

**Appendix C-2:
Proposed Amendment to Downtown Master Plan**

August 2022

This document is a supplement to the 2010 Rezoning for Downtown Yonkers Master Plan (the *Downtown Master Plan*). The *Downtown Master Plan* served as the basis for the adoption of the City’s Downtown Zoning Districts in 2011. Now, ten years later, this supplement addresses changes to the City’s vision for two critical downtown sites – the “Chicken Island” site (the “Chicken Island Site”) and the site of the former Teutonia Hall (the “Teutonia Site”) – and incorporates an additional site on North Broadway (the “North Broadway Site”), that are now proposed for private redevelopment. The project designs for each of these sites include residential rental units, including affordable units; active street-level commercial uses, including retail, restaurant, and personal services uses; office uses; and on-site parking. Central to each project is a focus on the pedestrian environment, through thoughtful street-level building facades, expansive sidewalks, and the incorporation of pedestrian amenities. By focusing on reinforcing and expanding the existing urban fabric, this supplement is intended to facilitate the redevelopment of these critical sites within the City, two of which have been the subject of redevelopment attempts for decades.

At the time the *Downtown Master Plan* was adopted, the Chicken Island Site was owned by the City, and was proposed to be redeveloped as a project known as River Park Center, which would have included a mix of retail and entertainment uses, and a possible minor-league baseball stadium. River Park Center was not developed, and years later the City sold the Chicken Island Site with the explicit goal of private mixed-use redevelopment. This supplement defines the new vision for the Chicken Island Site, which focuses on advancing the revitalization of the downtown by increasing the residential population in the downtown and creating pedestrian-oriented shopping and mixed-use street frontages.

The Teutonia Site is identified in the *Downtown Master Plan* as a prime location for redevelopment in proximity to the Yonkers Train Station and downtown amenities. The *Downtown Master Plan* notes that these areas could accommodate substantial new residential and commercial development with structured parking in buildings up to 20 stories. More than ten years and several owners later, the site remains vacant. This supplement puts forward a similar vision for the Teutonia Site; but with greater building height and density and, critically, an activated street front.

This supplement incorporates the North Broadway Site. Consistent with the *Downtown Master Plan*, the North Broadway Site is proposed to be redeveloped with contextual infill buildings with retail and commercial uses on several lots along North Broadway, north of Getty Square. The proposed project goes further, however; providing a pedestrian connection between the Locust Hill neighborhood and the broader downtown area, which are separated by a significant change in elevation. Two, 25-story residential towers are proposed at the western edge of Baldwin Place and Overlook

Terrace and would provide a connection for residents to the downtown area through lobbies fronting on North Broadway.

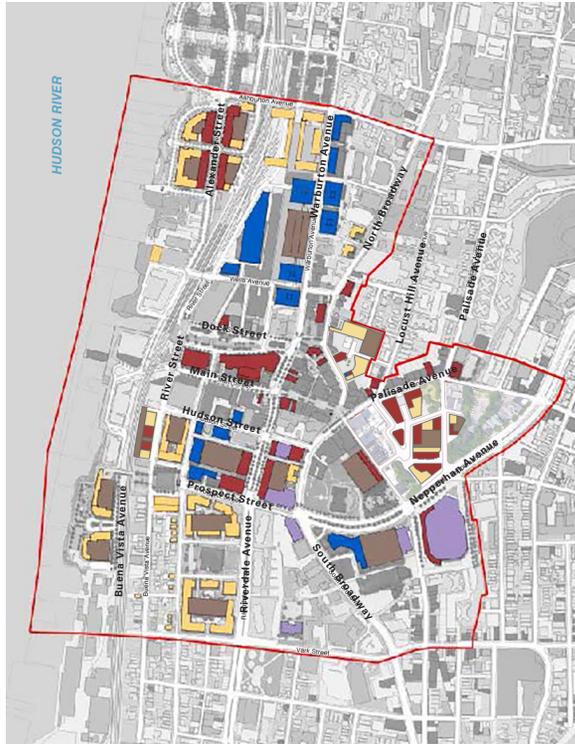
The proposed redevelopment of the three sites is addressed by the revised maps and illustrations, and two new “project pages” – for the Chicken Island Site and the North Broadway Site. The revised maps and illustrations supersede the corresponding current maps and illustrations of the *Downtown Master Plan*. Together with the new project pages, this supplement charts a new path forward for these critical sites. The map below is a revised Master Plan Map that incorporates the North Broadway Site.



