

View Corridors

- 1 Prospect Street at intersection of Riverdale Avenue (East and West)
- 2 Locust Hill at Lafayette Place
- 3 Palisades Avenue and Lafayette Place
- 4 Nepperhan Avenue and Yonkers Avenue
- 5 School Street
- 6 Poplar Street and Oak Street
- 7 Ash Street and Oak Street
- 8 Spruce St. and Alder Ave.
- 9 Roberts Avenue
- 10 Hudson River (North and South)
- 11 Glenwood Terrace Apartments
- 12 Glenwood Avenue and Grove Street
- 13 Ludlow Neighborhood (Sunnyside Drive)
- 14 Glenwood Ave. and Palisade Ave.
- 15 Ludlow Street and Bridge Street

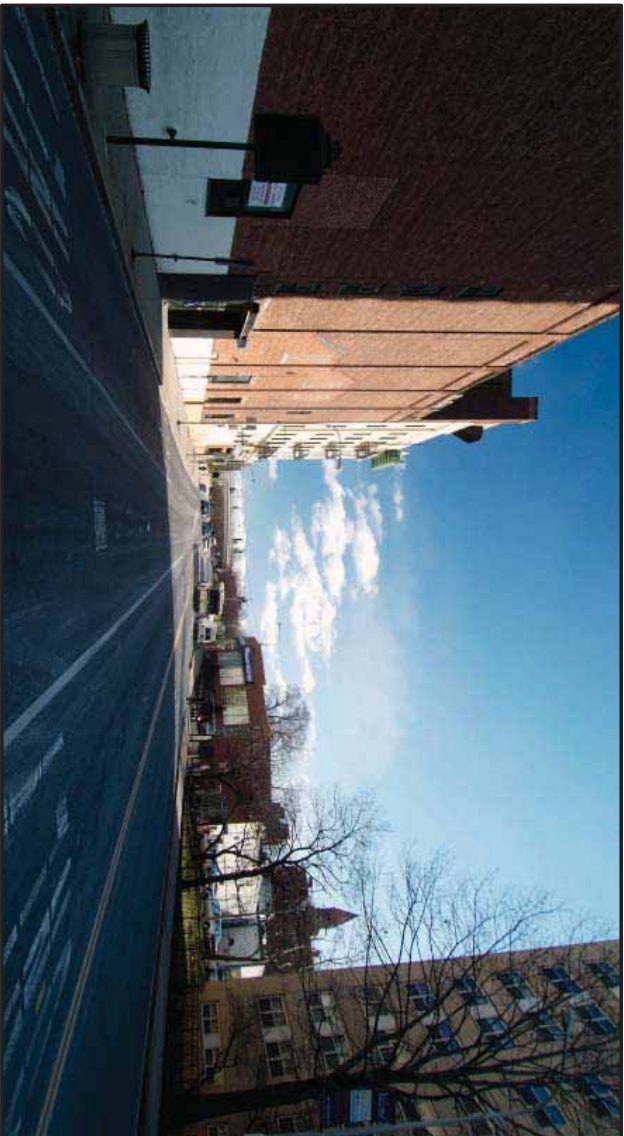
Resources

- A Beczak Environmental Education Center and Habirshaw Park
- B Cerrato Park
- C Esplanade Park
- D Sullivan Oval Park
- E Dunwoodie Golf Course
- F Leslie Sutherland Park
- G Philipse Manor Hall
- H Pitkin Park
- I Riverfront Branch of the Yonkers Library
- J Yonkers City Hall and Washington Park
- K War Memorial Park
- L Lincoln High School
- M Old Croton Aqueduct Trail
- N JFK Marina & Trevor Park
- O Community Garden
- P City Pier
- Q O'Boyle Park

Exhibit III.B-5a

KEY MAP VIEW CORRIDOR AND RESOURCES SFC PHASE I PROJECTS

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***View 1 East (Prospect Street and Riverdale Avenue looking east):** This view shows an existing view corridor looking east on Prospect Avenue from the intersection of Prospect Street and Riverdale Avenue. The existing pedestrian bridge from the public parking lot at the Cacace Justice Center to City Hall is visible in the distance on Nepperhan Avenue. The proposed Cacace Center project will be visible on the left (south) side of the street.*



***View 1 West (Prospect Street and Riverdale Avenue looking west):** This view shows an existing view corridor looking west on Prospect Avenue from the intersection of Prospect Street and Riverdale Avenue. This vantage point provides views across the Hudson River to the Palisades in New Jersey. The proposed Palisades Point residential buildings will be visible in this view (on the left of view, to the south of Prospect Street). Views to the Palisades in New Jersey will be preserved upon completion of the proposed project.*

Exhibit III.B-5b
VIEW CORRIDOR

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***View 2 (Locust Hill and Lafayette Place):** This view show an existing view corridor looking south on Locust Hill from Lafayette Place. From this vantage point, the West Residential tower of the River Park Center project will be visible in the center of the view, as will part of that project's street frontage along Palisade Avenue.*



