

YONKERS GOING BONKERS

We know that may not be original, but how else to describe a total overhaul there thanks to the partnership between developers **Struever** (Baltimore), **Fidelco** (New Jersey), and **Cappelli** (White Plains)? The partnership commissioned **architects EE&K** in New York to create the **Yonkers Conceptual Development** plan, a comprehensive vision for the city's downtown.



When we popped in on EE&K leading lady **Hilary Kinder Bertsch** at **161 Ave. of the Americas**, Hilary was concerned about our apparent lack of knowledge, so she gave us a little background lesson: Yonkers is the 4th largest city in New York, and the **redevelopment** involves **500 acres of land**, and a plan to **uncover the Saw Mill River** (being funded by New York State) which is currently hidden underground. EE&K has been dabbling in the area since 1990, including a **1996 waterfront masterplan**. Now they're back again, and officially underway with Phase 1 of the Development Plan.

Hilary showed us some very small-scale models of **Palisades Point**, due to be the premier residential building with panoramic views of the Hudson. The **25-story towers** will have **436 units**, 10K SF of retail, and waterfront esplanade and surrounding public, open space. Also underway is the **Carnegie Building**, mixed-use that will be **half hotel, half municipal offices**. Struever Fidelco Cappelli is building **River Park Center**, mixed-use space with 500K SF of retail, 175K SF office, 200K SF entertainment and restaurant and 950 residential units. The **roof of the parking garage** serves as a **6500-seat** minor league baseball stadium. Hilary estimates that these **three Phase 1 projects** should be wrapped up in the **next five years**.

Dubious after our Yonkers exam, she wants us to know that basically everything is on the waterfront, familiar territory for EE&K Architects, which is known for work at **Battery Park City** in New York. Other successful waterfront projects, such as **Baltimore Inner Harbor**, have won the firm two other current commissions in this project type: the **San Pedro Waterfront** in Los Angeles, and the **Southwest Waterfront** in Washington. For Hilary, an avid **roller blader** in Central Park, this means creating miles and miles of more boardwalk space for her favorite hobby. She's also just came back from a tour of **Italy**, including **Venice**, but we don't think she roller bladed there.

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