

- 2.1 Overview
- 2.2 Yonkers History
- 2.3 Land Uses
- 2.4 Current Projects
- 2.5 Overall Plan

2. Development



Development | Overview

Districts

Successful urban environments require density, active street level uses, and—most importantly—great places that create identity and offer a stage for the life of the city to take place upon. In developing a conceptual plan for Yonkers such places develop both naturally, but also unexpectedly, precisely how they are intended to be used and experienced.

In a city with a rich history and diverse population, a unique plan that reflects the people of the present and the tradition of the past, while building an unparalleled future is the only appropriate result. Cities develop in layers of buildings, streets, and spaces that document the progress they undergo.

The SFC Study Area encompasses five Development Districts that include the ten original MDDA project areas.

These five Districts are:

Gateway

The Gateway District is the “heart” of Yonkers. It is home to the majority of government and municipal offices. It is where the major vehicular thoroughfares enter the downtown and meet one another. The Gateway District currently lacks a true destination and regional draw. Currently the home to vast municipal parking lots, there is a clear opportunity to capitalize on this undeveloped land to locate business, entertainment, residential and office uses to strengthen the core of the city, and reestablish Yonkers as a prominent location in Westchester County and the region.



Development | Overview

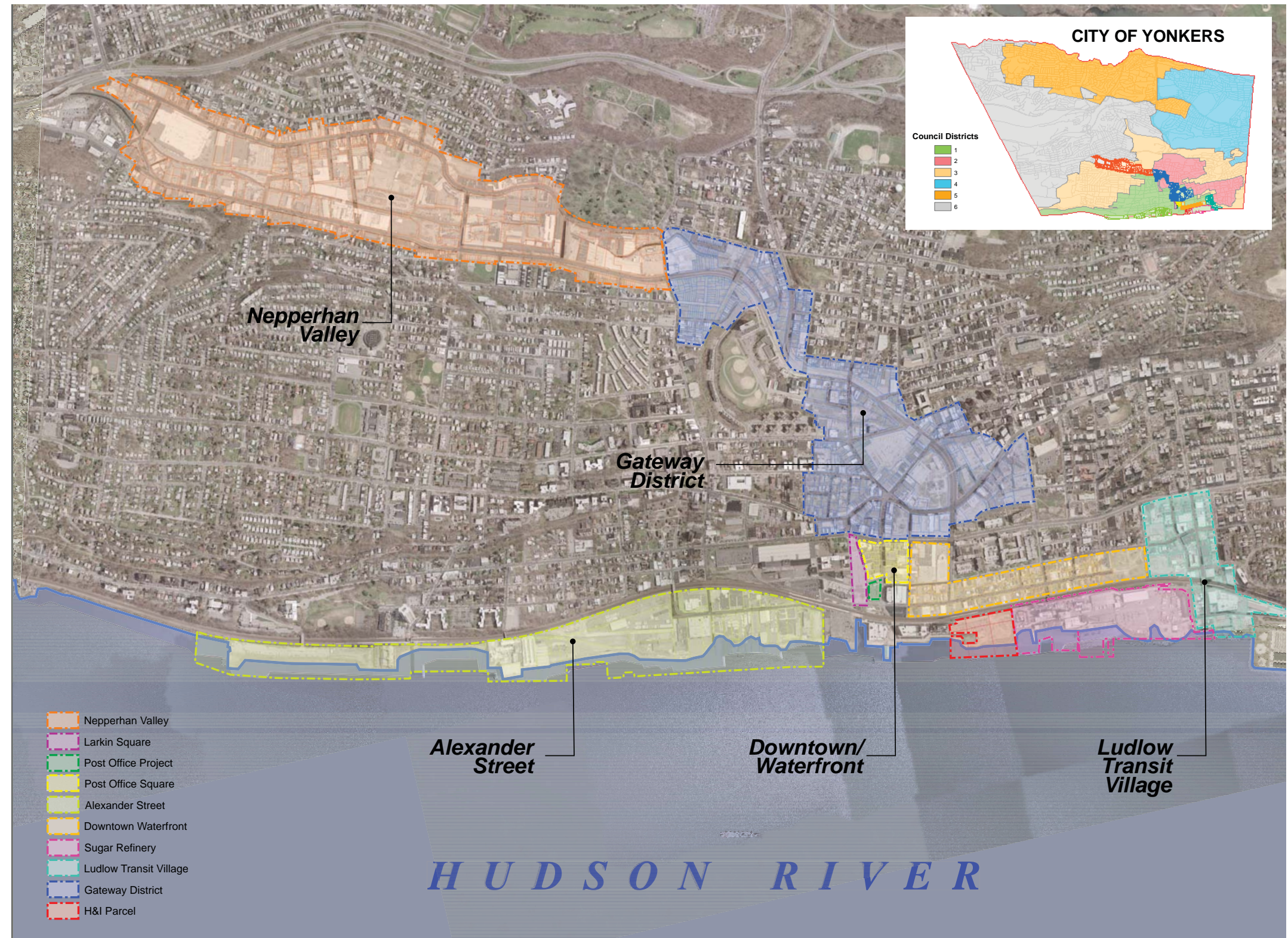
Districts (continued)