***View 3 (Palisade Avenue and Lafayette Place):** This view shows an existing view corridor looking south on Palisade Avenue toward the River Park Center project site. From this vantage point, the East Residential tower of River Park Center will be visible in the center of the view, as will part of the that project's street frontage along Palisade Avenue.*

Exhibit III.B-5c

VIEW CORRIDOR

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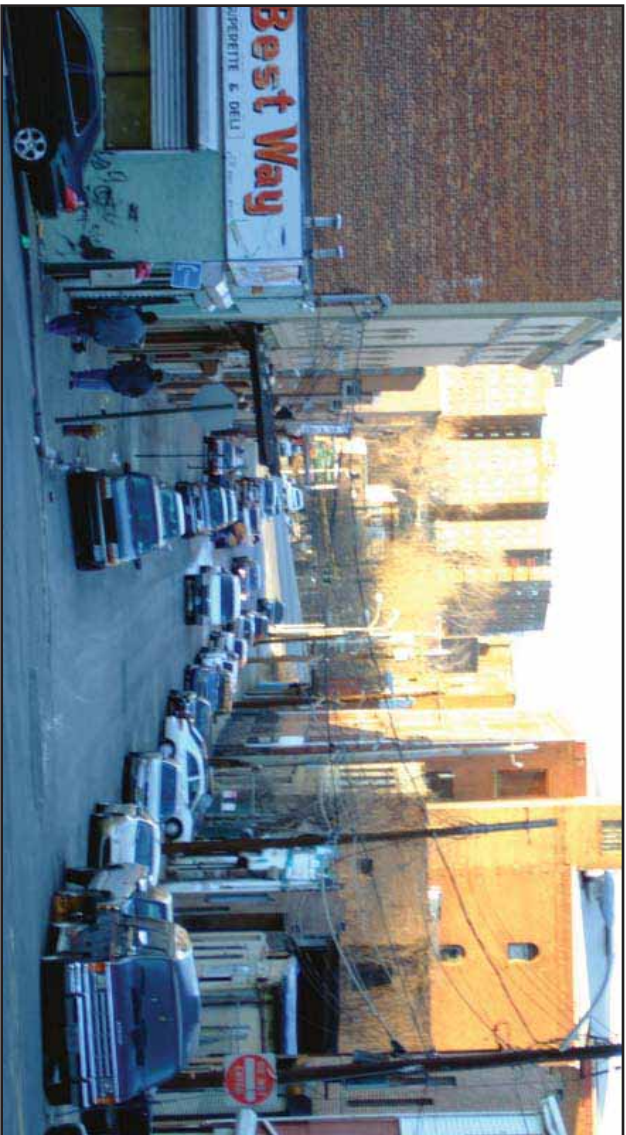
***View 4 (Nepperhan Avenue and Yonkers Avenue):** This view shows an existing view corridor looking south-southwest at the merge of Yonkers and Nepperhan Avenues. From this vantage point, both residential towers of the River Park Center project will be visible in the skyline to the center right (north) of the view, as will the proposed office building on the corner of Nepperhan Avenue and Elm Street. The view of the River Park Center street frontage along Nepperhan Avenue will not be visible due to the existing building frontages located west of St. Casimir Church (as seen in the center of view). The proposed hotel/office building (Carnegie Building) in the Cacace Center project will likely be visible in distant skyline of the center left of the view.*

Exhibit III.B-5d

VIEW CORRIDOR

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***View 5 North (School Street and Brook Street):** This view shows an existing view corridor looking north on School Street toward the River Park Center project site. From this vantage point, the ballpark facade and greenery of the “riverwalk” of the River Park Center will be prominent in the center foreground (below the Wm. A. Schlobahn Houses), as will the East Residential tower of that project.*



***View 5 West (School Street and Brook Street):** This view shows an existing view corridor looking west—northwest over Brook Street. From this vantage point, the hotel/office (Carnegie) building of the Cacace Center and the Cacace Center Garage will be visible to the left of City Hall. No other project elements are likely to be visible in this view corridor.*

Exhibit III.B-5e VIEW CORRIDOR

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***View 6 (Poplar Street and Oak Street):** This view shows an existing view corridor looking west from the intersection of Poplar and Oak Streets. From this vantage point, the upper stories of the East and West Residential tower and the proposed office building on the corner of Nepperhan Avenue and Elm Street will be visible.*