NEW DEVELOPMENT INITIATIVES

The master plan is intended to establish a framework for development that identifies priority areas for reinvestment, while organizing the existing land use patterns. Currently the key retail streets include Main Street and Broadway leading into Getty Square. These tend to be the most vibrant streets with some additional sprinkling of retail on Riverdale. Some of these buildings have either office or residential above, yet, with some exceptions, generally the downtown residential market has not moved beyond the waterfront.

The master plan recommends continuing to reinforce Main Street with infill buildings that would have retail on the ground. Residential opportunities exist within renovations of existing buildings and also in redevelopment sites in the Buena Vista area. New residences in this area would help to support future retail in the core while also building a more vibrant downtown.



Ground Floor Uses

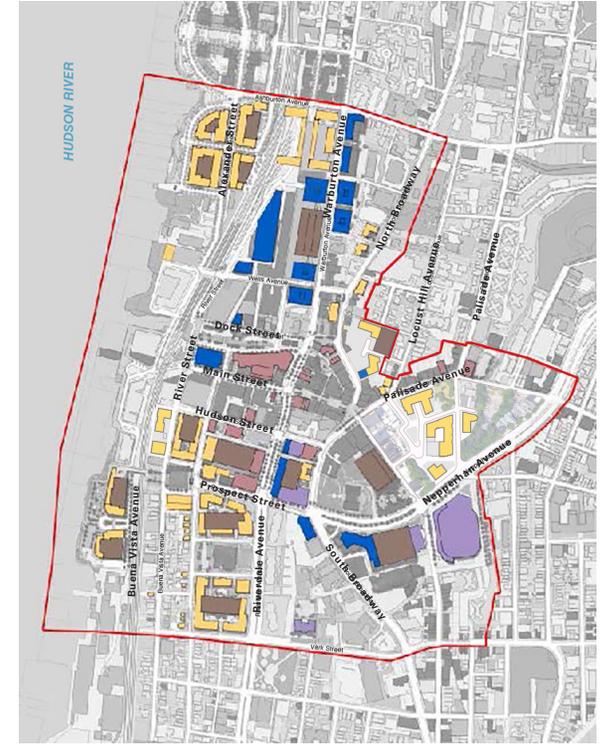


UPPER FLOOR USES

The upper floor uses should consist of a mix of office and residential uses. Office uses should be clustered close to the primary retail streets such as Main Street, Broadway and Riverdale. While some office space can fill existing vacancies in the core, there are also a few potential infill sites for office towers.

Future opportunities for office expansion include the creation of an industrial office zone along Warburton, and the redevelopment of the Shop-Rite shopping center.

In addition to some residential above historic buildings in the core, future opportunities exist for expanding a residential neighborhood between Buena Vista and Main Street.



Upper Floor Uses



PRIMARY GROUND FLOOR RETAIL/
ENTERTAINMENT USES



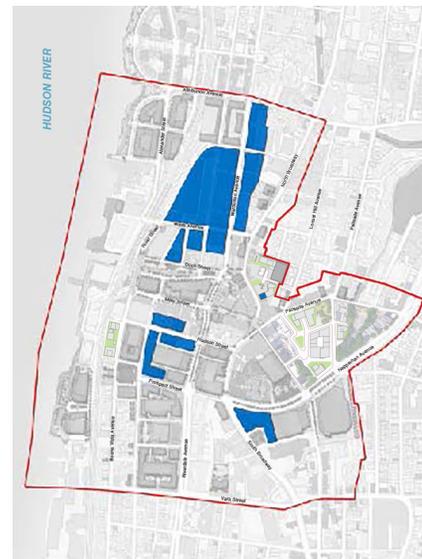
» The plan recommends continuing to focus retail along Main Street, Broadway approaching Getty Square, and Riverdale between Nepperhan and Larkin Plaza. Downtown offers opportunities for a mix of "Main Street" retail, and larger retail offerings. The combination of smaller infill buildings and renovation opportunities offer the opportunity to create a varied retail environment all within a walkable perimeter.

