

0 2,000 FEET

**Project Sites**

 Chicken Island

 North Broadway

 Teutonia

 General Boundary of Downtown Yonkers (Source: Downtown Rezoning Master Plan (2010))

 Half-mile from Yonkers Metro-North Railroad Station

 Quarter-mile from Yonkers Metro-North Railroad Station

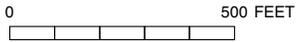
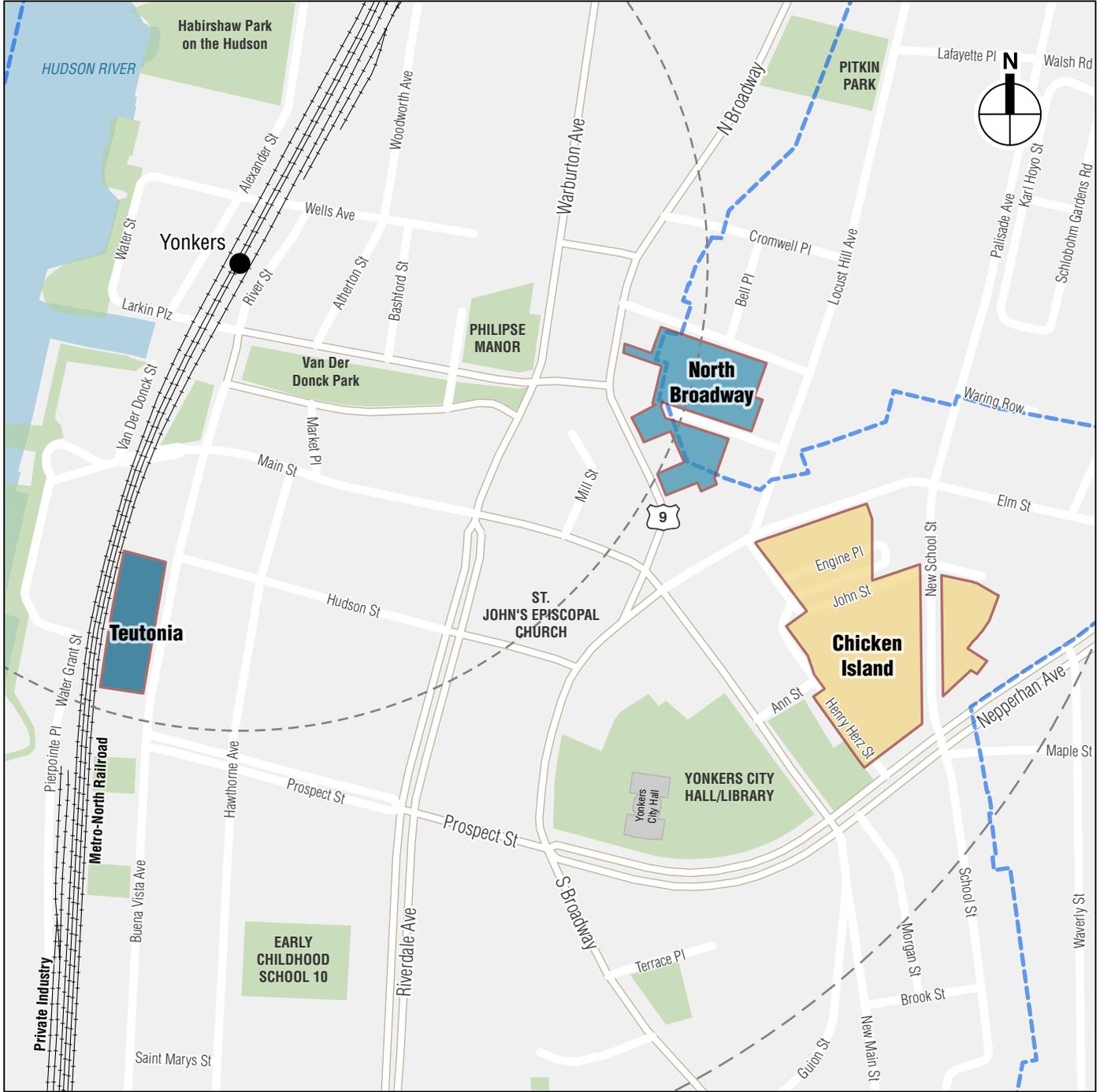
**AMS YONKERS DOWNTOWN DEVELOPMENT**