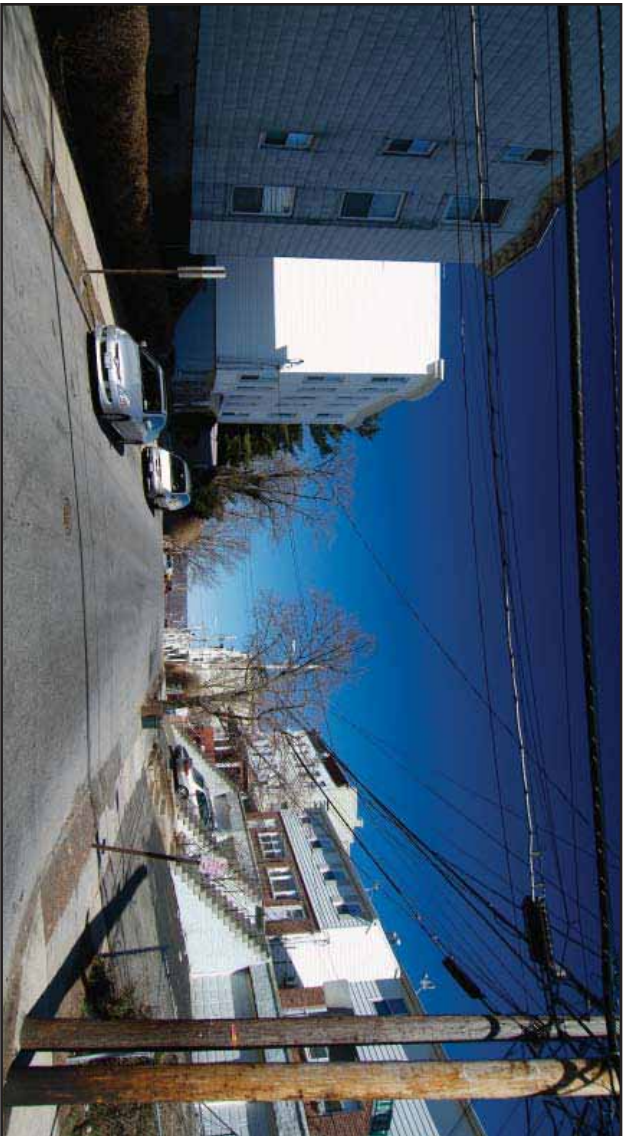


***View 7 (Ash Street and Oak Street):** This view shows an existing view corridor looking west from the intersection of Ash and Oak Streets. From this vantage point, the upper part of the ballpark of River Park Center along Nepperhan will be visible. Both residential towers in River Park Center and the proposed office building on the corner of Nepperhan Avenue and Elm Street will be visible in the skyline.*

Exhibit III.B-5f
VIEW CORRIDOR

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***View 8 (Spruce Street and Alder Avenue):** This view shows an existing view corridor looking west from the intersection of Spruce Street and Alder Avenue. From this vantage point, the upper stories of the Residential towers of River Park Center will be visible in the skyline to the center right of the view.*



***View 9 (Roberts Avenue and North Broadway):** This view looks south from the intersection of Roberts Avenue and North Broadway towards Yonkers downtown and the River Park Center, Cacace Center and Palisades Point project sites. From this vantage point, none of the proposed project elements will be visible.*

Exhibit III.B-5g VIEW CORRIDOR

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View 10 North (Hudson River)



View 10 South (Hudson River)

***View 10 (Hudson River):** These views show existing view corridors looking north and south from the Hudson River towards Yonkers downtown area and the project sites. From these vantage points, the residential towers of River Park Center will be visible in the skyline. Palisades Point project including the new esplanade park will be visible along the waterfront.*

Exhibit III.B-5h

VIEW CORRIDOR

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***View 11 (Glenwood Terrace Apartments):** This view shows an existing view corridor looking south from the front entrance to the Glenwood Terrace Apartment building on Glenwood Avenue near Ravine Avenue towards Yonkers downtown and the River Park Center. Cacace Center and Palisades Point project sites. From this vantage point, none of the proposed project elements will be visible.*



***View 12 (Glenwood Avenue and Grove Street/Lincoln Terrace):** This view shows an existing view corridor looking south from the intersection of Glenwood Avenue and Grove Street towards Yonkers downtown and River Park Center and Cacace Center project sites. From this vantage point none of the proposed project elements will be visible.*