PRIMARY GROUND FLOOR RESIDENTIAL



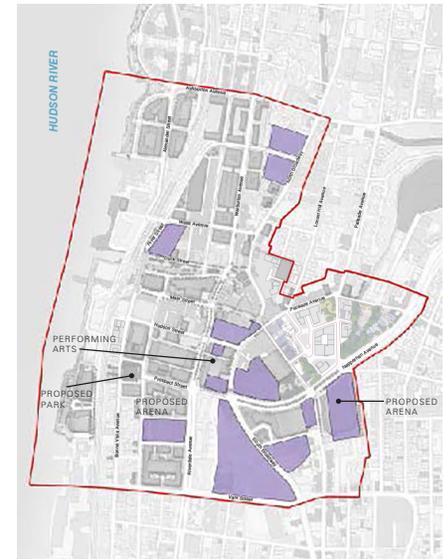
» The future residential pattern downtown includes a new residential precinct between the Buena Vista neighborhood, the existing waterfront housing developments, and a future residential precinct within the Alexander Street plan. Other opportunities for residential towers exist, including at the Chicken Island Site and North Broadway Site.

PRIMARY GROUND FLOOR OFFICE



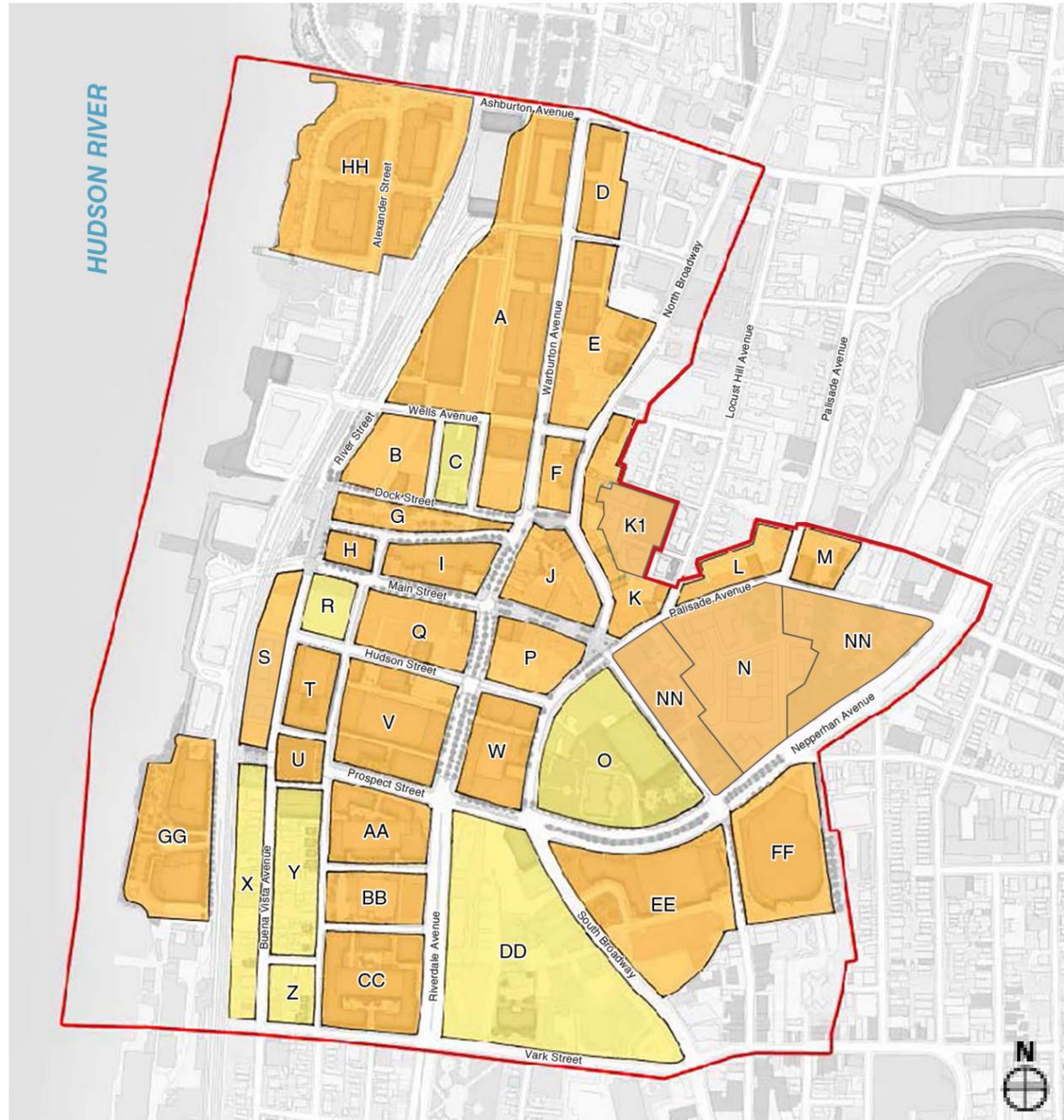
» While office uses may also occur above commercial uses, the primary office areas will be centered around the Kawasaki factory and I.park Hudson™, and between Prospect and Main Street. An opportunity also exists for an office tower at the corner of Nepperhan and Broadway.

