

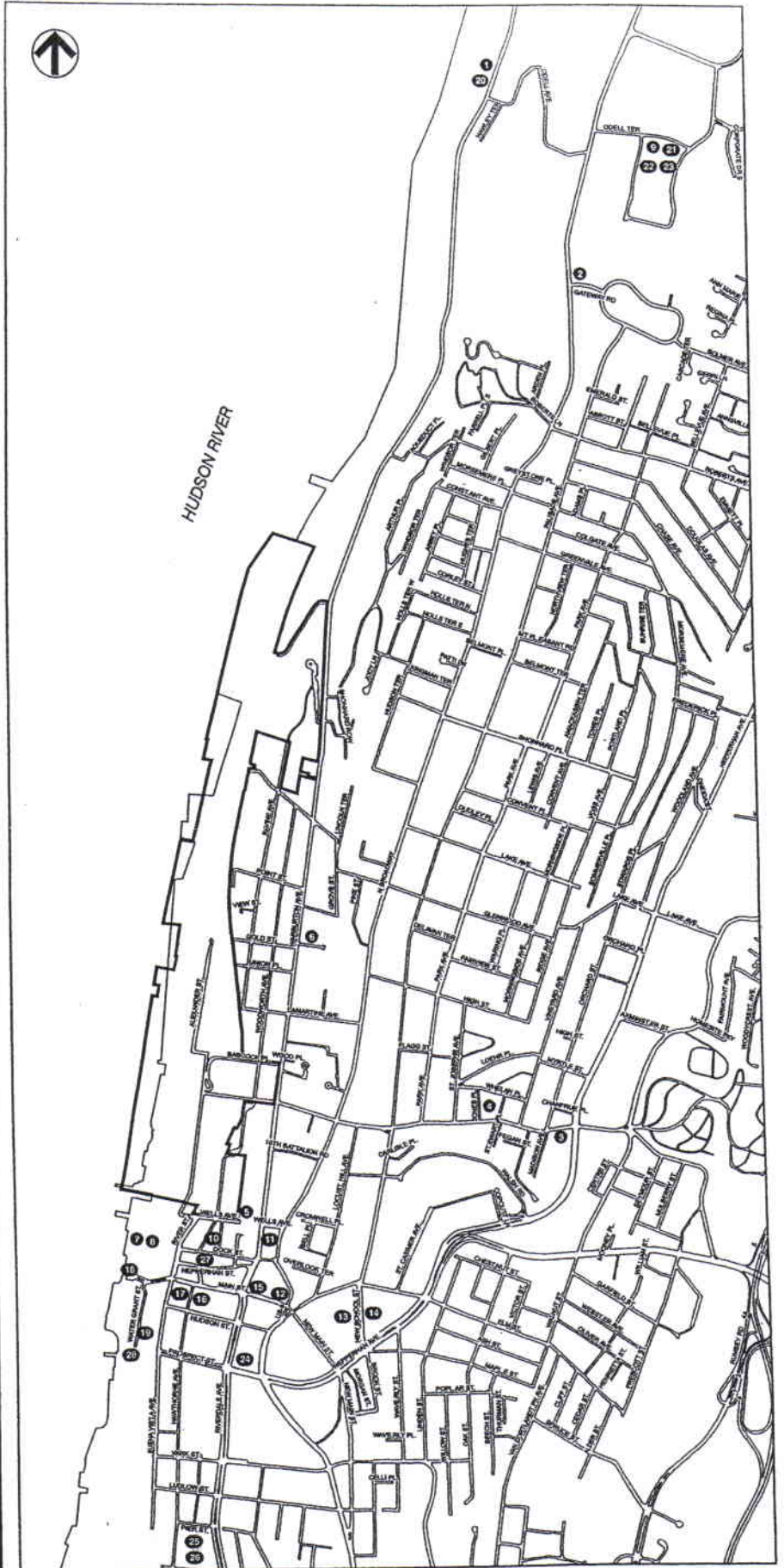
**APPENDIX “C”**

**OTHER PLANNED DEVELOPMENTS**

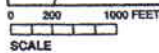
## OTHER PLANNED DEVELOPMENTS

The City of Yonkers provided a list of planned developments for the area and is included in this Appendix. Based on a review of this list and discussions with the City, certain developments were included as part of the total background growth factor of 6% due to the size and/or distance from the study area.

For other projects in the area which would have a greater impact within the study area, traffic was added to the roadway network. These developments include Yonkers Green (#3), Ashburton Avenue, Redevelopment (#4), i\_Park Phase 2 (#5), Collins Phase 2 (#8), Greystone (#11), Main Street Lofts (#16), Homes for America (#17) and Buena Vista Phase 1 & 2 (#19). The other development traffic volumes for these specific developments are show on Figures No. 8A through 8F for the Weekday Peak AM Highway Hour, Figures No. 9A through 9F for the Weekday Peak PM Highway Hour and on Figures No. 10A through 10F for the Saturday Peak Hour.