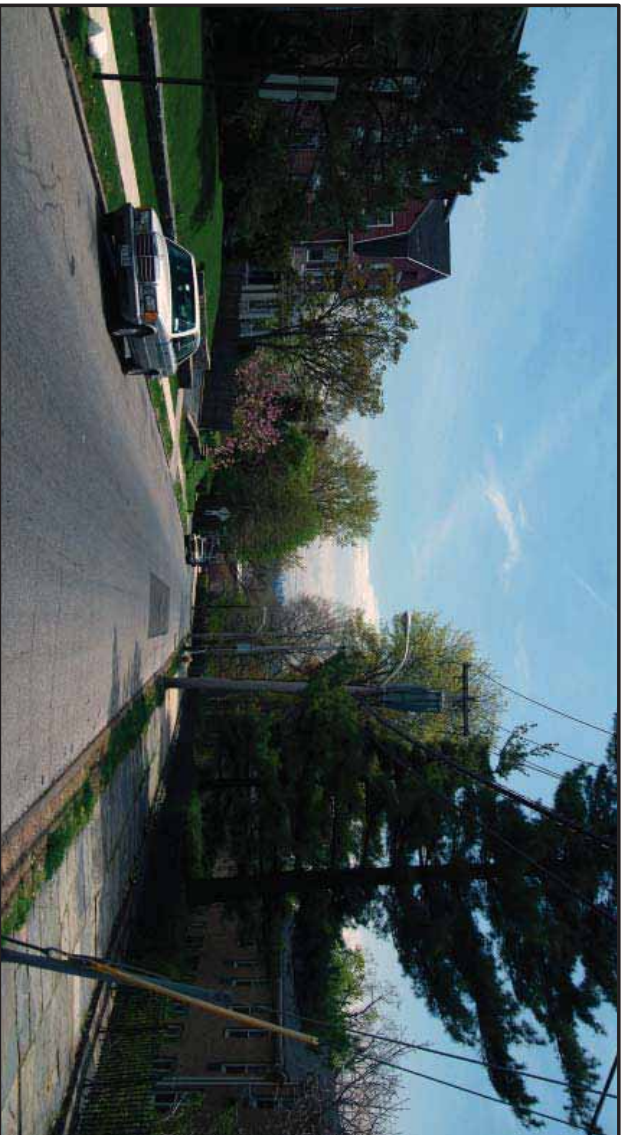
Exhibit III.B-5i
VIEW CORRIDOR

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View 13 (Ludlow Neighborhood): This view shows an existing view corridor looking north from the intersection of Sunnyside Drive and Bridge Street towards Yonkers downtown and the project sites. From this vantage point, the East and West Residential towers of the River Park Center will be visible in the right-center of the view. The residential towers of Palisades Point will be visible in the left of the view.



View 14 (Glenwood Avenue and Palisade Avenue): The view shows an existing view corridor looking south from the intersection of Glenwood Avenue and Palisade Avenue. From this vantage point, the West Residential tower of the River Park Center will be visible in the center of the view, and the East Residential tower will be visible in the skyline to the left center of the view.

Exhibit III.B-5j
VIEW CORRIDOR

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View 15 (Ludlow Street and Bridge Street): This view shows an existing view corridor looking north from the intersection of Ludlow Street and Bridge Street. From this vantage point the residential towers of the proposed Palisades Point project site will be visible above the sugar plant in the center background.

Exhibit III.B-5k
VIEW CORRIDOR

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Resource A (from) Beczak Environmental Education Center and Habirshaw Park



Resource A (of) Beczak Environmental Education Center and Habirshaw Park

Resource A Beczak Environmental Education Center and Habirshaw Park: This view looks southeast from this resource. From this vantage point, the upper stories of the two residential towers of River Park Center will be visible in the skyline. Note: City Hall is not visible from this resource.

Exhibit III.B-6a
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Resource A (from) Beczak Environmental Education Center: This view looks south along the Hudson River waterfront from this resource. From this vantage point, the upper stories of the River Park Center residential towers will be visible in the Skyline (to the left) and the upper stories of the residential towers at Palisades Point will be visible in above the buildings along the waterfront.