PRIMARY GROUND FLOOR INSTITUTIONAL



» Institutions continue to anchor the fabric of Downtown and can become focal points for new development. Beyond the existing institutions, the master plan recommends a new open space to terminate Prospect Street, a potential performing arts district along S. Broadway between Hudson and Nepperhan.

Development Summary



Development Summary Diagram

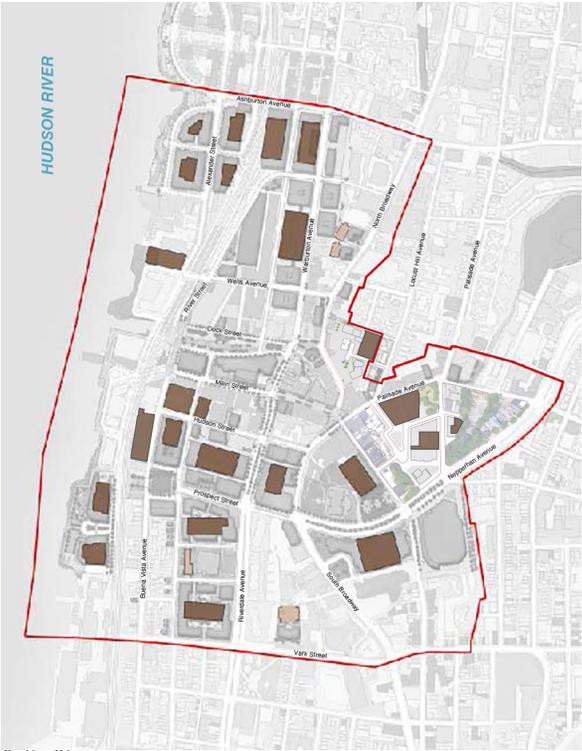
NEW DEVELOPMENT PROPOSED
 MINIMAL INTERVENTION (INFILL & REHAB OF EXISTING)

YONKERS DOWNTOWN DEVELOPMENT CAPACITY

Block	Commercial	Office	Cultural	Residential	Units	Parking Provided
A (per Alex.St. plan)	0	260000	0	860000	860	1150
B	5200	20800	0	0	0	0
C						
D	0		0	160000	160	50
E	0	120000	0	44800	45	58
F	10000			105,000	105	7
G						
H	50800	0	0	0	0	0
I	29000	207000	0	0	250	300
J	12600	16500	0	15900	16	0
K	20170	0	0	40340	40	0
K1	4000	13000	0	650000	650	768
L	4500	9000	0	0	0	0
M	9270	18540	0	0	0	0
N	70000	17000	0	2000000	2000	2180
NN	25000	0	0	250000	250	300
P	8000	8000	0	0	0	0
Q	1800	67600	0	0	0	0
R						
S	10000	0	0	906000	906	956
T	0	0	0	276000	276	260
U						
V	34100	315600	0	164400	164	900
W (Theater)	32200	65100	82760	136500	137	411
X						
Y					11	
Z					3	
AA (321 total units)	0	0	0	75000	75	343
BB						
CC (380 total units)	0	0	0	75000	75	398
DD (Hospital)	0	128700	49100	0	0	0
FF (Arena)	19000	0	116300	0	0	0
HH	65600			1510560	1511	1330
O (Gov't Ct-City Hall Park)	16000	16000				
EE (Hotel)	253500	160000	0			800
GG (Palisades Point)	8700				436	620
TOTALS	689440	1442840	248160	7269500	7970	10831

PARKING

Provide new vehicular and bicycle parking concurrent with and integrated into new development or redevelopment proposals. Allow for measures such as shared parking and payment-in-lieu to establish an equilibrium between parking supply and demand that defines Yonkers as an urban, transit-oriented, and walkable downtown.