Project Sites Location

Figure 1-1

11.29.21



**Project Sites**

- Chicken Island
- North Broadway
- Teutonia

- General Boundary of Downtown Yonkers (Source: Downtown Rezoning Master Plan (2010))
- Half-mile from Yonkers Metro-North Railroad Station
- Quarter-mile from Yonkers Metro-North Railroad Station



**AMS YONKERS DOWNTOWN DEVELOPMENT**

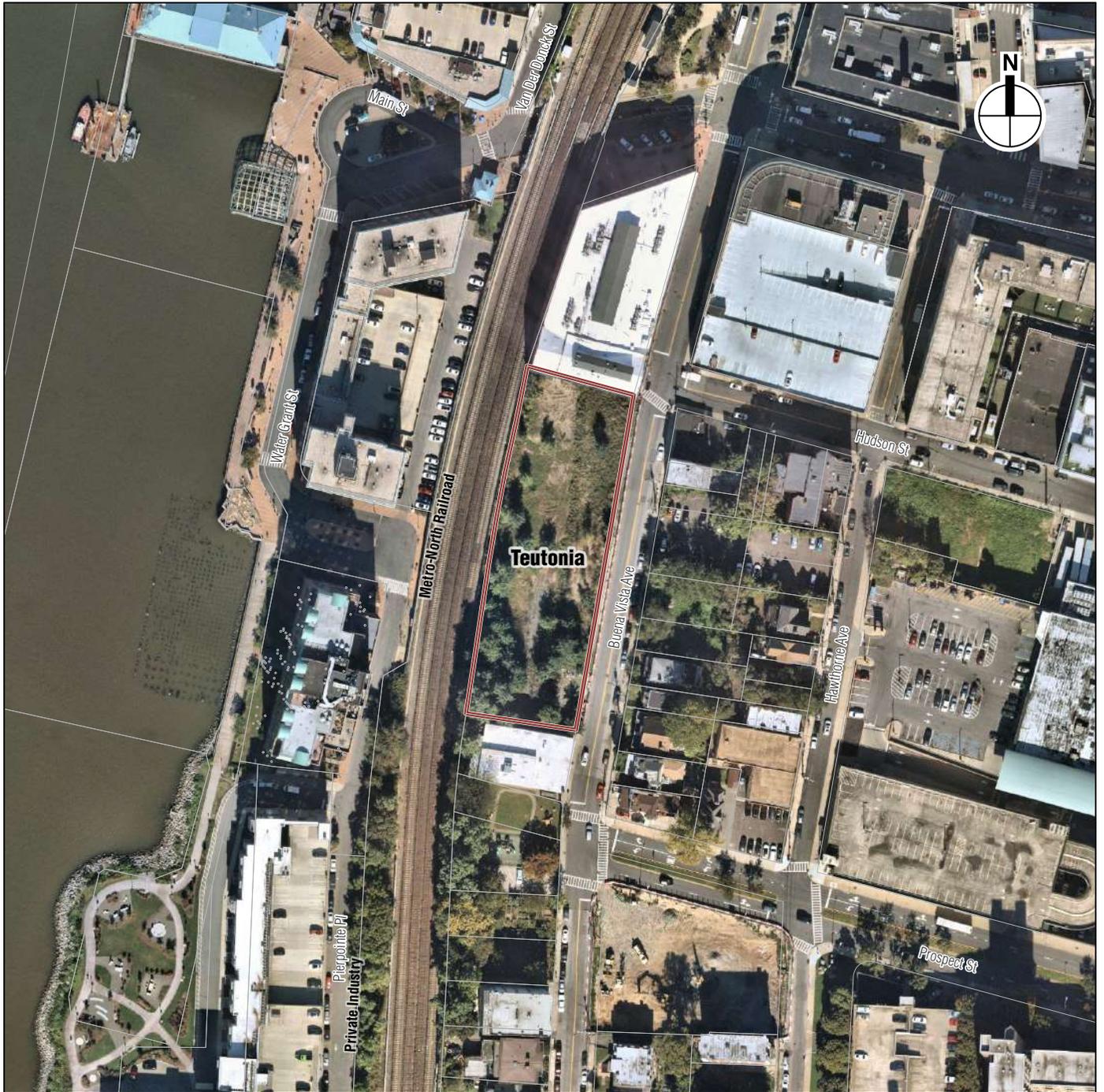
Project Sites  
Figure 1-2



**Project Sites**

- Chicken Island
