale of the built environment. From niche buildings to complex projects that enrich whole communities, the firm's portfolio reflects a dedication to progressive and inventive design that enhances the quality of the human experience. With work in 46 states and more than 40 countries, the firm's portfolio includes transportation and public infrastructure, high-end residential, commercial, hotels, retail, office buildings, corporate interiors, schools, hospitals, museums, senior living, and public sector facilities. Perkins Eastman provides award-winning design through its offices in North America (New York, NY; Boston, MA; Charlotte, NC; Chicago, IL; Los Angeles, CA; Pittsburgh, PA; San Francisco, CA; Stamford, CT; Toronto, Canada; and Washington, DC); South America (Guayaquil, Ecuador); North Africa and Middle East (Dubai, UAE); and Asia (Mumbai, India, and Shanghai, China).

Images available.

###