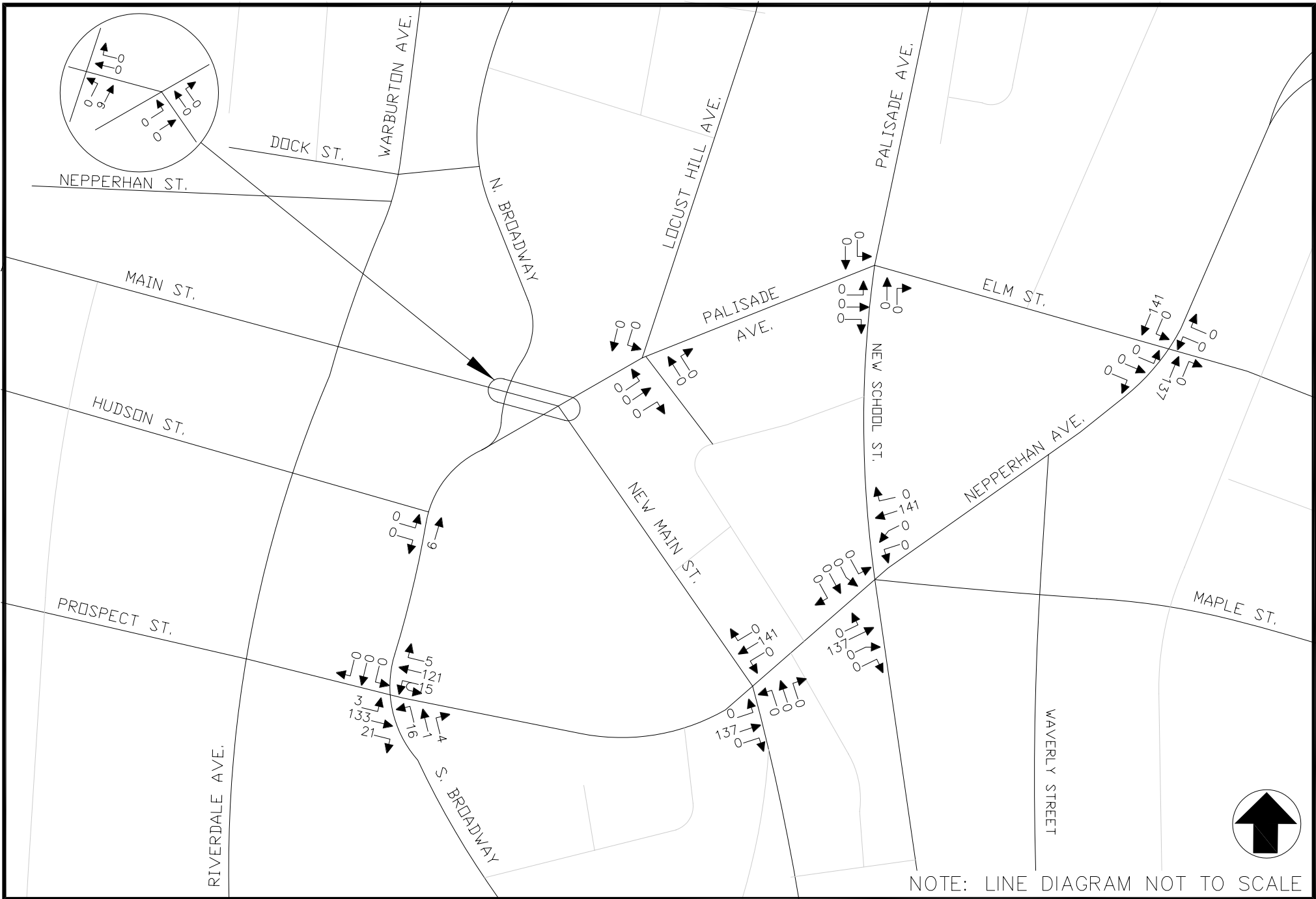


- |    |   |
|----|---|
| —  | Project Area                                      |
| ①  | No Build Projects                                 |
| 1  | Ginsburg Development                              |
| 2  | 900 North Broadway                                |
| ③  | Yonkers Green                                     |
| ④  | Ashburton Avenue Redevelopment                    |
| ⑤  | i.park Phase 2                                    |
| 6  | Charter School                                    |
| 7  | Hudson Park Phase II                              |
| ⑧  | Collins Phase 2                                   |
| 9  | Verizon   |
| 10 | Restaurant 2 <i>GREYSTONE</i>                     |
| ⑪  | North Broadway Lofts                              |
| 12 | Stan-Lou Building                                 |
| ⑬  | Gateway Center                                    |
| ⑭  | <del>Ballpark Phase 1</del>                       |
| 15 | Old Furniture Storage/Cooks                       |
| ⑯  | Main Street Lofts                                 |
| ⑰  | Homes for America                                 |
| 18 | Xavier's  |
| ⑲  | Buena Vista <i>PHASE 1 + 2</i>                    |
| 20 | 1077 Warburton Avenue                             |
| 21 | Animal Specialty Center                           |
| 22 | Mariott   |
| 23 | Hampton Inn                                       |
| 24 | Proctor Theatre                                   |
| 25 | 171 Riverdale Avenue                              |
| 26 | 179 Riverdale Avenue                              |
| 27 | Larkin Square River Improvement                   |
| ⑳  | Yonkers Downtown Sites H & I<br>(Palisade Pointe) |



YONKERS REVISED NO-BUILD AUGUST 2006

ID	Name	Address	Description
1	Ginsburgh Development	1105-1135 Warburton Avenue	353 residential units
2	900 N Broadway	900 N Broadway	25,000 sf medical office
3	Yonkers Green	Ashburton & Nepperhan	124 (town homes/condos)
4	Ashburton Avenue Redevelopment	Ashburton Avenue	Approximately 300 new residential units, replacement of existing residential units, retail and office space
5	I-Park Phase 2	Warburton Avenue	<u>100,000 sf office space with 300 parking spaces (on 4 levels), 30,000 sf retail space</u>
6	Charter School	Warburton Avenue @ Halcyon Place	Rehab of shopping defunct shopping center (150 to 200 Students)
7	Hudson Park Phase II	Dock Street	153-slip marina
8	Collins Phase 2	75 Dock Street	312 residential units
9	Verizon	Southern Westchester Executive Park	25,000 sf switching station for Mobil phones
10	Restaurant 2	31 Dock Street	2,100 sf restaurant
	<del>GAYSTONE</del>		
11	<del>North Broadway Lofts</del>	49 N Broadway	40 residential lofts
12	Stan-Lou Building	27 North Broadway	15 residential units
13	<del>Gateway Center</del>	<del>parcels surrounding proposed ballpark</del>	850 Residential units, 475,000 SF Office, 150 Room Hotel, 465,000 sf Retail, 15 screen Movie Theatre, 6,500 Seat ballpark
14	<del>Ballpark Phase I</del>	<del>Getty Square Parking Area</del>	<del>6,500-seat ballpark</del>
15	Old Furniture Storage/Cooks	14 Warburton Ave	4,400 sf retail, 12 residential units
16	Main Street Lofts	68 Main Street	12,000 sf retail, 171 residential lofts
17	Homes for America	86 Main Street	12000 sf retail and 58,000 sf office (6 stories), 600-space parking garage
18	Xaviar's	Yonkers Pier, end of Main	6,000 sf restaurant (240 seats)
19	19 Buena Vista Phase 1 Teutonia Hall	45 Buena Vista Avenue	<u>conversion of period building into a restaurant, jazz club, 2,000 sf retail, and 40 live-work lofts with underground parking</u>
20	20 Buena Vista Phase 2	61 Buena Vista	7,500 sf retail, 60 residential units
21	21 1077 Warburton Avenue		71 Residential Units
22	22 Animal Specialty Center	Southern Westchester Executive Park	25,000 sf
22	23 Marriott	Southern Westchester Executive Park	109 room hotel
23	24 Hampton Inn	Southern Westchester Executive Park	120 room hotel
24	25 Proctor Theatre	53 South Broadway	1,200 seat theatre
25	26 171 Riverdale Avenue	171 Riverdale Avenue	19 Apartments
26	27 179 Riverdale	179 Riverdale	83 Senior Apts
27	28 Larkin Square River Improvement	<del>Sew Mill River beneath Larkin Square</del>	<u>This waterway/riverwalk will become integral part of public landscape</u>
28	29 Yonkers Downtown Sites H & I	<del>Waterfront (Parcels H &amp; I)</del>	<u>386 luxury residential condominiums in one 30-story tower and several low- to mid-rise buildings, as well as 763 parking spaces, replacement of at-grade parking lot used by Sedgwick House residential with new parking garage</u>