- North Broadway
- Teutonia

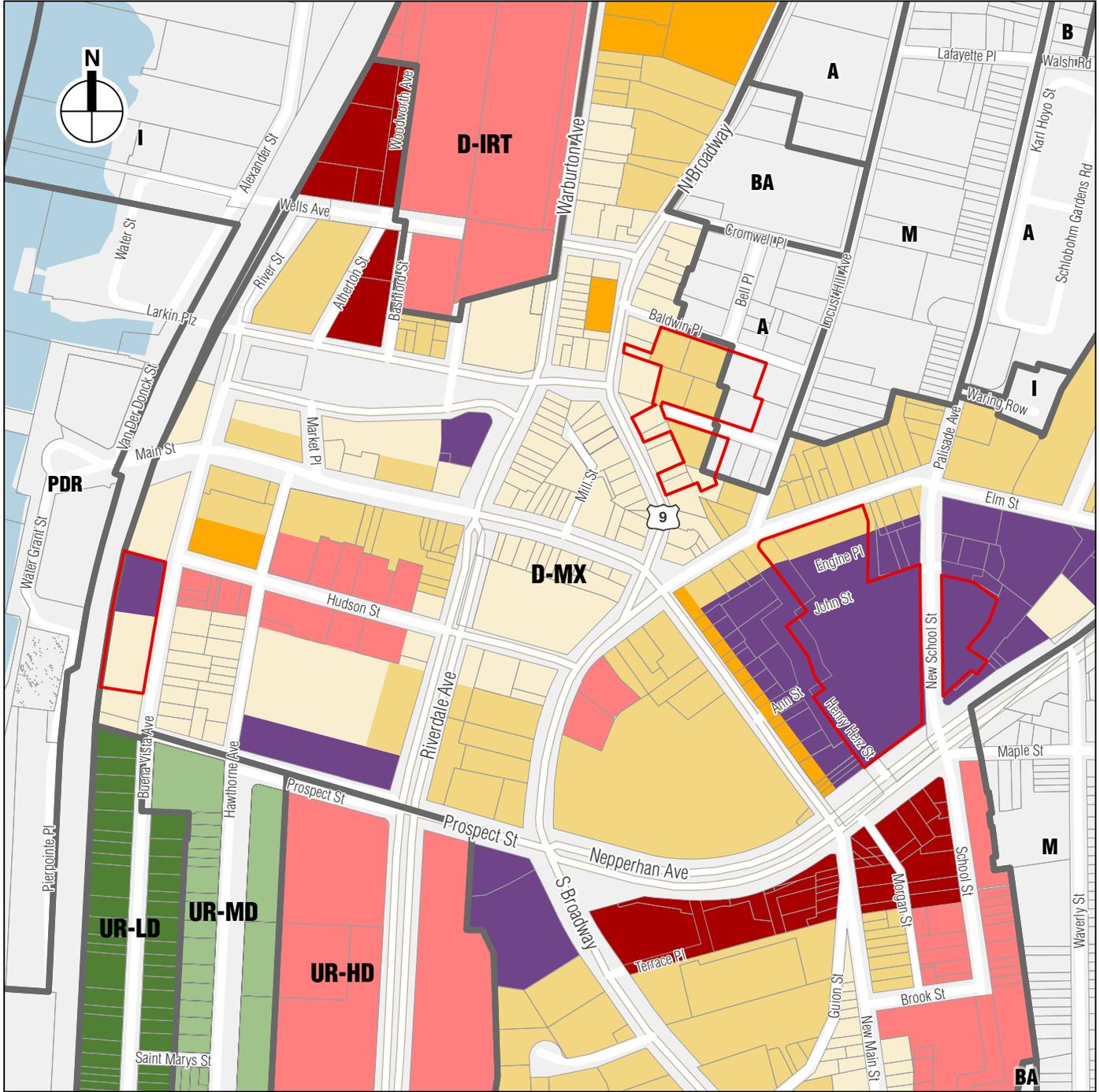
Project Site Aerial  
Figure 1-3



**Project Sites**

- Chicken Island
- North Broadway
- Teutonia

Tax Lots



**Project Sites** (Red outline)      **Zoning Districts** (Grey outline)

**Permitted Max Heights**

- 35 feet (Dark Green)
- 50 feet (Light Green)
- 66 feet (Light Yellow)
- 100 feet (Yellow)
- 120 feet (Orange)
- 150 feet (Red)
- 200 feet (Dark Red)
- 250 feet (Purple)

