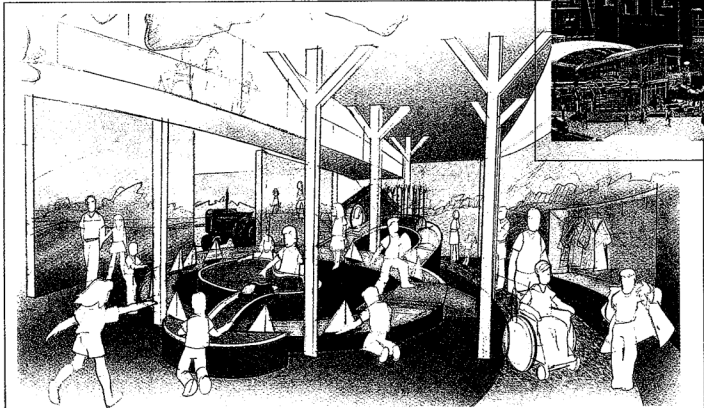


the future of westchester

If our history article has taught you anything, it should be that Westchester is a county that keeps growing and morphing. And we don't plan to stop any time soon. Here's a sneak peek at what's in store for the Golden Apple (yes, Virginia, that is our pet name).



Westchester Children's Museum

When we think Playland, we think cotton candy, roller coasters, and midway games, but education? Perish the thought. Get ready though because, in the fall of 2010, edutainment will join entertainment on the Rye boardwalk.

The museum will house a model of a roller coaster to teach kids about physics, a tractor's combustion engine to teach kids about mechanical engineering, a giant three-dimensional interactive Westchester map to teach kids about, well, Westchester and a slew of other attractions to teach kids about the environment, county culture, and world events.

During the school week, teachers can bring their students to the museum and have experts speak on everything from the environment to county history in the on-site amphitheater. Certainly beats hours behind a desk.

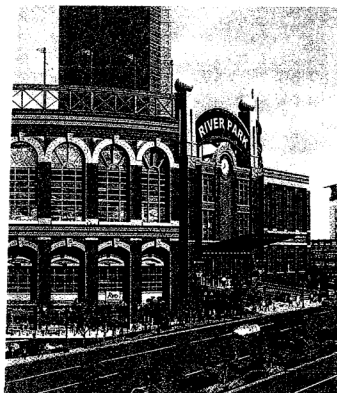
And the museum itself is an exhibit. It uses an eco-friendly cooling system that siphons heat from 400 feet underground. Kids can look down the giant hole into the abyss below while learning about how to protect Mother Earth.

The museum will be located in a boathouse formally used to store tractors and old Playland rides.



A New Downtown Peekskill

The City of Peekskill plans to revitalize 13 acres of its downtown with luxury condominiums (with zoning approval), new shopping plazas, and lots of parking. The plan calls for a total of 646 residential units, 1,681 parking spaces, and 129,600 square feet of retail.

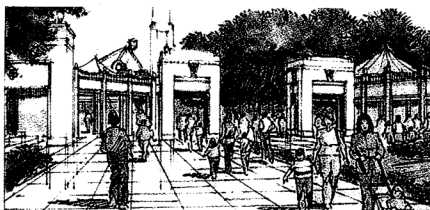


Yonkers Ballpark

Goodbye Chicken Island parking lot, hello River City Ballpark. If the development firm of Struever Fidelco Cappelli (yes, *that* Cappelli) can convince the locals of Yonkers to continue their renaissance farther away from the water, the city could join Bridgeport, Brooklyn, and Hudson Valley in having a Minor League Baseball team. The plan is to build a 6,500-seat stadium on top of a parking garage that will be part of a one-million-square-foot development with 600,000 square feet of retail space (which will include a bookstore, movie theater, and supermarket); 175,000 square feet of office space; 100,000 square feet of hotel space; 800 residential units; and 4,750 parking spots. Leading up to the park will be a reconstructed outlet of the Saw Mill River that will flow between assorted stores and restaurants and below decoratively ornamented bridges. The cost for the stadium alone is \$850 million. What needs to happen to make this dream park a reality? Mainly, completion of the environmental review by the city of Yonkers and approval of public financing for major reconstruction of the Yonkers downtown infrastructure. (SFC has said that "without the tax incremental financing there is no project.")

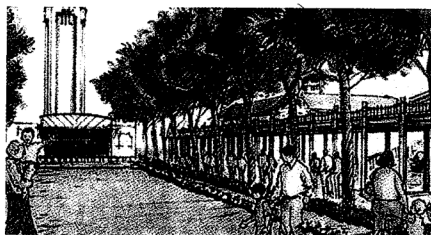
A New Tappan Zee Bridge?

Today, more than 135,000 cars cross the Tappan Zee Bridge every day. In just 20 years, that number will expand to more than 200,000. That's probably more than the 50-year-old bridge that was built in 1955 with a life expectancy of 50 years can handle. Time for a new bridge? No one has consulted us, but six options are being studied currently (again, not by us): (1) keep things as is; (2) rehabilitate the bridge and add congestion toll pricing, ramp metering, and additional park-and-ride facilities; (3) construct a new bridge with eight traffic lanes and two lanes exclusively for rapid-bus transport from Port Chester to Suffern; (4) construct a new bridge as described in option 3, but add an additional lower section constructed to hold a Metro-North train that would connect the Port Jervis Line in Rockland with the Hudson-River Line in Westchester; (5) construct a new bridge as described in option 4, and add a light rail train running from Tarrytown to Port Chester; and (6) construct a new bridge as described in option 4, and add a rapid bus transit system running from Tarrytown to Port Chester.



Playland

The art deco theme that Playland has sported for the past 80 years is a bit, shall we say, dated. But that's okay. Playland is a "theme park," and 1930s beach town just happens to be its theme (it's no "Tomorrowland," but Rye ain't no Orlando). The good folks at America's only government-owned amusement park hired master planners Bullock Smith & Partners to come up with a 10-year plan to keep the park as "fresh" as possible. Their proposal: Move the mini-golf closer to the parking lot to allow for a grand entranceway full of retail shops, themed towers, a renovated fountain, and unobstructed views of the Sound; standardize the theme of the park by removing much of the plastic from the architecture; completely renovate the boathouse (this has been done); change the design of the parking lot to increase traffic flow; enhance the second main entrance near the parking lot; and bring in more modern attractions. In sum, Playland's going back to the future. Just one thing guys make sure to keep "The Whip"; we love that thing!



Development On the Hudson

When we first covered this topic in June of 2006, we told you to look forward to condos in Peekskill, apartments in Ossining, townhouses in Sleepy Hollow, green space/light commercial development in Hastings on-Hudson, and gourmet restaurants in Yonkers. Well, a year and a half later, the Riverbend condominium in Peekskill has sold out, and the Abbey at Fort Hill, a former convent overlooking the Hudson River, will soon be turned into 12 two-bedroom apartments. In Ossining, construction and sales will soon start on One Harbor Square, a lavish condominium directly across from the train station, and Ichabod's Landing Townhouses has sold out. In Hastings, the Saw Mill Lofts, which features 60 lofts in two identical three-story buildings, has received its final approvals. The remaining commercial development is scheduled for completion in 2011. As for Yonkers, X20 is here to stay and a brand new ballpark is on its way.