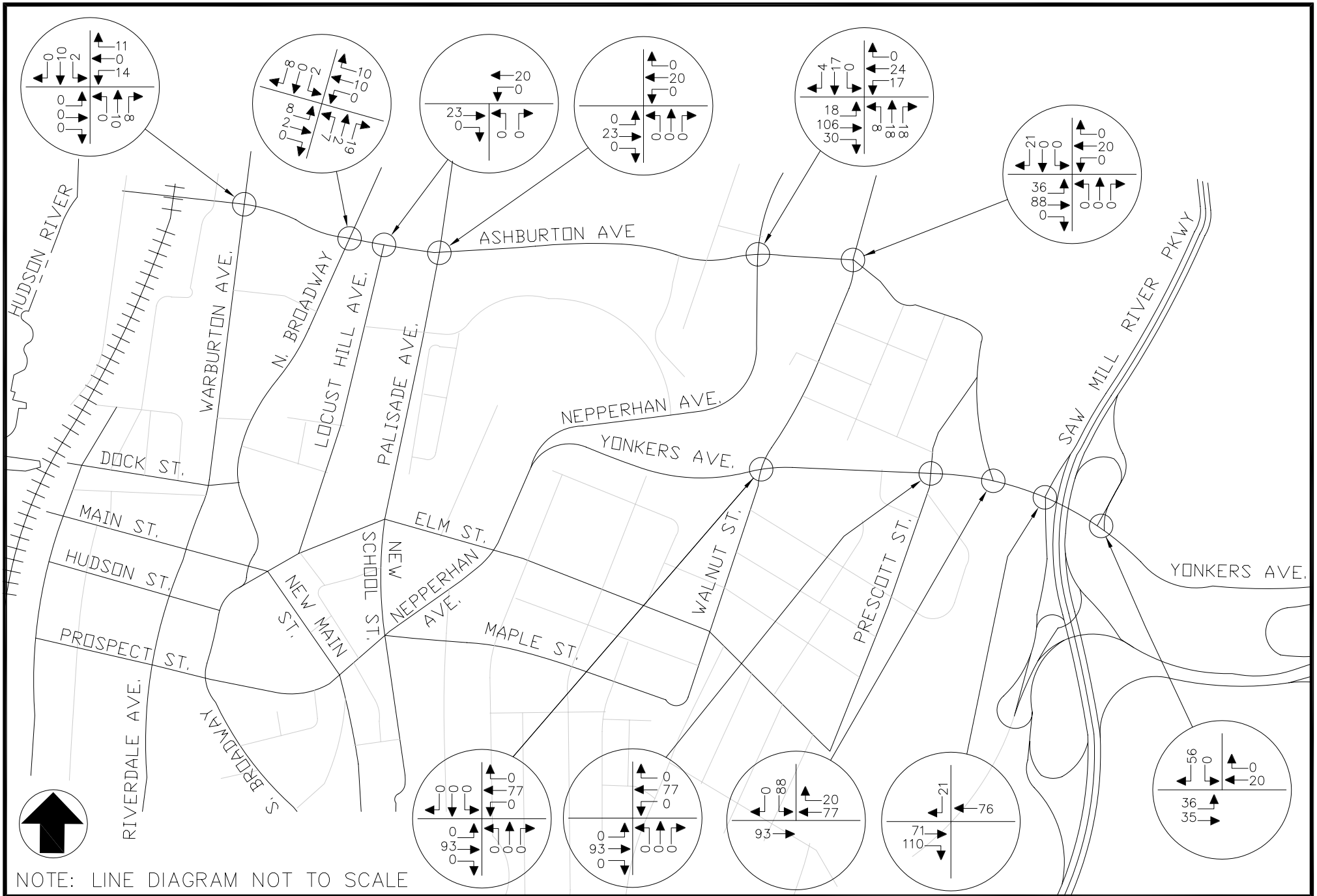
NOTE: LINE DIAGRAM NOT TO SCALE

SFC YONKERS  
YONKERS, NEW YORK

OTHER DEVELOPMENT TRAFFIC VOLUMES  
WEEKDAY PEAK AM HIGHWAY HOUR

JOHN COLLINS ENGINEERS, P.C.  
HAWTHORNE, NEW YORK

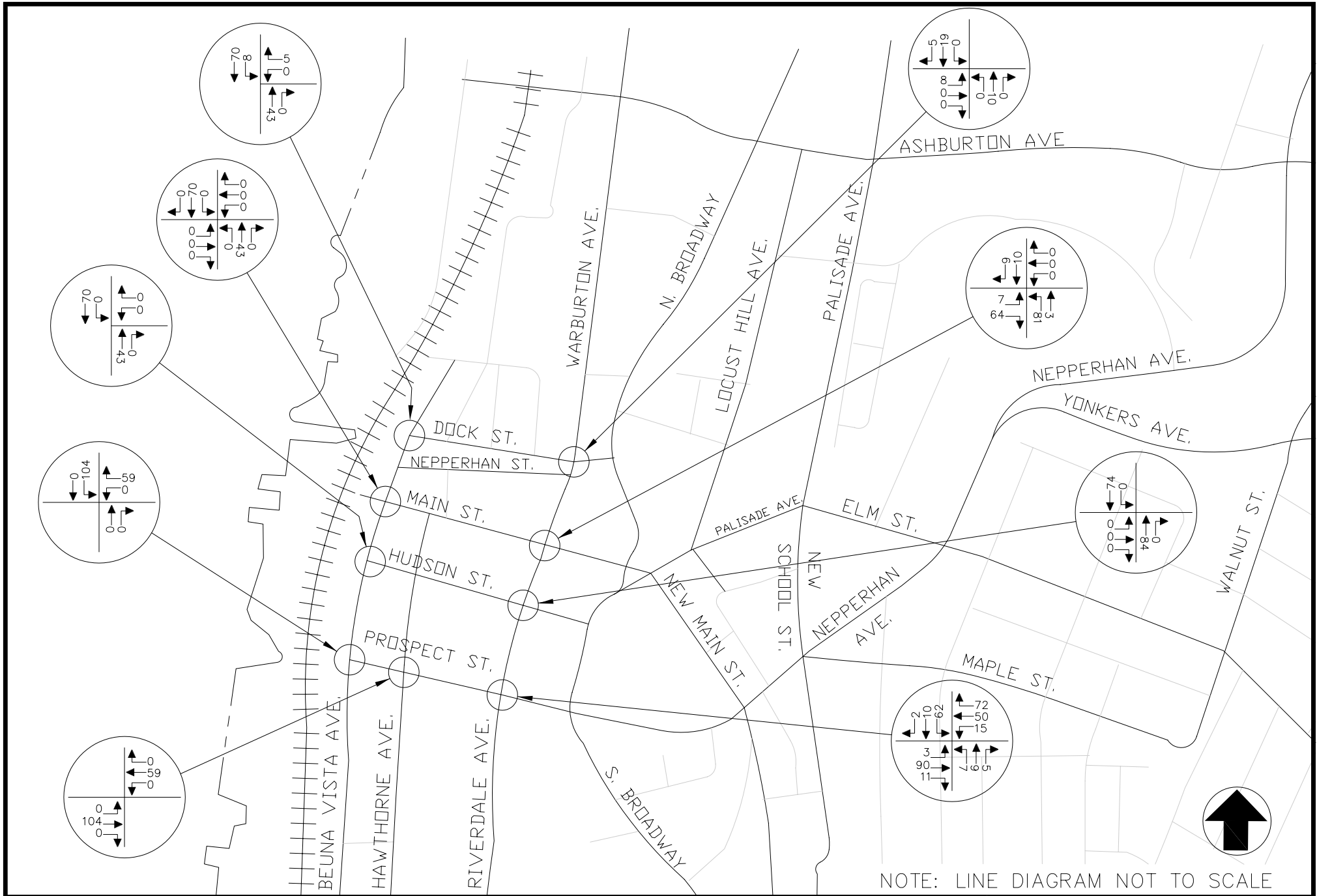
PROJECT NO. 281 DATE: APRIL 2007 FIG. NO. 17A



