

\$900 Million Mixed-Use Project Proposed for Yonkers Waterfront

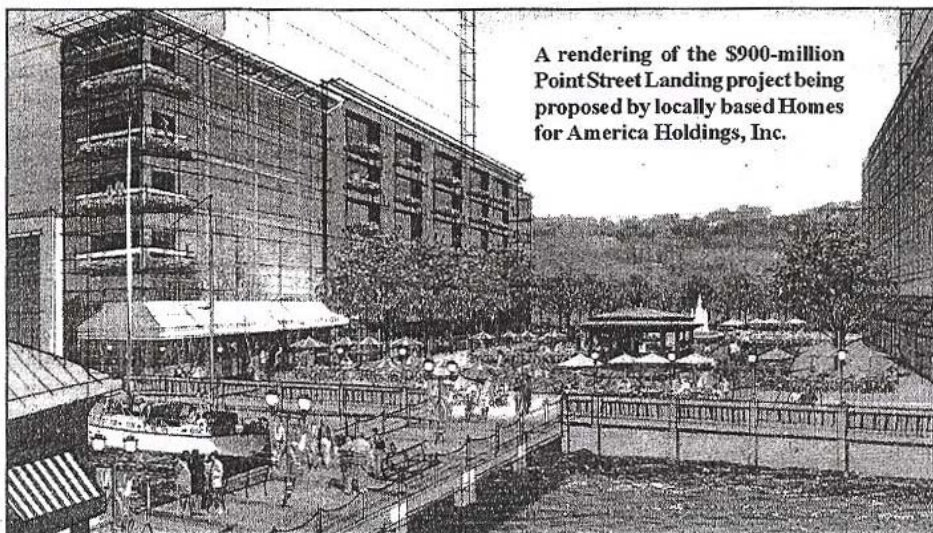
By JOHN JORDAN

YONKERS, NY—This Southern Westchester city, already considering a \$3 billion plan by a group of developers to revitalize a major section of its waterfront, now has a \$900 million mixed-use project before it that will remediate a former manufacturing site nearby.

Locally based Homes for America Holdings, Inc., the owner of the 16-acre former Phelps Dodge/BICC Cable property, has submitted plans to the city for the Point Street Landing project that will feature 1,124 residential units, 40,100 square feet of neighborhood service-oriented retail and restaurants and 52,000 square feet of office space. About 80 of the homes have been set aside as workforce housing. The firm also owns approximately 14 acres of land underwater adjacent to the site.

The plan is geared to revitalizing the Alexander Street section of the city, west of the Metro North railroad tracks.

The project site was used for some time as a manufacturing facility for insulated cables that has required extensive environmental remediation. Robert A. MacFarlane, CEO, Homes for America Holdings, said the firm acquired the property in 2004 for approximately \$30 million. The New York State Department of Environmental Conservation



A rendering of the \$900-million Point Street Landing project being proposed by locally based Homes for America Holdings, Inc.

characterized the property as a Level 2 remediation site in March 2004. The site contained asbestos, PCBs and underground storage tanks, he noted.

Remediation of the contaminants, being paid for by the former owners, should be completed by the first half of 2007. Since the property was acquired, approximately one million square feet of former manufacturing space on the property has been demolished. Mr. MacFarlane says the remediation efforts are currently within its \$30-million budget.

The Point Street Landing project will also involve the development of about six acres of parkland, including an esplanade

along the edge of the Hudson River for public access.

"Our company's mission is to revitalize neighborhoods, and that's what we're looking to do at Point Street Landing," said Mr. MacFarlane. "We are competent and compassionate developers who are committed to bringing vitality to one of the most attractive waterfronts in the country."

He added that the firm owns the existing Point Street Bridge, which it will rebuild. Mr. MacFarlane said that the new bridge will give the Ravine Ave. neighborhood direct access to the Hudson River.

The plan, although it requires rezoning, conforms to the city's master plan for the Alexander

Street area. The developer hopes to receive all the necessary approvals to break ground in about 12 months.

The company, when it announced its proposal, stated it would be hiring one of the nation's largest minority-owned contractors to oversee construction and that it plans to employ several architects "who reflect the city's diversity."

Mr. MacFarlane stressed, "Jobs and incomes will not be outsourced." The company did not identify the minority-owned contracting firm it plans to hire for the project.

In September, Homes for America Holdings moved into

its new headquarters at Station Plaza, the first office building to be built in downtown Yonkers in 70 years. Located at 86 Main St., Station Plaza is a 70,000-square-foot office building attached to a 600-space municipal parking garage. Homes for America built the property that is currently about 60 percent leased.

Other major projects in the development pipeline in the city of Yonkers is the \$600 million Ridge Hill Village mixed-use development to be built across from Stew Leonard's off the New York State Thruway and a massive redevelopment of the Yonkers waterfront being proposed by a partnership of Fidelco Realty Group of Millburn, NJ, Cappelli Enterprises of Valhalla, NY and Struever Bros. Eccles & Rose of Baltimore.

The potential value for that multi-phased proposal could be as much as \$3 billion. The first phase of the endeavor, called the Gateway Center to be built at the Chicken Island site, will include approximately 580,000 square feet of retail space; 175,000 square feet of office space, a 100,000-square-foot hotel, 800 residential units, a 6,500-seat minor league baseball stadium, 2,450 on-site parking spaces and a 2,300-space parking garage to be built across the street from the center. The minor league ballpark will play host to an Atlantic League baseball club.