**Zoning District Names**

- I - Industry, Residences Excluded
- A - Elevator Apartment, High Density
- B - Neighborhood Business & Apt.'s
- BA - General Business and Apt. Housing
- M - Apartment Houses, Medium Densi
- PDR - Planned Urban Redevelopment

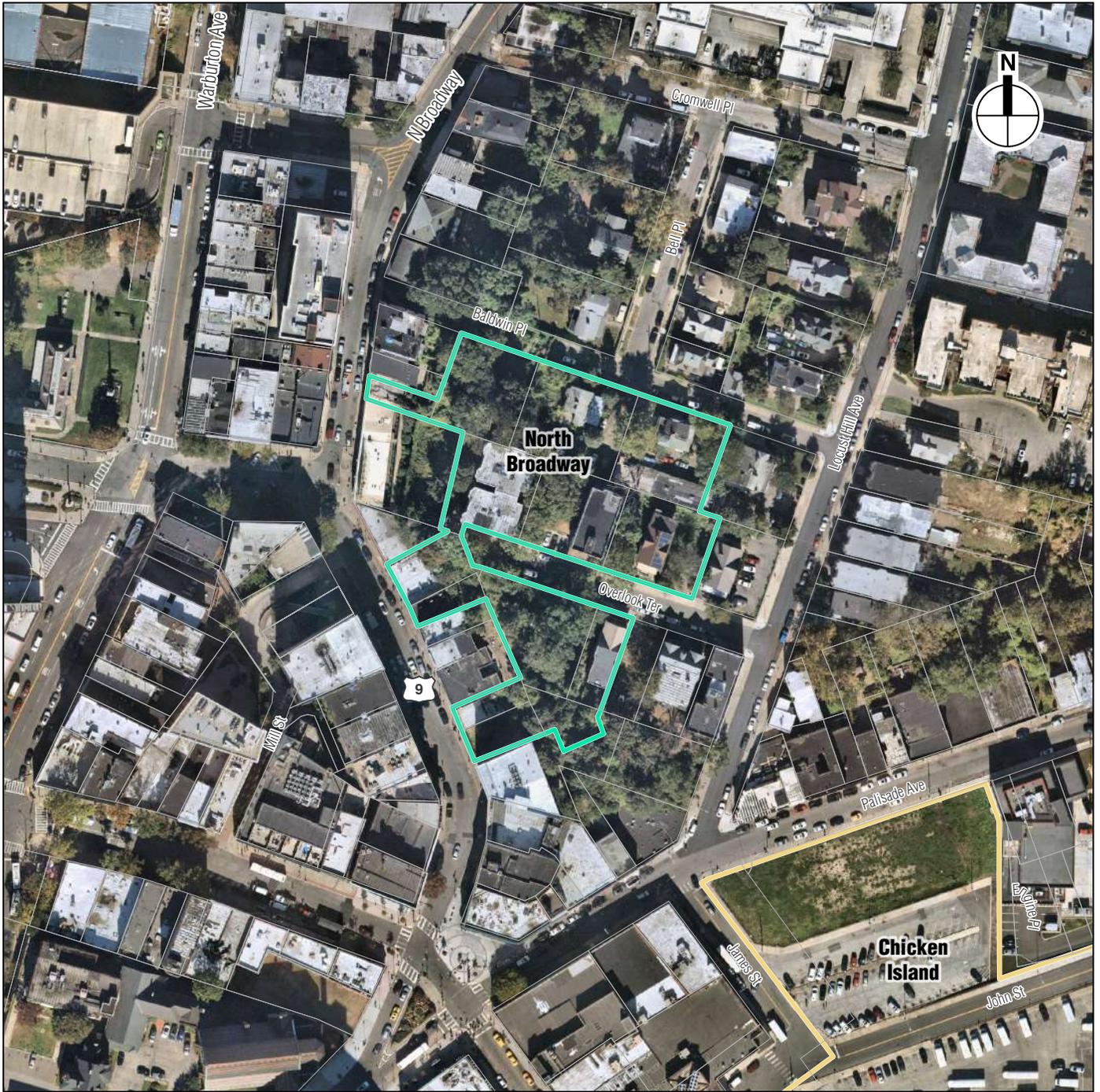
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11.29.21

