

**Appendix C-3:
Proposed Amendment to Riverview URP (NDP #2)**

The *Modified Urban Renewal Plan for Neighborhood Development Program Areas Nos. 1 and 2* (the “*Riverview Urban Renewal Plan*”), which was adopted in 1998 and last amended on May 19, 2009, is proposed to be amended to facilitate the Teutonia Project. Specifically, the proposed amendments will allow for the new vision for the Teutonia Site, which includes new residences and street-level retail that will, in turn, support the vitality of the neighborhood and revitalize a yet-to-be-developed site within the downtown.

The proposed amendments to the identified sections of the *Riverview Urban Renewal Plan* are as follows (underlined text added; strike-through text deleted).

C. LAND USE PLAN

2. Land Use Provisions and Density Requirements

The description of each predominant land use category in NDP Areas 1 and 2 shown on the Land Use Map, including densities to be permitted or required for non-redevelopment areas, is as follows:

a. Residential

The residential land use category is used to describe all predominantly residential land uses within these NDP Areas and the related development necessary to support this activity, including neighborhood commercial areas, school sites, park areas and other community facilities related to the residential development. In ~~most~~ some instances new residential uses are planned for 60-100 DU's/Acre, while some areas would contain new residential uses with up to 795 DU's/Acre and no new residential uses will exceed medium high density. Areas scheduled for rehabilitation will retain their present medium density (20-40 DU's). The design of the residential uses will incorporate community facilities so as to minimize conflict between pedestrian movement and vehicular activity. Furthermore, the design will relate to various topographic features typical of the area, and will use this topography, wherever possible, to create vistas of the Hudson River and New Jersey shoreline. Adequate off-street parking will be created in both the new development and in the area anticipated for rehabilitation. Active and passive recreation areas, in addition public parks, will be a requirement of any new residential construction. Alternatively, new residential construction could meet the recreation requirement through provision of land for off-site recreation, improvements to off-site recreation areas, or payment of a fee in lieu at the rate established by the City for multifamily dwellings. The function of the residential development will be to provide housing opportunities close to the Center City of Yonkers, conveniently located to: the regional transportation network; job opportunities, existing and proposed; and various governmental services that exist within the City. The supporting commercial activities and other community facilities will be related to the service demands of the residents of the areas themselves. No commercial development will be allowed within residential areas that is not primarily oriented towards the service of those residential areas themselves.

E. LAND DISPOSITION SUPPLEMENT

4. Commitment to Provide Low and Moderate Income Housing

~~No less than 50% of all residential units to be constructed within these NDP Areas will be for low and moderate income families and 20% of these residential units will be for low income families. All individual projects shall comply with the Yonkers Affordable Housing regulations in effect at the time of project approval.~~