Parking Diagram

 STRUCTURED PARKING	 SURFACE PARKING (DOES NOT INCLUDE ON-STREET PARKING)
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Chicken Island Site

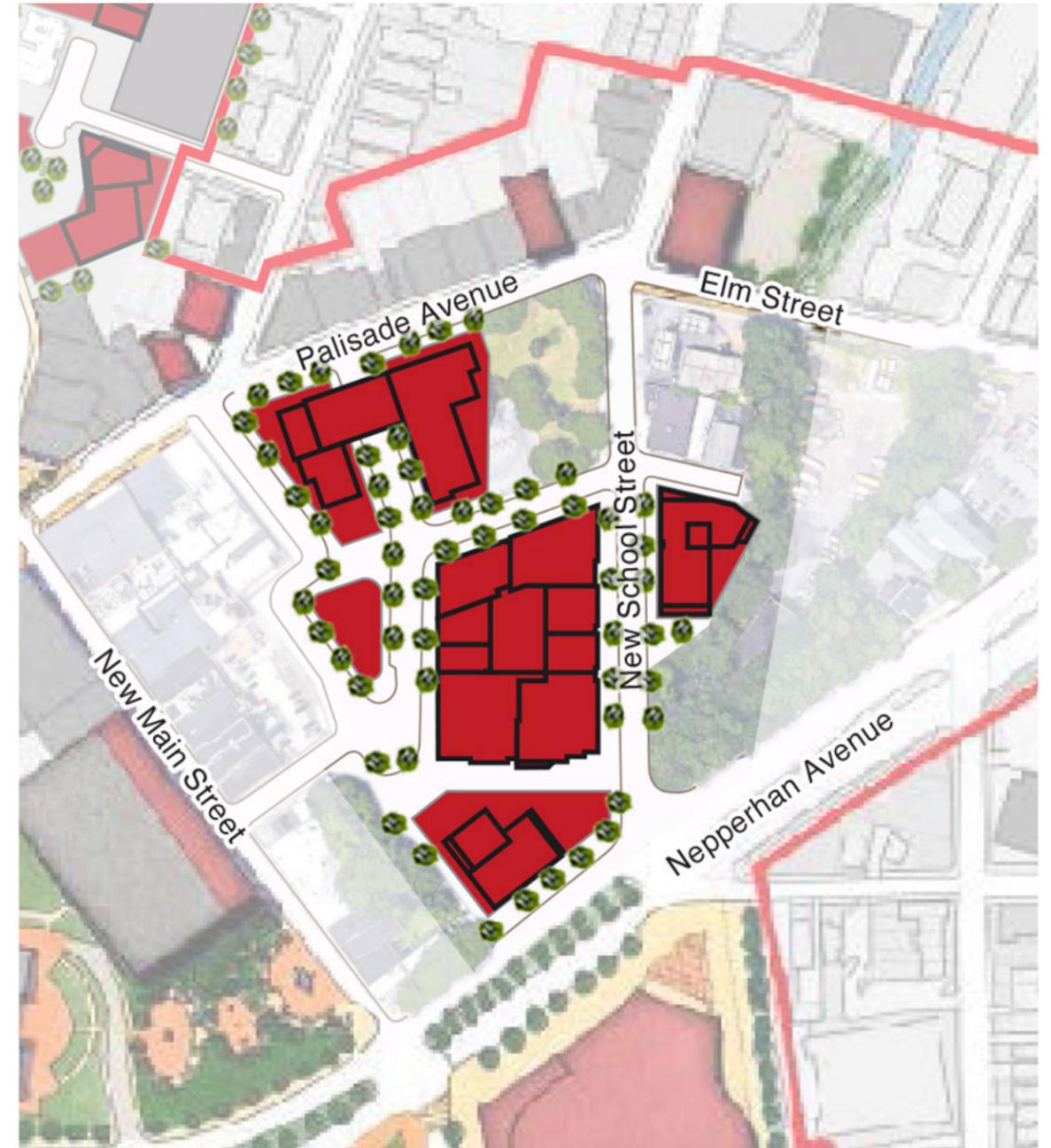
The Chicken Island Site is the cornerstone redevelopment site in downtown Yonkers. The proposed redevelopment would transform a surface parking lot into a vibrant extension of the downtown fabric of the City. Active street-level commercial uses, including retail and restaurant, would be developed along Palisade Avenue as well as a new north-south street in the center of the site. Palisade Avenue would be improved with widened sidewalks, street trees, and furniture to provide a consistent experience from Main Street all the way through the Chicken Island Site. Above the street-level uses would be five residential towers of varying heights and unique architectural design, befitting this critical site. Together with an active, integrated street-level design that reinforces the pedestrian-oriented nature of downtown, the new residents will provide a critical mass that will encourage continued investment in downtown Yonkers.