Exhibit III.B-6a

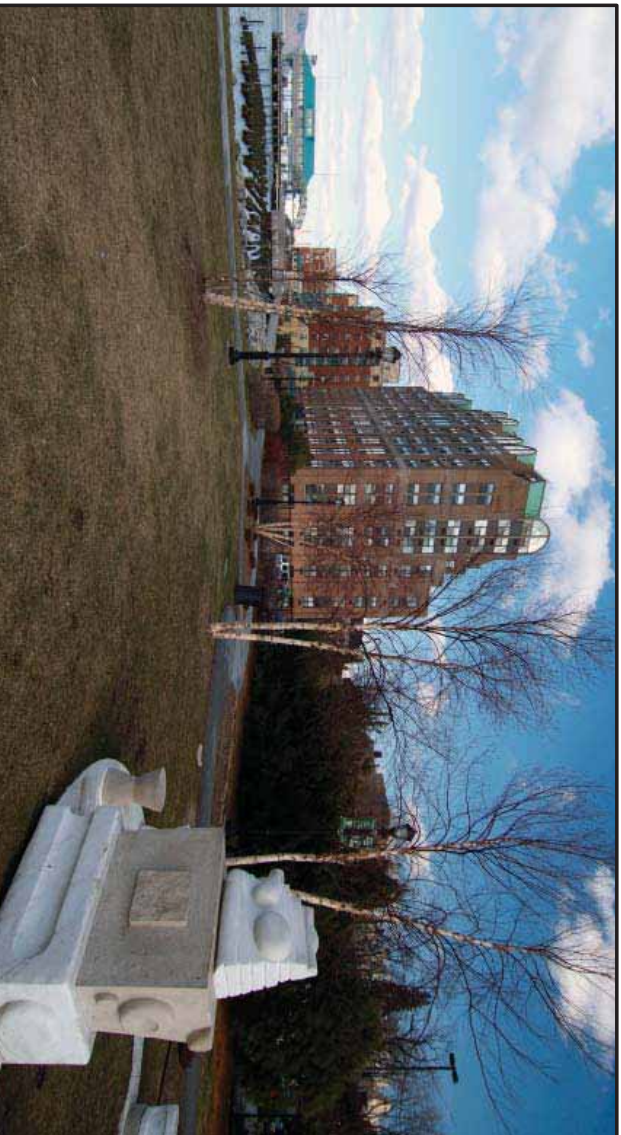
RESOURCES

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Resource B Cerrato Park: This view looks directly north from this resource. From this vantage point, the upper stories of the residential towers of River Park Center will be visible in the skyline although much of the view will be blocked by the existing Riverview Apartment towers located in the foreground. Looking west from this resource (view not shown), the residential towers at Palisade Point will not likely be visible due to the presence of the existing Riverdale Apartment towers.

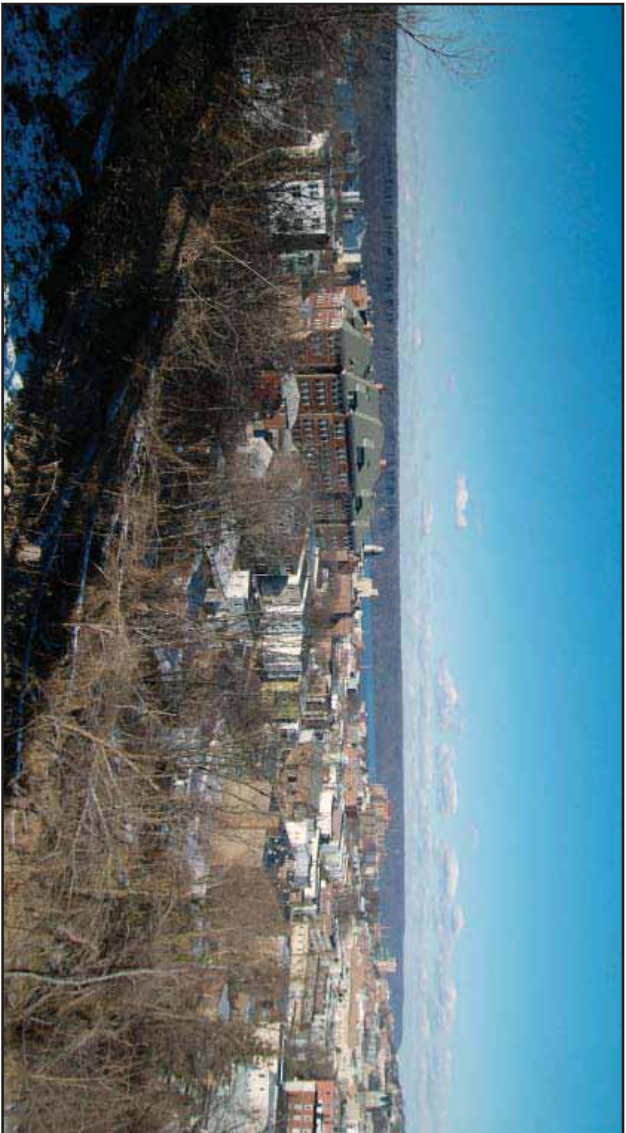


Resource C Esplanade Park: This view looks north along the Hudson River waterfront directly west of the Palisade Point project site. From this vantage point, Palisade Point residential project will be visible to the left (east) of the park open space. The lower 5-story units will help define the existing park (similar to the existing buildings in the center background).

Exhibit III.B-6b
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Resource D (from) Sullivan Oval Park



Resource D (of) Sullivan Oval Park

Resource D Sullivan Oval Park: This view looks northwest from Sullivan Oval Park over downtown Yonkers to the New Jersey Palisades. From this vantage point, the residential towers of River Park Center and Palisades Point will be visible in the skyline. The ballpark podium of River Park Center will be visible but will blend into the existing urban context of the existing downtown built environment. The views to the New Jersey Palisades will be preserved.