SFC YONKERS  
 YONKERS, NEW YORK

JOHN COLLINS ENGINEERS, P.C.  
 HAWTHORNE, NEW YORK

OTHER DEVELOPMENT TRAFFIC VOLUMES  
 WEEKDAY PEAK AM HIGHWAY HOUR



SFC YONKERS  
YONKERS, NEW YORK

JOHN COLLINS ENGINEERS, P.C.  
HAWTHORNE, NEW YORK

OTHER DEVELOPMENT TRAFFIC VOLUMES  
WEEKDAY PEAK AM HIGHWAY HOUR



SFC YONKERS  
YONKERS, NEW YORK

JOHN COLLINS ENGINEERS, P.C.  
HAWTHORNE, NEW YORK

OTHER DEVELOPMENT TRAFFIC VOLUMES  
WEEKDAY PEAK AM HIGHWAY HOUR





SFC YONKERS  
 YONKERS, NEW YORK

JOHN COLLINS ENGINEERS, P.C.  
 HAWTHORNE, NEW YORK

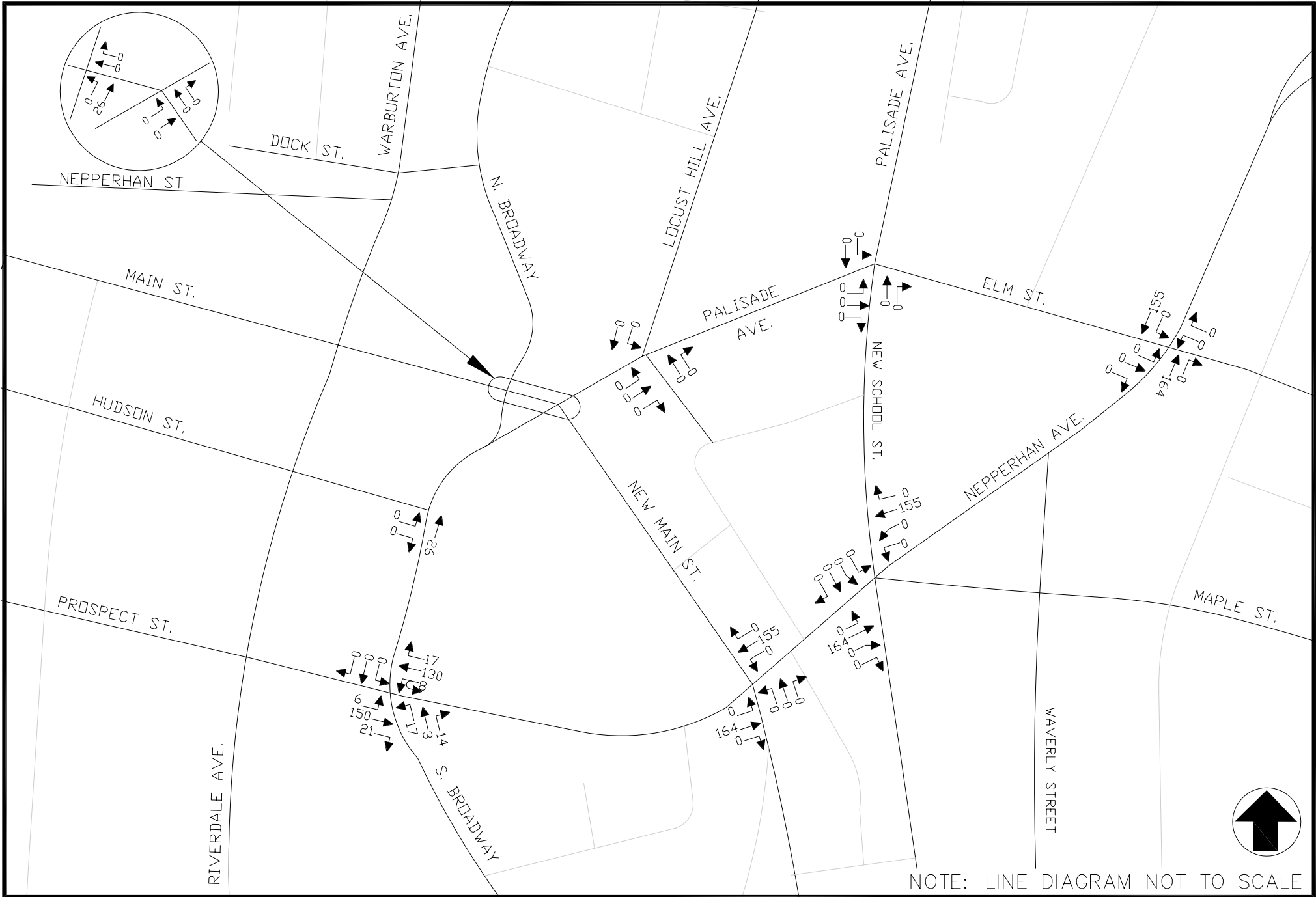
OTHER DEVELOPMENT TRAFFIC VOLUMES  
 WEEKDAY PEAK AM HIGHWAY HOUR



SFC YONKERS  
YONKERS, NEW YORK

JOHN COLLINS ENGINEERS, P.C.  
HAWTHORNE, NEW YORK

OTHER DEVELOPMENT TRAFFIC VOLUMES  
WEEKDAY PEAK AM HIGHWAY HOUR

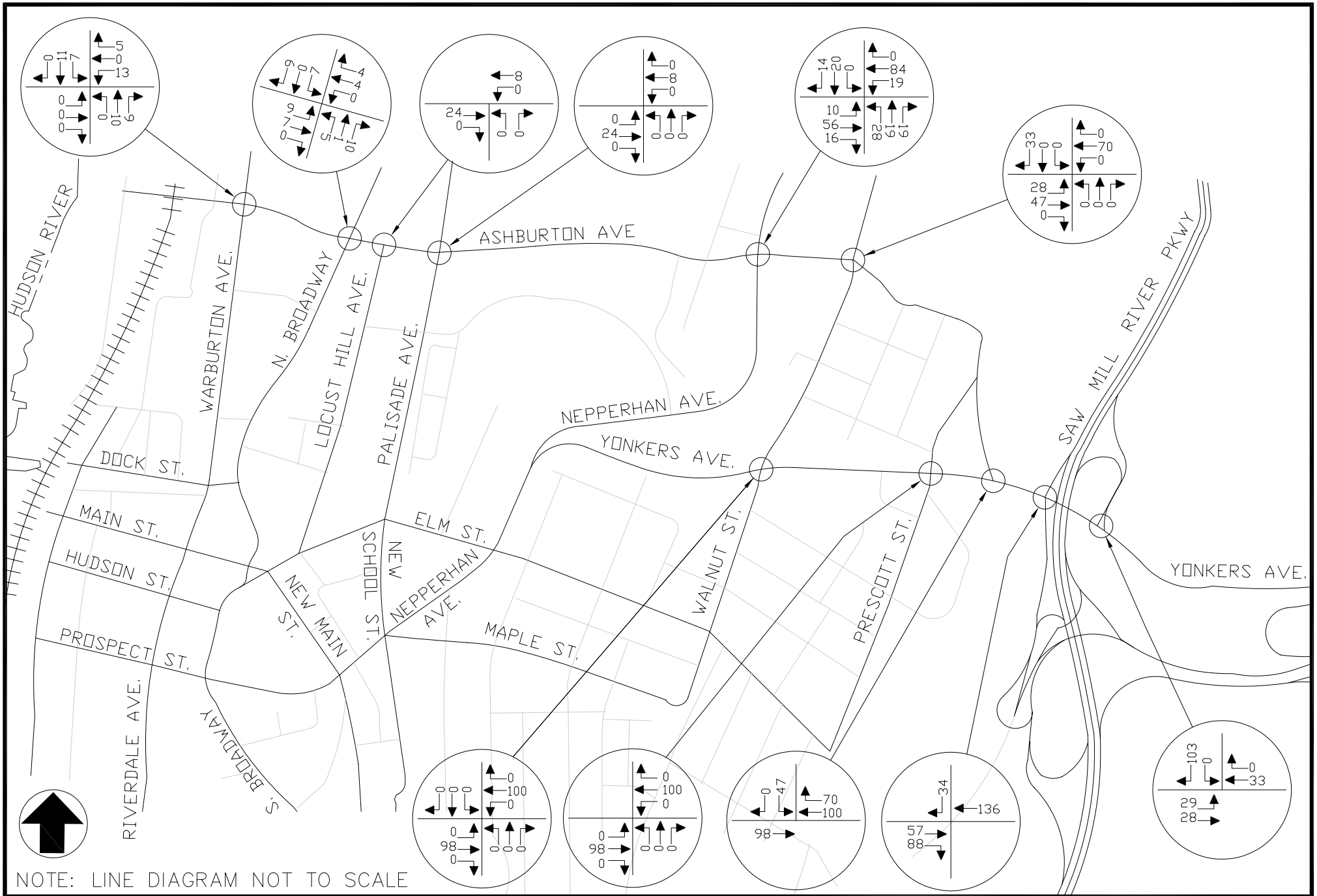


SFC YONKERS  
 YONKERS, NEW YORK

OTHER DEVELOPMENT TRAFFIC VOLUMES  
 WEEKDAY PEAK PM HIGHWAY HOUR

JOHN COLLINS ENGINEERS, P.C.  
 HAWTHORNE, NEW YORK

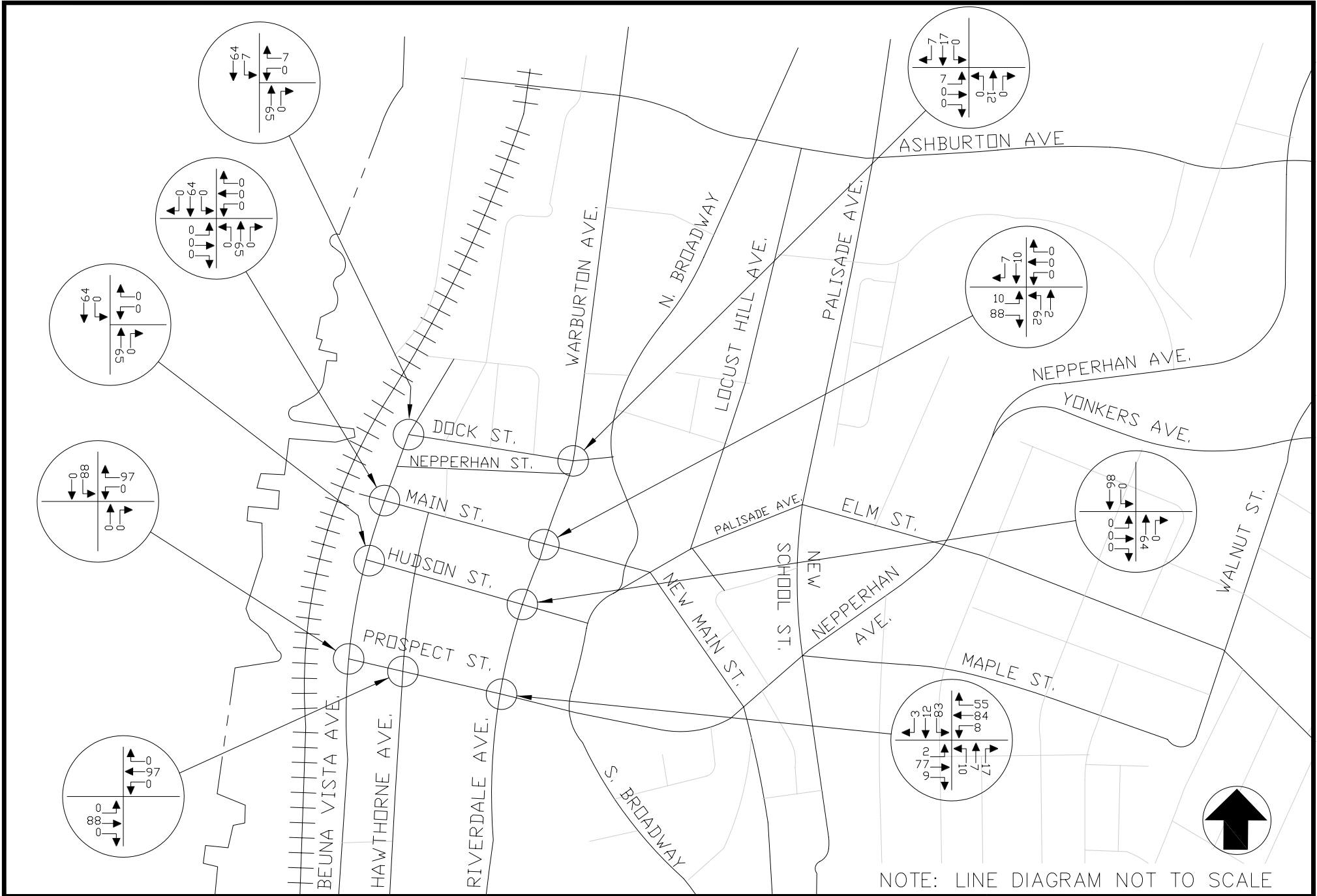
PROJECT NO. 281 DATE: APRIL 2007 FIG. NO. 18A