Downtown/Waterfront

The face of Yonkers continues to be the City's presence along the Hudson River waterfront. Historically dominated by industrial uses because of reliance on the water for transporting materials and goods, the waterfront has experienced the beginning of a renaissance with new residential development, retail activity, and public open space emerging. The Downtown/Waterfront district offers the opportunity to connect the existing downtown civic and institutional center, as well as new development which is underway, to the Hudson River via mixed use development centered around the daylighting of the Saw Mill River. Anchored by the Yonkers train station along the Metro North rail line, city and county bus route service, the planned Hudson Riverwalk and bike trail, and Water Ferry service in the near future, the Downtown Waterfront will be a true intermodal neighborhood, and a great opportunity to showcase Yonkers as a contemporary city.

Ludlow Transit Village

Yonkers enjoys the attractive feature of being a short commute from Manhattan, with great access via the Metro North rail line. The Ludlow Station is the anchor of the Ludlow Transit Village District, and will anchor the future development. The Ludlow Street corridor will become a local main street with shops, cafés and restaurants leading from Riverdale Avenue west to the Hudson River. Mixed use residential development will provide density to support the new retail amenities and be focused around the rail station. A unique opportunity to celebrate Yonkers' industrial past exists in the reuse of the American Sugar Refinery site (if operations were to ever cease or be moved) as a residential development and public park on the waterfront.