Exhibit III.B-6c

RESOURCES

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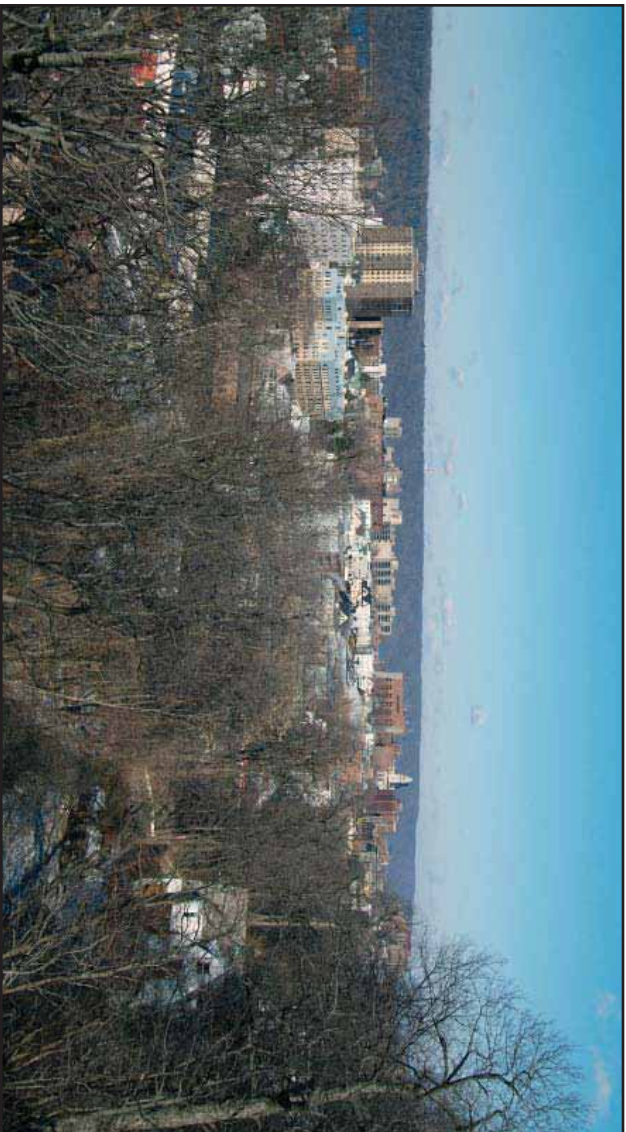
Resource E Dunwoodie Golf Course: This view looks southwest from Dunwoodie Golf Course over downtown Yonkers to the New Jersey Palisades in the far distance. In the foreground are the Yonkers Water Tower and 289 Nepperhan Avenue residential tower (tall white building in center). From this vantage point, the residential towers of River Park Center will be visible in the skyline just to the right (north) of 289 Nepperhan Avenue residential tower. The views to the New Jersey Palisades will be preserved.

Exhibit III.B-6d

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Resource F (from) Leslie Sutherland Park



Resource F (of) Leslie Sutherland Park

View F Leslie Sutherland Park: This view looks northwest from Leslie Sutherland Park over downtown Yonkers to the New Jersey Palisades in the distance. From this vantage point, the residential towers of River Park Center will be visible in the skyline to the far right (east) of the center of view. The upper stories of Palisades Point residential buildings will be visible in the skyline above the existing apartment towers shown in the center left of the view. The views to the New Jersey Palisades will be preserved.

Exhibit III.B-6e
RESOURCES

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Resource G Philipse Manor Hall: This view looks southeast from Philipse Manor Hall towards the River Park Center and Cacace Center project sites. From this vantage point, the upper stories of the residential towers of River Park Center will be visible in the skyline to the far left (east) of the center of view and the Cacace Center hotel/office (Carnegie) building will be visible to the right of the center of view.



Resource H Pitkin Park: This view looks south from Pitkin Park towards Yonkers downtown and the River Park Center and Cacace Center project sites. From this vantage point, none of the proposed project elements will be visible.

Exhibit III.B-6f
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Resource I Riverfront Branch of Yonkers Public Library: This view looks east from the resource towards the River Park Center and Cacace Center project sites. From this vantage point, the upper stories of the residential towers of River Park Center and the Cacace Center hotel/office (Carnegie) building will be visible in the skyline to the right (south) of the center of view. If you look south along the waterfront, the residential towers of Palisades Point will be visible.

Exhibit III .B-6g
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Resource J (from) Yonkers City Hall and Washington Park



Resource J (of) Yonkers City Hall and Washington Park

Resource J Yonkers City Hall and Washington Park: This view looks west towards the Hudson River and Palisades Point project site. From this vantage point, The Palisades Point residential towers will be visible in the distance (left center of view). The hotel/office (Carnegie) building of the Cacace Center project will also be visible in the far left (south) of the view. Turning the view further to the left (south), the Cacace Center project will be in full view. Turning 180 degrees to the east, City Hall will be visible as will the River Park Center project.