SFC YONKERS  
 YONKERS, NEW YORK

JOHN COLLINS ENGINEERS, P.C.  
 HAWTHORNE, NEW YORK

OTHER DEVELOPMENT TRAFFIC VOLUMES  
 WEEKDAY PEAK PM HIGHWAY HOUR



NOTE: LINE DIAGRAM NOT TO SCALE

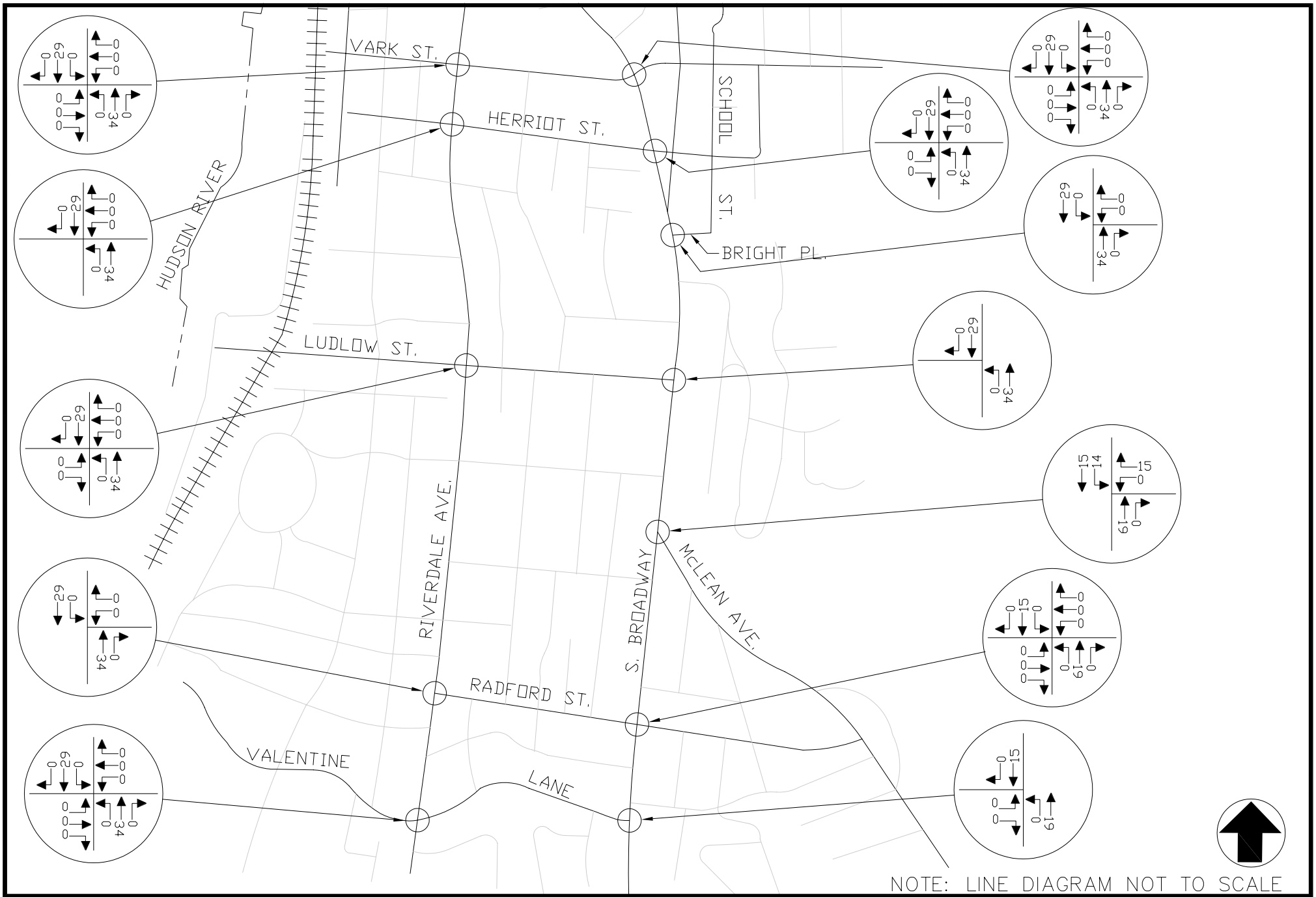
SFC YONKERS  
 YONKERS, NEW YORK

JOHN COLLINS ENGINEERS, P.C.  
 HAWTHORNE , NEW YORK

OTHER DEVELOPMENT TRAFFIC VOLUMES  
 WEEKDAY PEAK PM HIGHWAY HOUR

PROJECT NO. 281 DATE: APRIL 2007

FIG. NO.18C



NOTE: LINE DIAGRAM NOT TO SCALE

SFC YONKERS  
YONKERS, NEW YORK

JOHN COLLINS ENGINEERS, P.C.  
HAWTHORNE, NEW YORK

OTHER DEVELOPMENT TRAFFIC VOLUMES  
WEEKDAY PEAK PM HIGHWAY HOUR

PROJECT NO. 281 DATE: APRIL 2007

FIG. NO.18D