Development | Overview

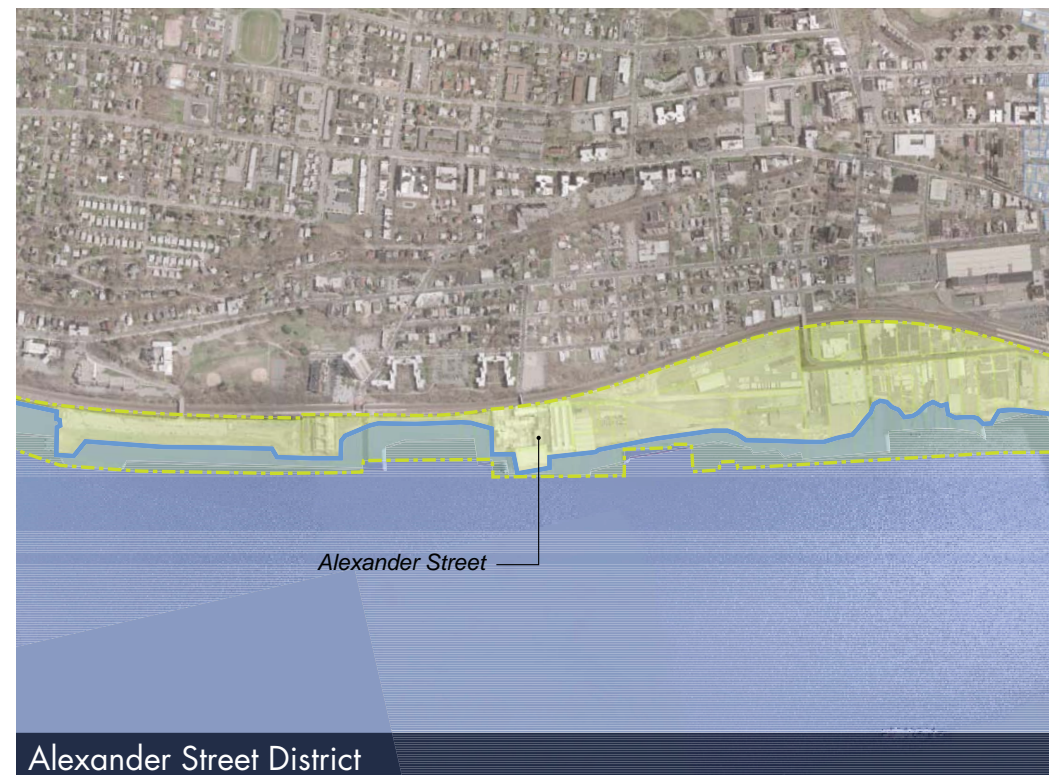