Exhibit III.B-6h

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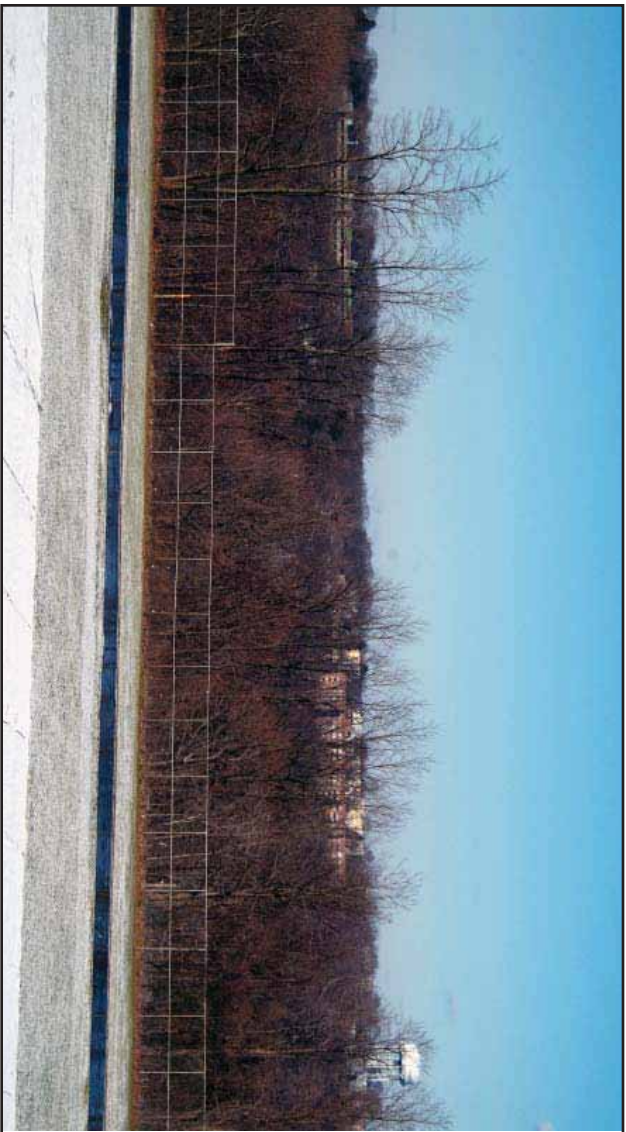


Resource K. War Memorial Park: *This view looks southwest from War Memorial Park towards the River Park Center project site and Yonkers downtown. From this vantage point, the upper stories of the residential towers of River Park Center will be visible in the skyline to the left (south) of the center of view.*

Exhibit III.B-6i
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Resource L (from) Lincoln High School



Resource L (of) Lincoln High School

Resource L Lincoln High School: This view looks northwest from Lincoln High School towards the River Park Center project site and Yonkers downtown. From this vantage point, the upper stories of the residential of the towers of River Park Center will be visible in the skyline at approximately the center of the view.

Exhibit III.B-6j
RESOURCES

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Resource M (from) Old Croton Aqueduct



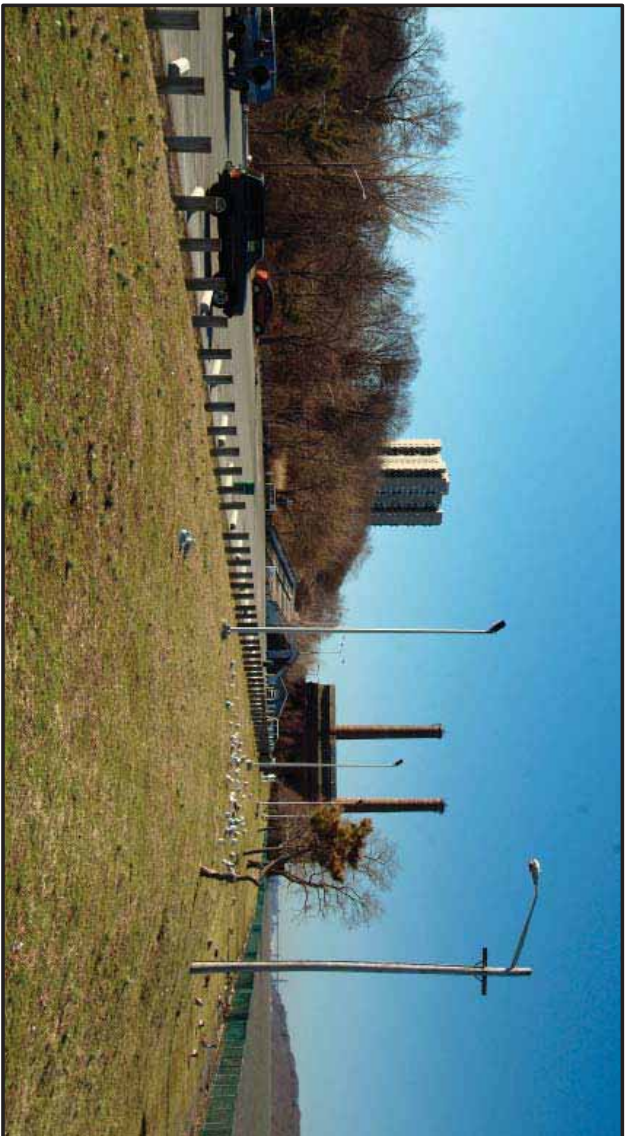
Resource M (of) Old Croton Aqueduct

Resource M Old Croton Aqueduct: This view looks south towards the River Park Center project site and Yonkers downtown from the Old Croton Aqueduct near North Broadway and Ashburton Avenue. From this vantage point, none of the proposed project elements will be visible, but the upper stories of the River Park Center towers will be visible from various points along the trail