ESSENTIALS

- » Chicken Island Site – a mixed-use extension of the downtown urban fabric
- » Active street-level commercial uses
- » Pedestrian-oriented street-level design throughout site, connecting to Getty Square
- » 2,000 residential units in five architecturally distinct towers
- » Complements City-investment in Saw Mill River daylighting, Cacace parking garage, and new fire station on Palisade Avenue



Chicken Island Site Potential Build-Out



Chicken Island Site

PROPOSED DEVELOPMENT

North Broadway Site

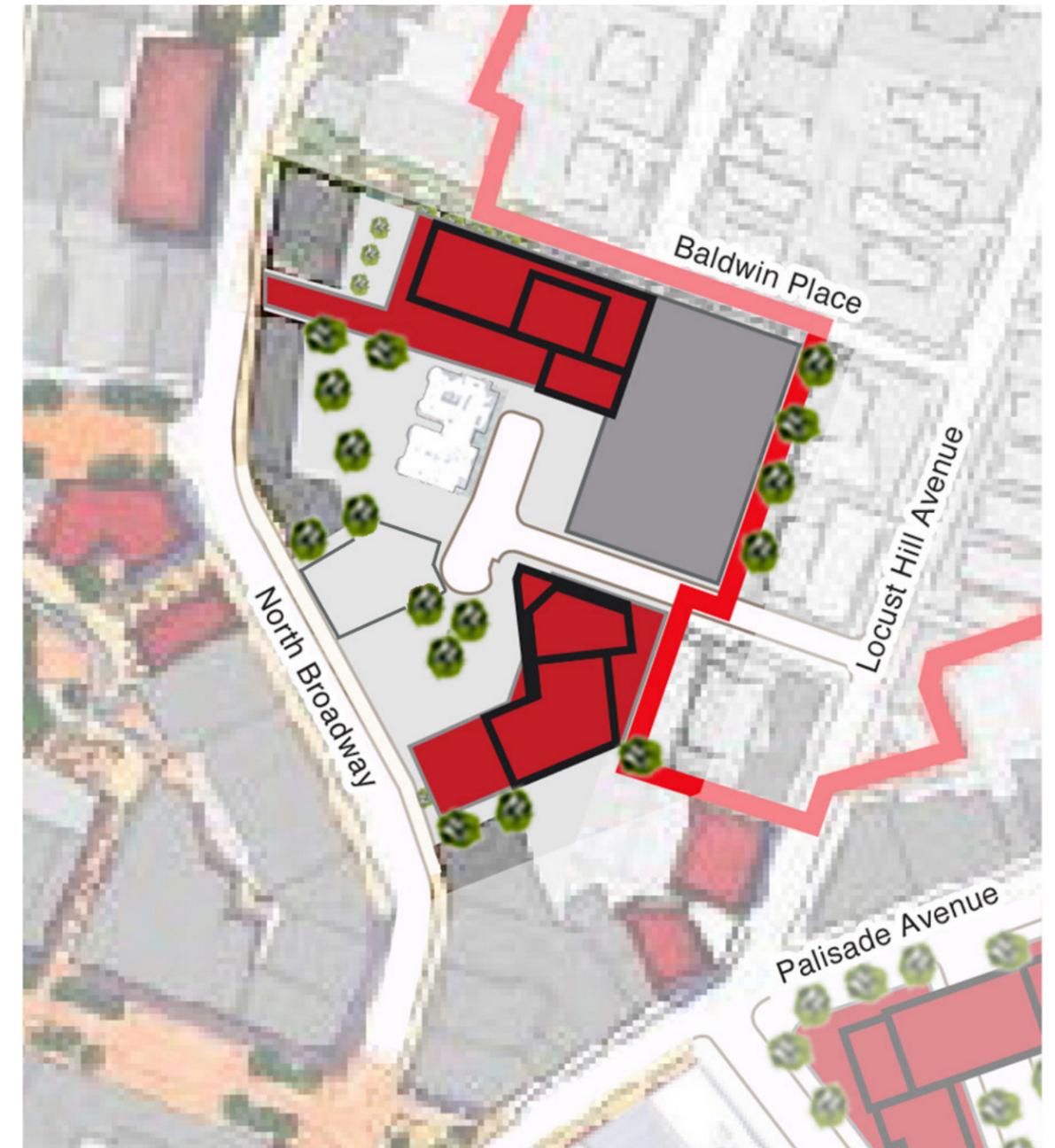
The redevelopment of the North Broadway Site would provide vital pedestrian connections between the Locust Hill neighborhoods and the broader downtown area, which are currently separated by a significant change in elevation. Along North Broadway, contextual infill buildings will be constructed, reinforcing the street-level energy of this area. At the top of the hill, two 25-story residential towers would be constructed; their lobbies will be located along North Broadway, thereby providing residents a more direct route to downtown from Locust Hill. Instead of wide, spread-out development, the project would feature vertical residential towers, consistent in height with recent downtown development. The new residents would add to the renewed vibrancy of downtown, Getty Square, and the proximate Chicken Island Site redevelopment.