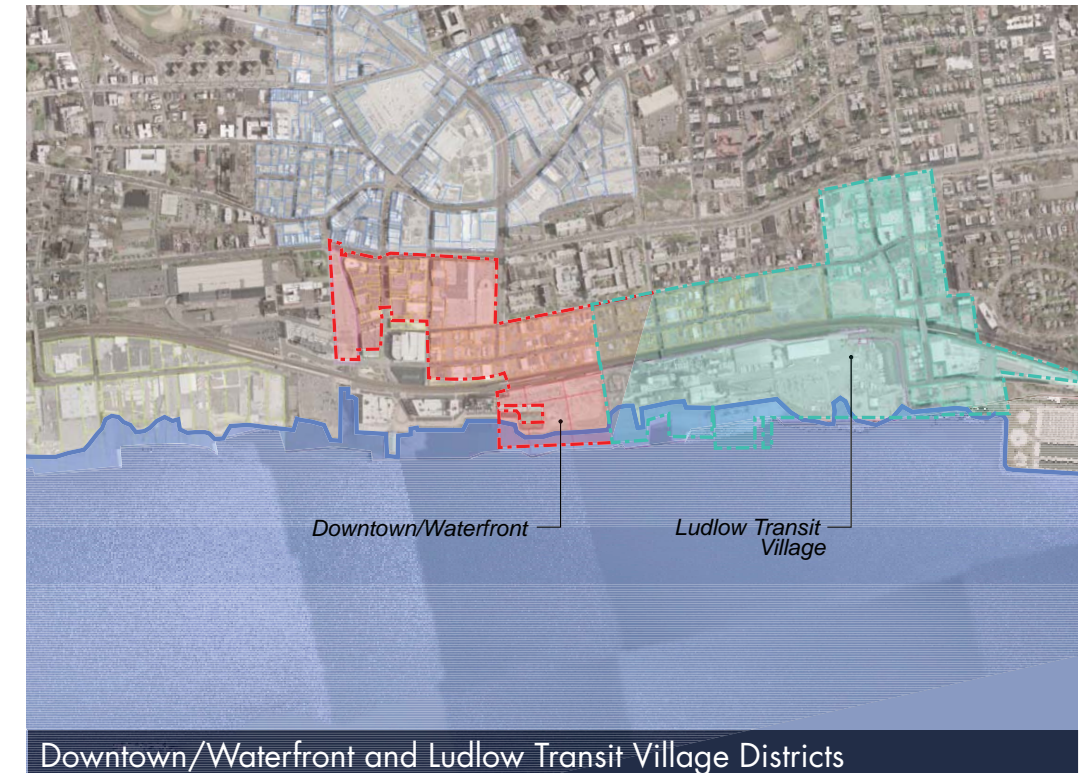
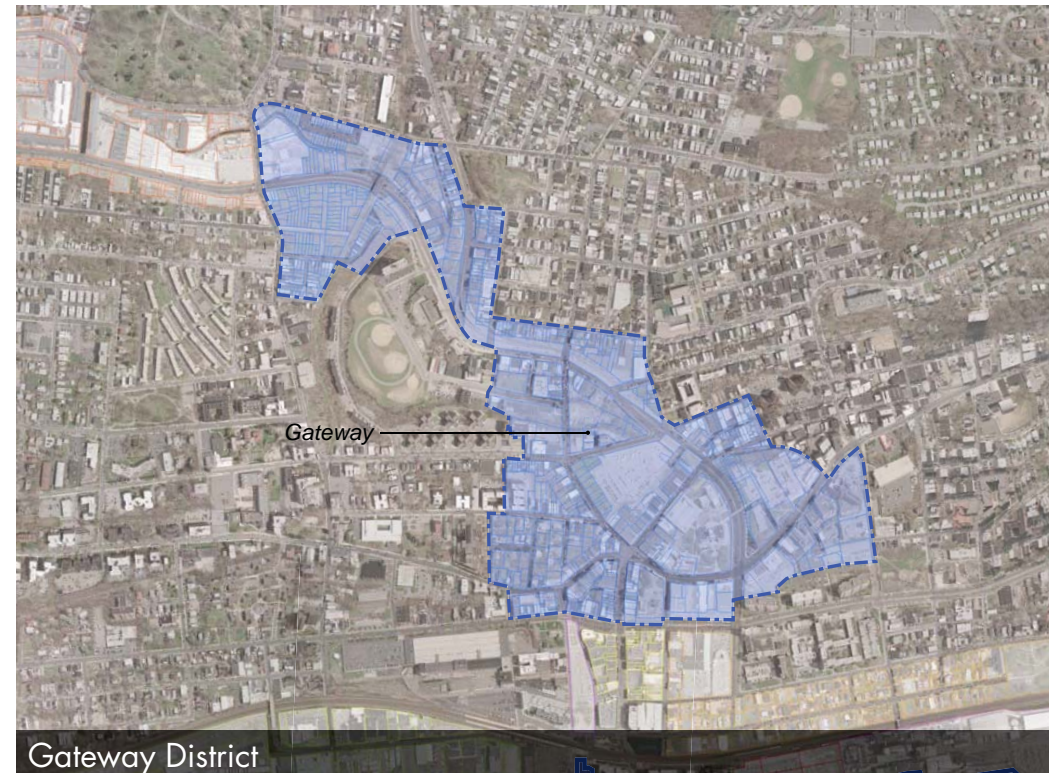
Districts (continued)