Exhibit III.B-6k
RESOURCES

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Resource N JFK Marina and Trevor Park: This view looks south towards the River Park Center project site and Yonkers downtown from the JFK Marina/Trevor Park. From this vantage point, the upper stories of the residential of the towers of River Park Center will be visible in the skyline at approximately the left of the view.

Exhibit III.B-6I

RESOURCES

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Resource O (of) Buena Vista Community Gardens



Resource O (of) Buena Vista Community Gardens

Resource O Buena Vista Community Gardens: This view looks north towards the River Park Center project site and Yonkers downtown from the Buena Vista Community Gardens located at the intersection of Buena Vista Avenue and Prospect Street. From this vantage point, the proposed Prospect Street Bridge will be visible in the foreground and the upper stories of the residential towers of River Park Center will be visible in the skyline in the center of the view.

Exhibit III.B-6m
RESOURCES

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Resource P (south) Yonkers City Pier



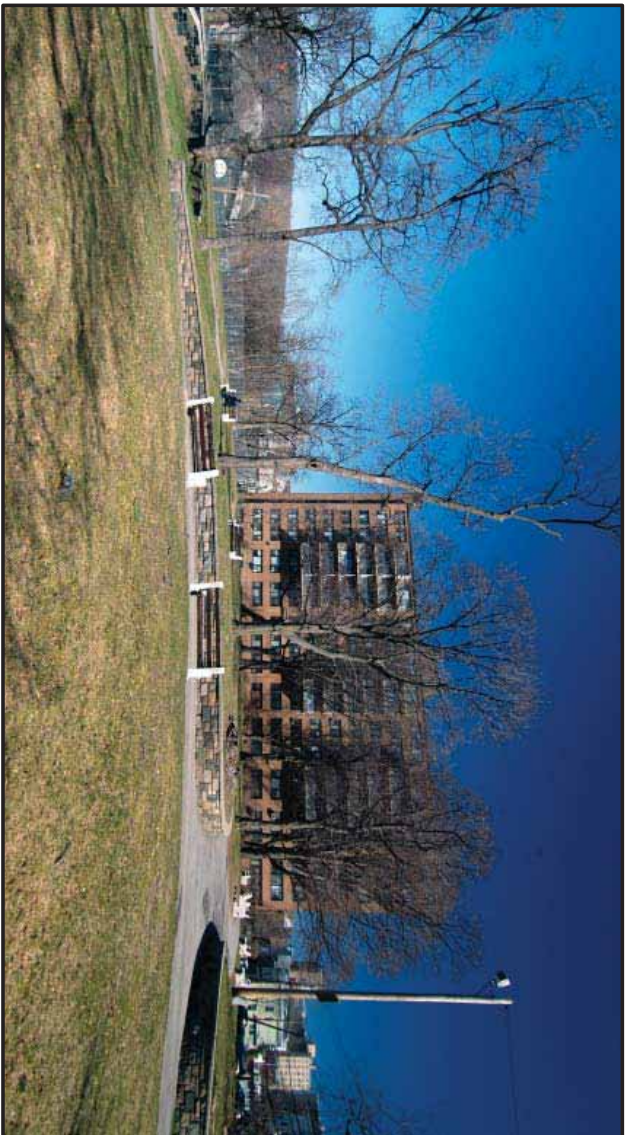
Resource P (east) Yonkers City Pier

Resource P Yonkers City Pier: This view looks south along the Hudson River waterfront from the Yonkers City Pier towards the Palisades Point project site. From this vantage point, the waterfront retail and open space associated with that project will be visible as will the residential towers. The second view looks southeast from the Yonkers City Pier towards downtown Yonkers. From this view (and to the right of the field of view), the East and West Residential towers of the River Park Center project will be visible in the skyline.

Exhibit III.B-6n
RESOURCES

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Resource Q (from) O'Boyle Park



Resource Q (of) O'Boyle Park

Resource Q O'Boyle Park: This view looks north toward Yonkers downtown from O'Boyle Park. From this vantage point, the East and West Residential towers of the River Park Center project will be visible in the skyline. Palisades Point will not be visible (blocked from view by residential tower in foreground).

Exhibit III.B-60
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