ESSENTIALS

- » North Broadway Site – a mixed-use development
- » Contextual infill buildings along North Broadway
- » Resident connection from North Broadway to Locust Hill
- » Vertical residential development similar in height to newer downtown buildings
- » Architecturally compatible design

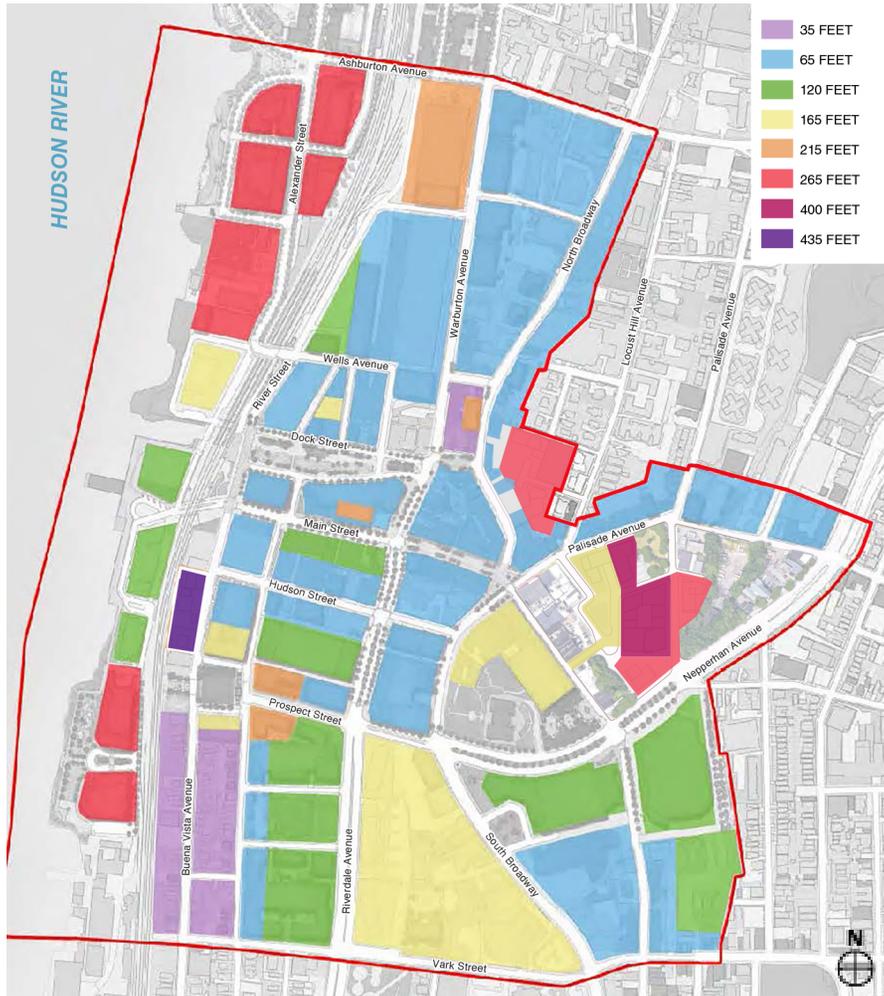


North Broadway Site Potential Build-Out



North Broadway Site

PROPOSED DEVELOPMENT
 PROPOSED PARKING STRUCTURE



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Height Diagram: The proposed height diagram was created through a design process and several modeling sessions. The three essential principles behind the set heights are the view corridors, shadow, and access to light and air.