SFC YONKERS  
 YONKERS, NEW YORK

JOHN COLLINS ENGINEERS, P.C.  
 HAWTHORNE , NEW YORK

OTHER DEVELOPMENT TRAFFIC VOLUMES  
 WEEKDAY PEAK PM HIGHWAY HOUR

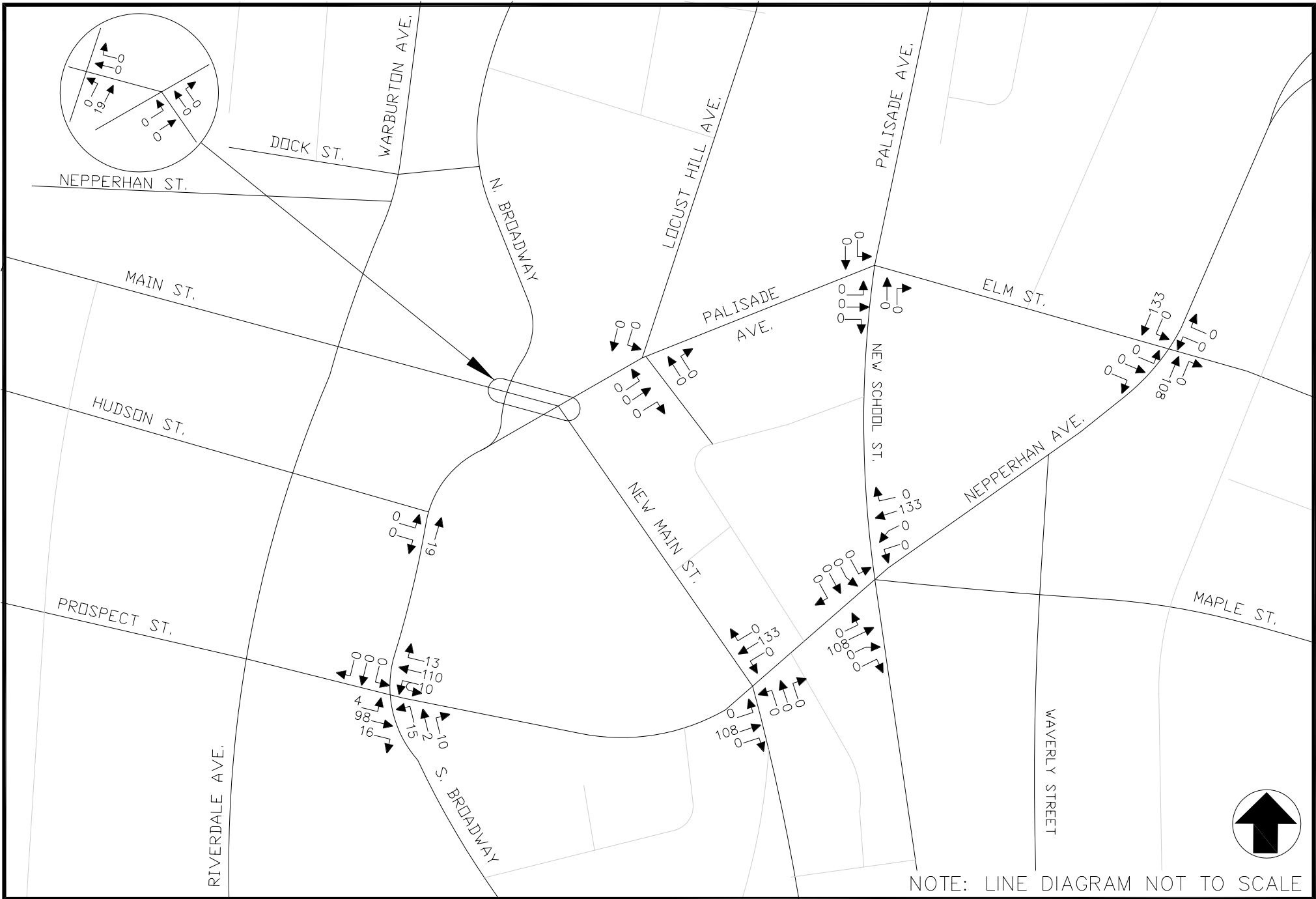


SFC YONKERS  
YONKERS, NEW YORK

JOHN COLLINS ENGINEERS, P.C.  
HAWTHORNE, NEW YORK

OTHER DEVELOPMENT TRAFFIC VOLUMES  
WEEKDAY PEAK PM HIGHWAY HOUR

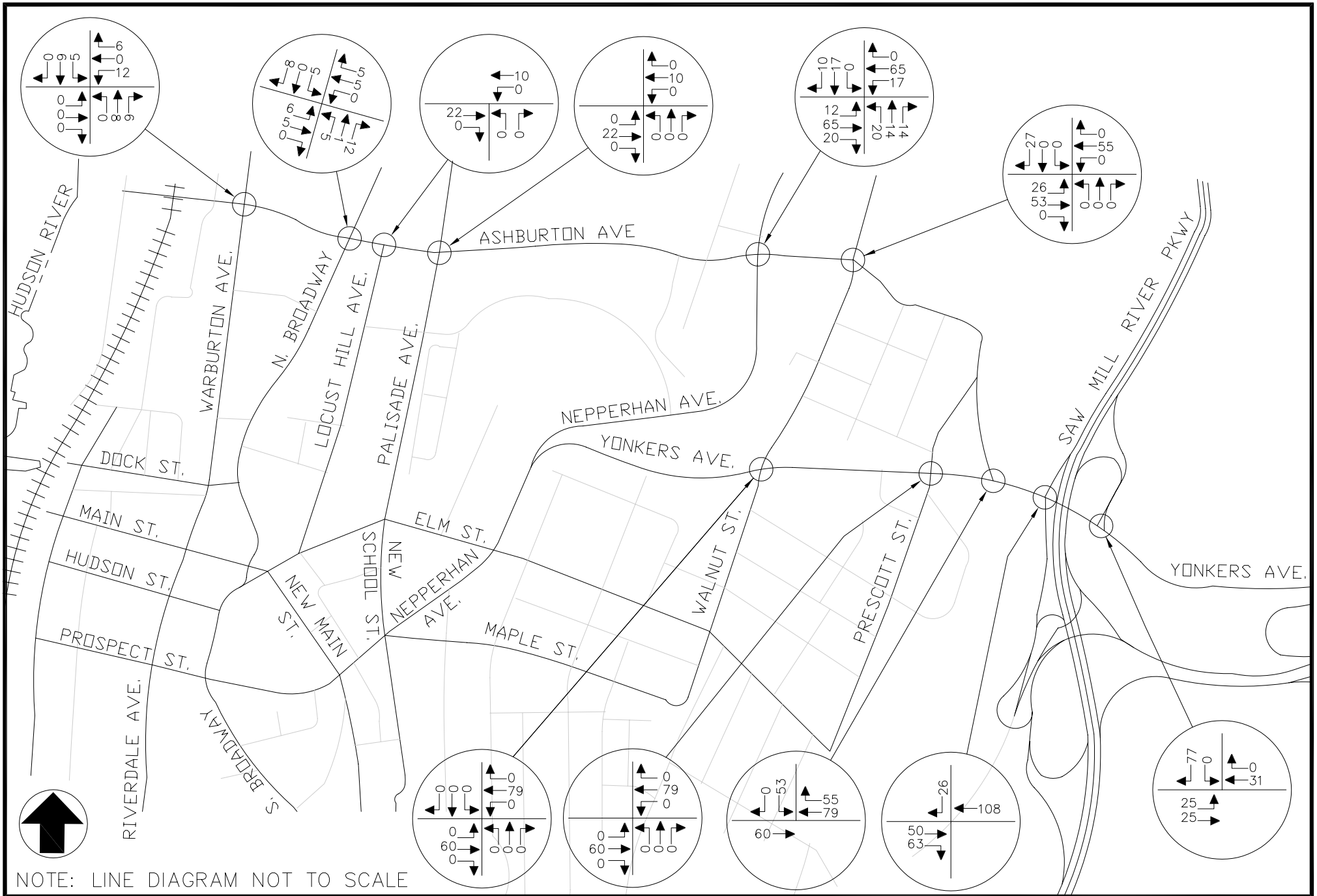




SFC YONKERS  
 YONKERS, NEW YORK

JOHN COLLINS ENGINEERS, P.C.  
 HAWTHORNE, NEW YORK

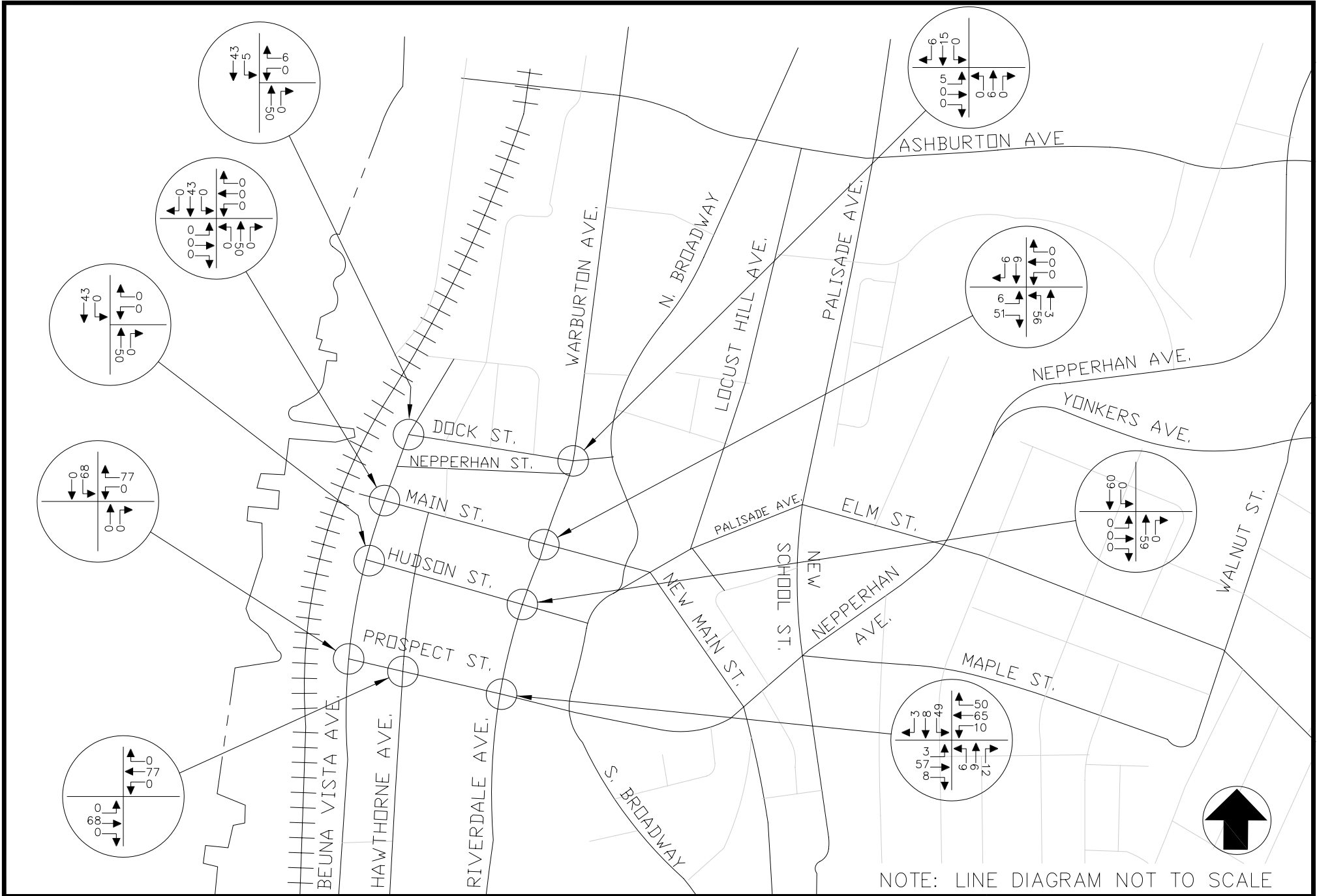
OTHER DEVELOPMENT TRAFFIC VOLUMES  
 SATURDAY PEAK HOUR



SFC YONKERS  
 YONKERS, NEW YORK

JOHN COLLINS ENGINEERS, P.C.  
 HAWTHORNE, NEW YORK

OTHER DEVELOPMENT TRAFFIC VOLUMES  
 SATURDAY PEAK HOUR



SFC YONKERS  
 YONKERS, NEW YORK

JOHN COLLINS ENGINEERS, P.C.  
 HAWTHORNE, NEW YORK

OTHER DEVELOPMENT TRAFFIC VOLUMES  
 SATURDAY PEAK HOUR

PROJECT NO. 281 DATE: APRIL 2007

FIG. NO.19C



SFC YONKERS  
YONKERS, NEW YORK

JOHN COLLINS ENGINEERS, P.C.  
HAWTHORNE, NEW YORK

OTHER DEVELOPMENT TRAFFIC VOLUMES  
SATURDAY PEAK HOUR



SFC YONKERS  
 YONKERS, NEW YORK

JOHN COLLINS ENGINEERS, P.C.  
 HAWTHORNE , NEW YORK

OTHER DEVELOPMENT TRAFFIC VOLUMES  
 SATURDAY PEAK HOUR



SFC YONKERS  
YONKERS, NEW YORK

JOHN COLLINS ENGINEERS, P.C.  
HAWTHORNE, NEW YORK

OTHER DEVELOPMENT TRAFFIC VOLUMES  
SATURDAY PEAK HOUR