Data source: Nearmap US Vertical Imagery, Acquired: October 4, 2020



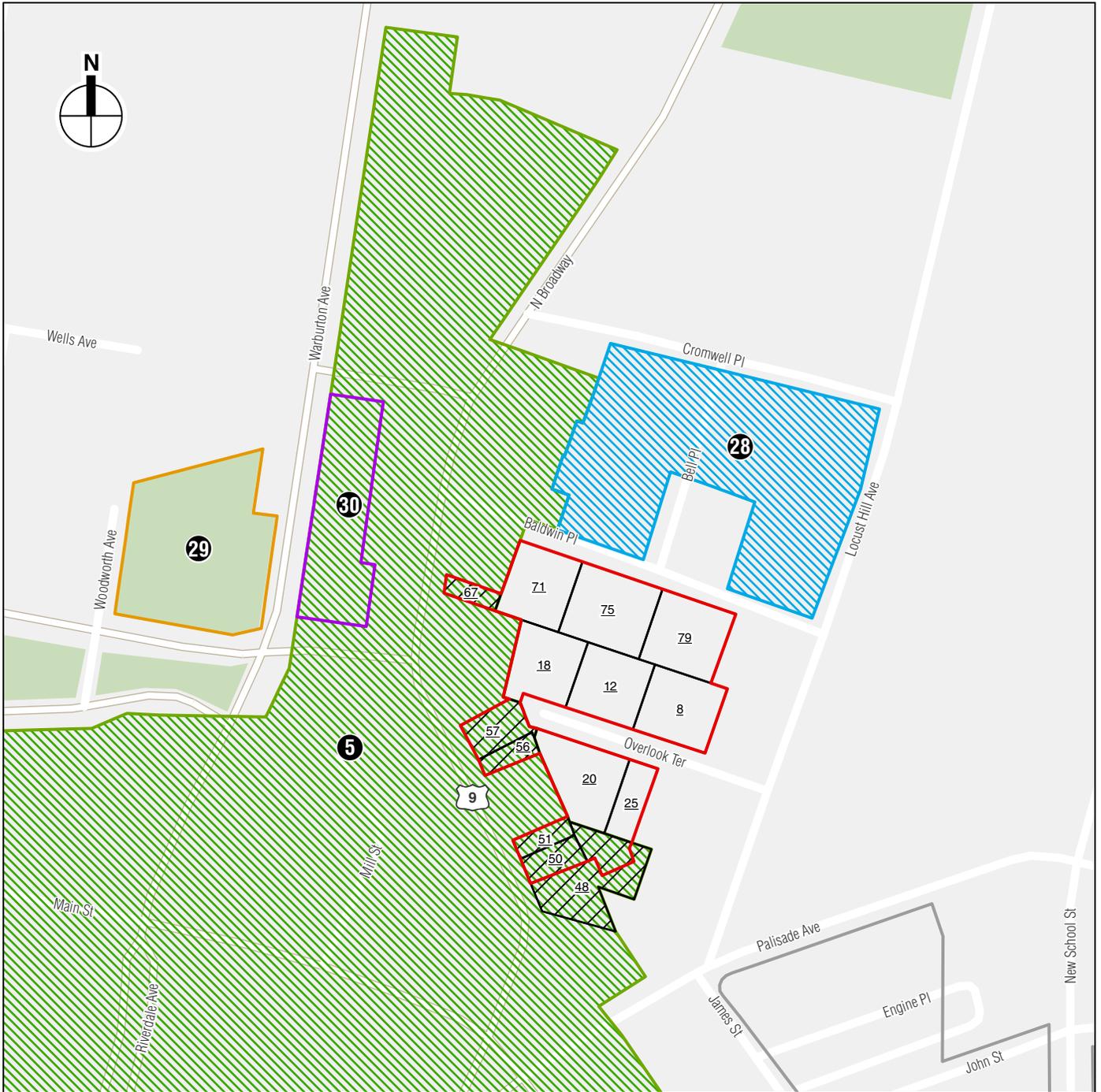
- Project Sites**
- Chicken Island
  - North Broadway
  - Teutonia
- Tax Lots