Alexander Street

Few established cities enjoy the opportunity to create a new neighborhood, yet Yonkers has the opportunity to do such on its waterfront. Currently a mix of industrial properties, storage facilities, and other uses, the district is primed to become a vibrant urban environment, with great access to downtown Yonkers and two nearby train stations. The district also is a key to creating an expansive waterfront Esplanade. It will add over two miles of continuous public waterfront between the JFK Marina, a current anchor on the north end of the Alexander Street District, and the Yonkers Train Station.

Nepperhan Valley

The Nepperhan Valley District represents an opportunity to capitalize upon the remnants of Yonkers' industrial past. Home to the historic Alexander Smith Carpet Mills buildings, the district elicits the industrial past of the city, where important manufacturers like the Otis Elevator Company made their home. Many important employers still exist in the district, and the Nepperhan Valley needs to remain a vital employment center within the region, a place where new industry and business look to locate and utilize the access to the regional parkway and highway system.



Development | Yonkers History

Yonkers History

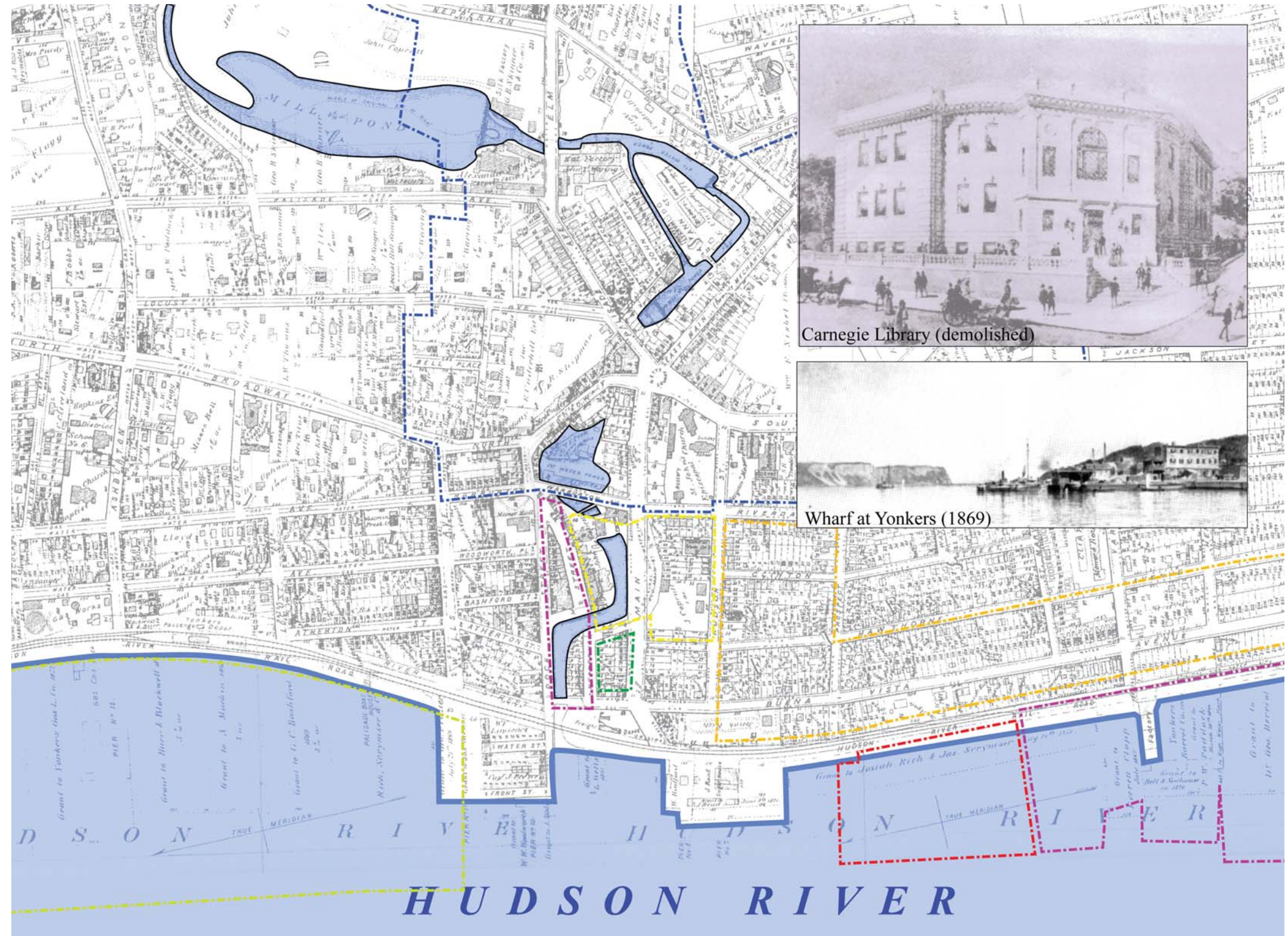
Located in the southwestern corner of Westchester County, the City of Yonkers can trace its origins to the mid-seventeenth century. In 1872 the City's present municipal limits were delineated: to the east and west by the natural boundaries formed by the Bronx and Hudson Rivers, to the north by the village of Hastings in the town of Greenburgh, and to the south by New York City. Yonkers encompasses an area of approximately 18 square miles and had a population of 196,086 in 2000.

The presence of two major natural transportation corridors, the Hudson River and the Saw Mill River Valley, established the western part of the City as an early focal point for settlement.

Yonkers' geographic position, especially its proximity to New York City, has been of fundamental importance throughout its history. Serving as a major transportation corridor between New York City and northern New York State, early in its growth the City profited favorably from the trade and commerce commuting that were channeled through its borders.

As one of the most densely populated cities in America and fourth largest city in New York State, Yonkers supports 21.5 percent of Westchester's population on five percent of the county's land area.

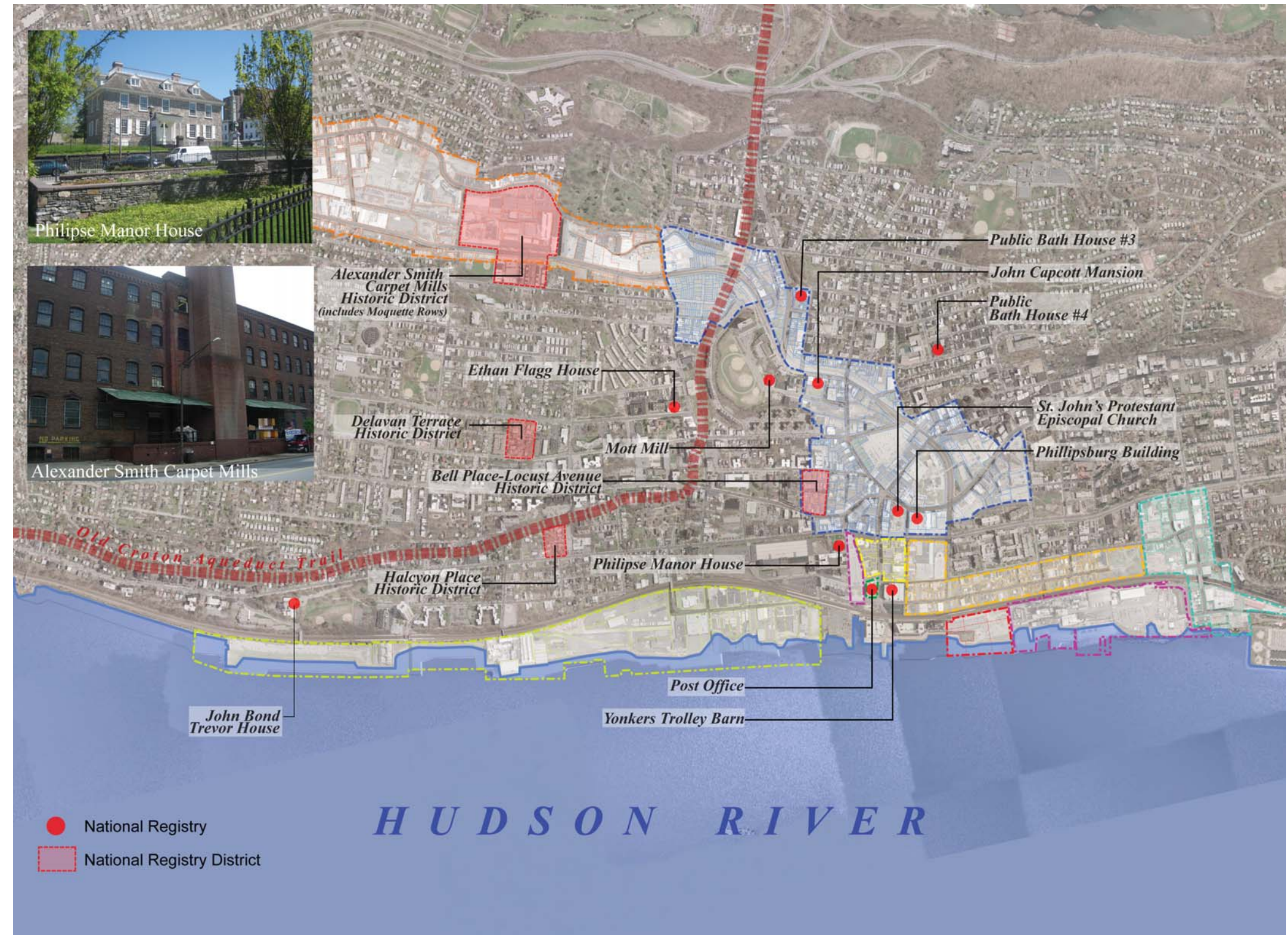
Excerpts from Landmarks Lost & Found: An Introduction to the Architecture and History of Yonkers, Yonkers Planning Bureau, 1986, Michael P. Rebic.



Development | Yonkers History

Registered Buildings

- Yonkers has long history as a dense urban environment which was built around great places
- Physical places are important because of their historical significance more so than the buildings themselves
- The goal of this plan is to design places for the future of Yonkers where important events will take place
- Preservation is about building upon the past not sterilizing parts of the city and living in the past



Development | Land Uses

Land Uses

The Yonkers Conceptual Development Plan encompasses a variety of development ideas and utilizes a mix of land uses. By constructing projects for different project uses and users, the city will prosper from this diversity.

Residential

- Vibrant downtowns need people living there who shop, spend time in public spaces, and have a vested interest in the city to keep neighborhoods clean, safe and constantly active
- New residential development will attract new residents to the city and increase the tax base
- Affordable and Workforce Housing is an important aspect of plan; need to develop a sensible strategy with the City will ensure housing needs are addressed

Office

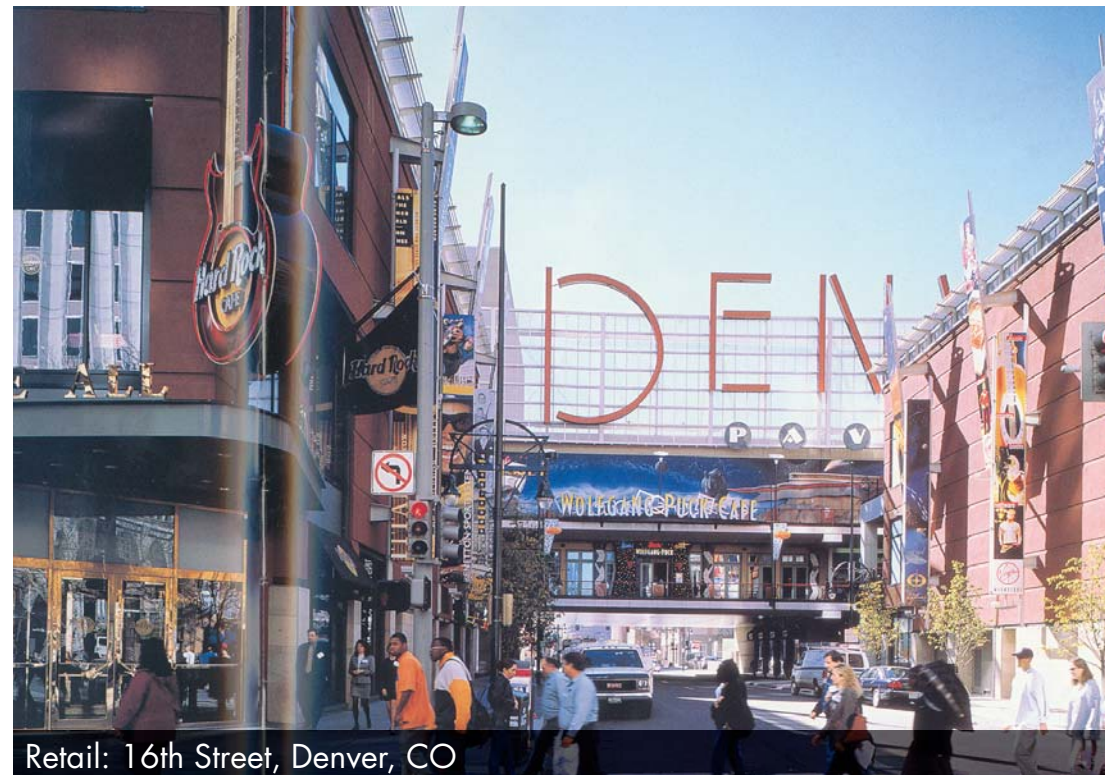
- Downtown office space creates a critical mass that creates clientele for stores, restaurants and cafes to locate in downtown

Retail

- Convenient and desirable shopping options near peoples homes and offices promote more street and public space activity, which establishes such places as destinations for people who don't live or work there



Office: Metrotech Center, Brooklyn, NY (EE&K)



Retail: 16th Street, Denver, CO



Residential: Trump Tower at City Center, White Plains, NY (Cappelli)

Development | Land Uses

Land Uses (continued)

Entertainment/Retail

- Successful cities have entertainment amenities to afford a high quality of life for residents and to attract visitors to the city
- Entertainment creates anchors for destinations that increase success of retail and public spaces around them

Education

- The inclusion of educational facilities benefit residents and attract visitors to a city
- Educational facilities can be utilized by area employers for the professional development of their employees
- Specific training programs can lead to a city becoming a regional center for specialized types of employment

Industrial

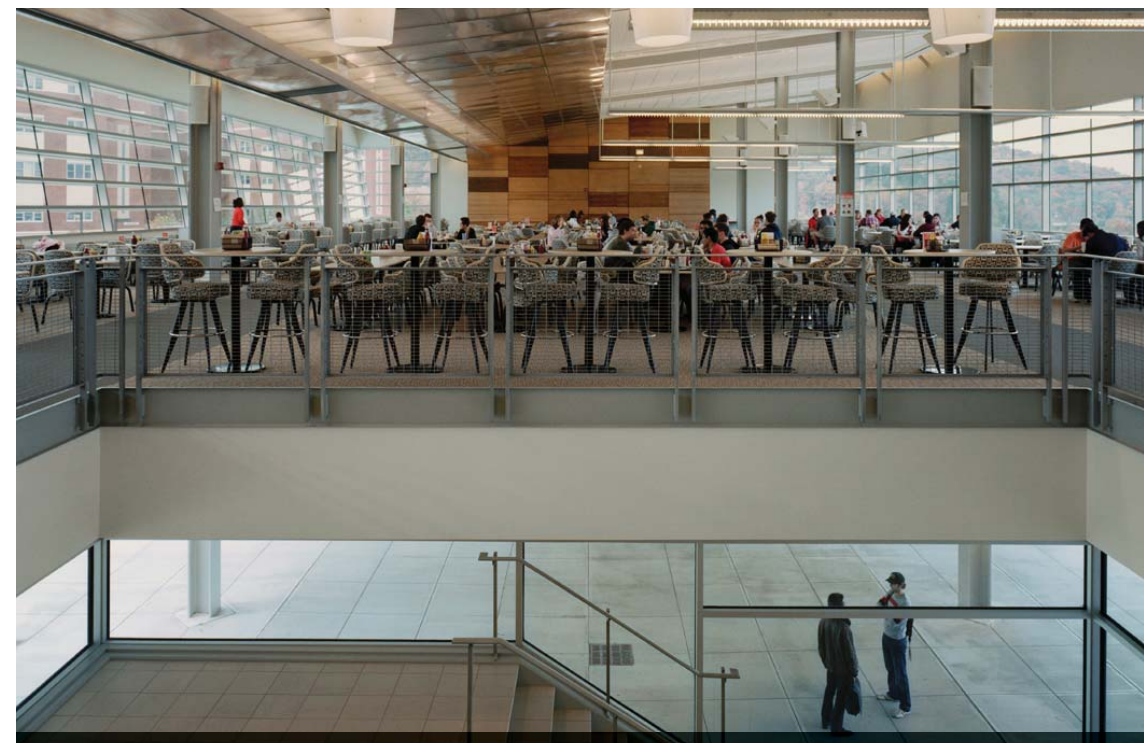
- Industrial employers provide important skilled labor jobs that can increase the middle class population, homeownership, and the city's tax base
- Promoting clusters of industry is one of the best ways to promote innovation which attracts more businesses and manufacturers to locate in the same place



Entertainment: Hollywood & Highland, Hollywood, CA (EE&K)



Entertainment: New Roc City, New Rochelle, NY (Cappelli)



Education: SUNY Binghamton University, Binghamton, NY (EE&K)



Industrial: New York Times Printing Plant, Queens, NY

Development | Land Uses

Cultural Resources

- Successful cities have enough density to support a variety of cultural facilities
- While Yonkers boasts historic cultural resources, the need for additional amenities in a city of its size is quite evident
- As the plan is implemented opportunities for cultural amenities will increase



Development | Land Uses

Public Services

- Public services (schools, fire, police) will need to increase with development
- City already has the beginning of a government center downtown near City Hall, Cacace Justice Center, etc.; there is an opportunity to strengthen this concentration of municipal functions
- Opportunity to relocate existing detention facility (Alexander Street) to a new Cacace Justice Center annex
- New opportunities may exist for high school or sports league activities in the new ballpark



Development | Current Projects

Current Projects

SFC Phase I development projects follow a series of public and private investments in Downtown Yonkers.

SFC Phase I

River Park Center

River Park Center will be a mixed-use residential and commercial development. The development will include retail, restaurant, entertainment, office and residential uses, as well as a 6,500 seat “rooftop” ballpark. It will also include over 2,500 parking spaces.

Cacace Center

The Cacace Center will be a mixed-use development adjacent to the existing Cacace Justice Center building (which will remain), and will have office uses, a hotel, a new City of Yonkers Fire Department Headquarters building, and a new public parking garage.

Government Center Garage

The new Government Center Garage will include retail and restaurant space fronting on New Main Street, and a new eight (8) level parking garage.

Elm Street Center

Elm Street Center will be an office building at the northeast corner of Elm Street and Palisade Avenue which will contain new office and public parking space.

Palisades Point

Palisades Point will be a mixed-use development having residential and “neighborhood” retail and/or professional office uses in two buildings, publicly accessible open space along the Hudson River, and on-site structured and at-grade parking.

Larkin Plaza

Larkin Plaza will be a public open space that includes the daylighting of the Saw Mill River and improvements associated with the creation of a new public park.



Development | Overall Plan

Overall Plan

- New Development incorporating a mix of commercial, residential, municipal, institutional, retail and entertainment uses to create a dense vibrant downtown
- Develop waterfront into environment that balances development opportunities with open space that provides public use and access
- Incorporate Affordable and Workforce Housing into overall plan for residential development
- Establish industrial district to maintain and create skilled labor jobs
- Seek out and develop access to educational alternatives that teach necessary skills to the workforce
- Link districts through unifying themes of open space, transportation and development
- Develop retail, arts and entertainment amenities to support residential and commercial uses
- Recognize and capitalize on distinct quality of neighborhoods
- SFC will develop a Downtown Development Fund to support homeowner and business improvement programs in Yonkers