**Project Sites**

- Chicken Island
- North Broadway

Tax Lots



**Project Sites**

North Broadway and Lot Numbers

Chicken Island

**Known Historic Resource (see Table 4-1)**

Yonkers Downtown Historic District

Pell Place-Locust Hill Ave Historic District

Philipse Manor & Caretaker's Cottage, 29 Warburton Avenue

Philipse Manor Historic District

**Project Parcels within the Yonkers Downtown Historic District**

Lot 48: 14 North Broadway (rear yard only)

Lot 50: 16 North Broadway

Lot 51: 18 North Broadway

Lot 56: 28 North Broadway

Lot 57: 30-32 North Broadway

Lot 67: 50 North Broadway

North Broadway Project Site and Known Historic Resources

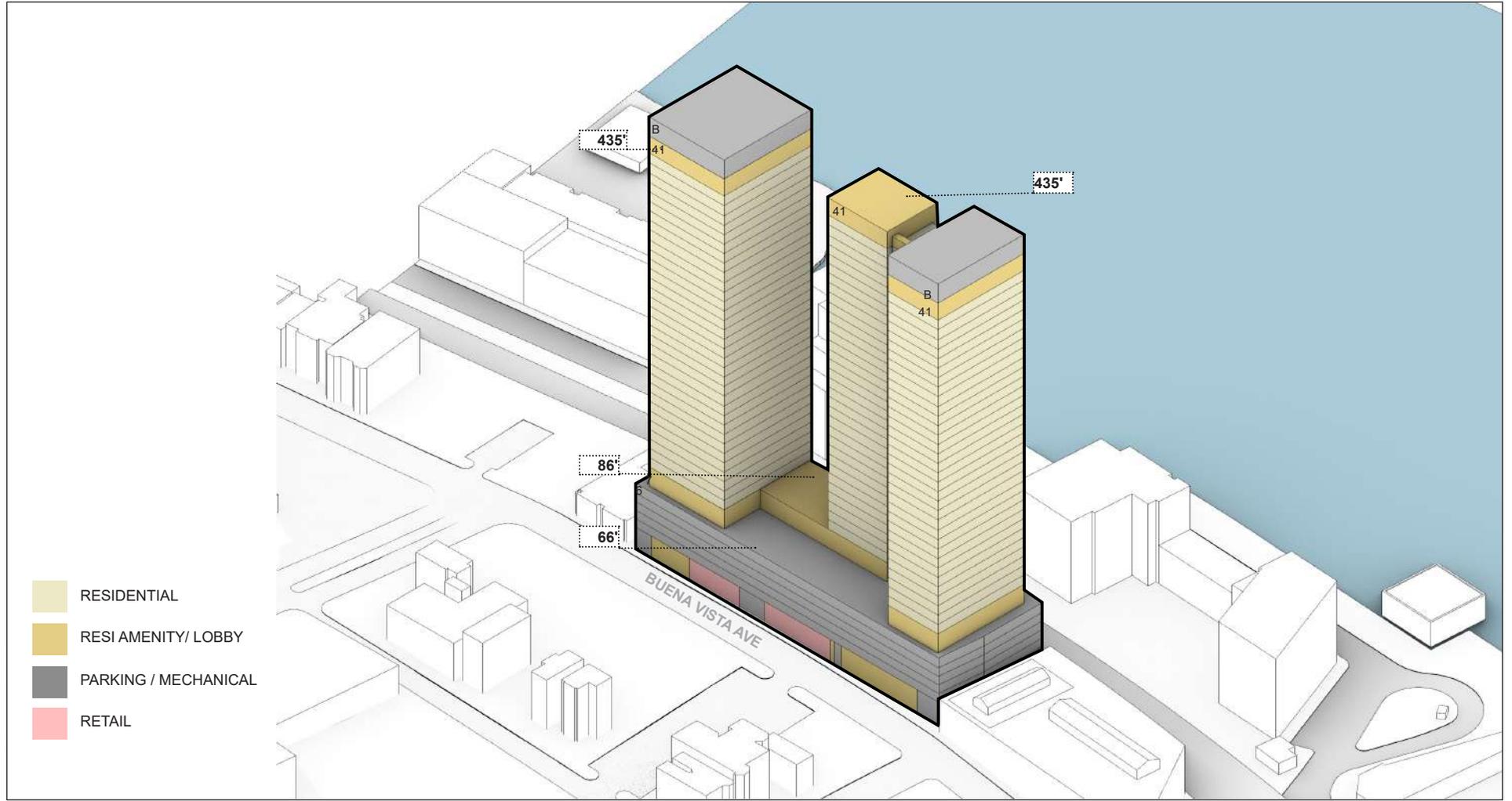


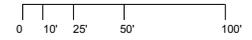
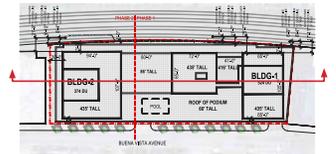
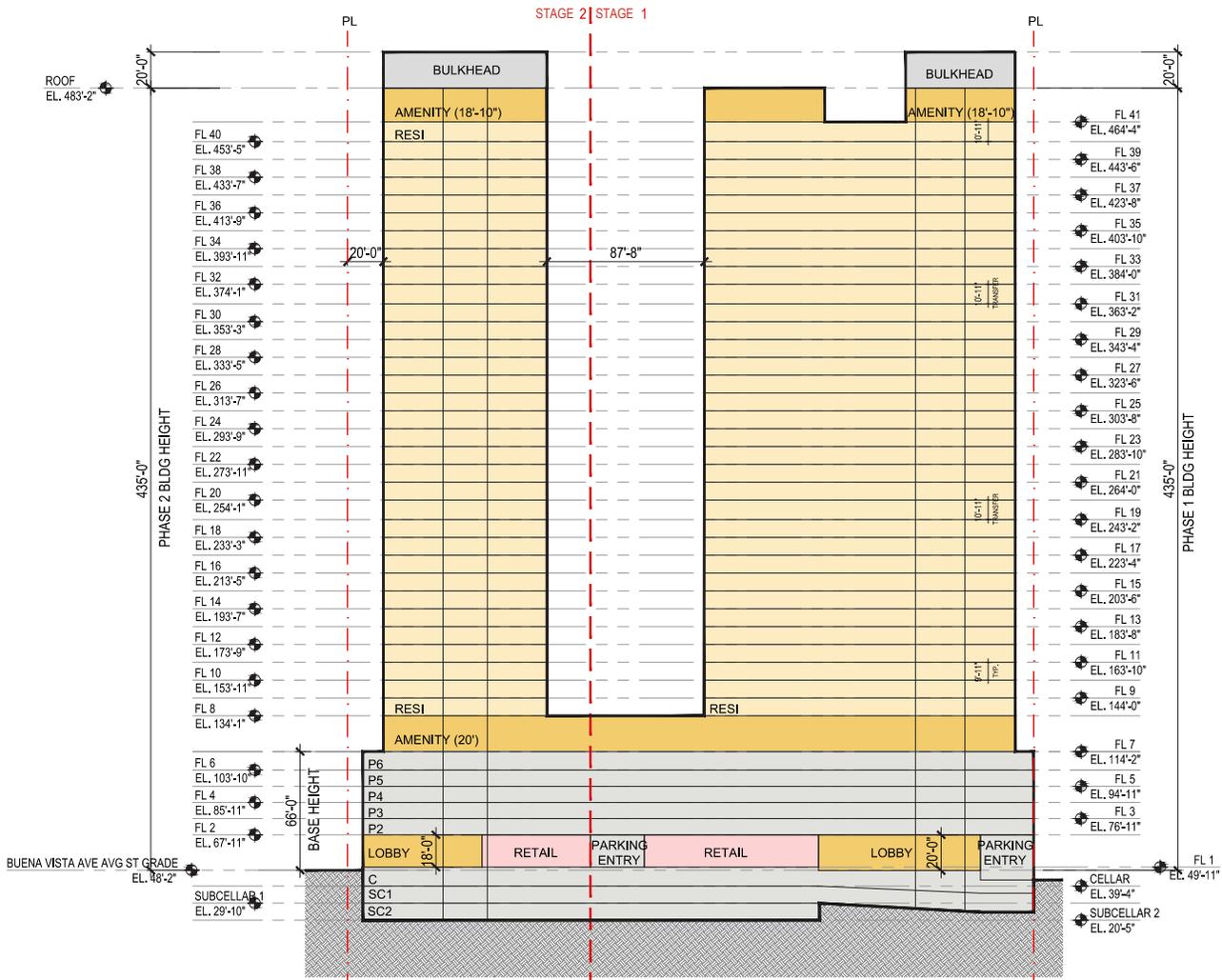
Source: S9 Architecture

- Project Site
- Residential Tower
- Podium
- Sidewalk

\*Numbers indicate the building height  
 \*The following concept drawings are for planning purposes only

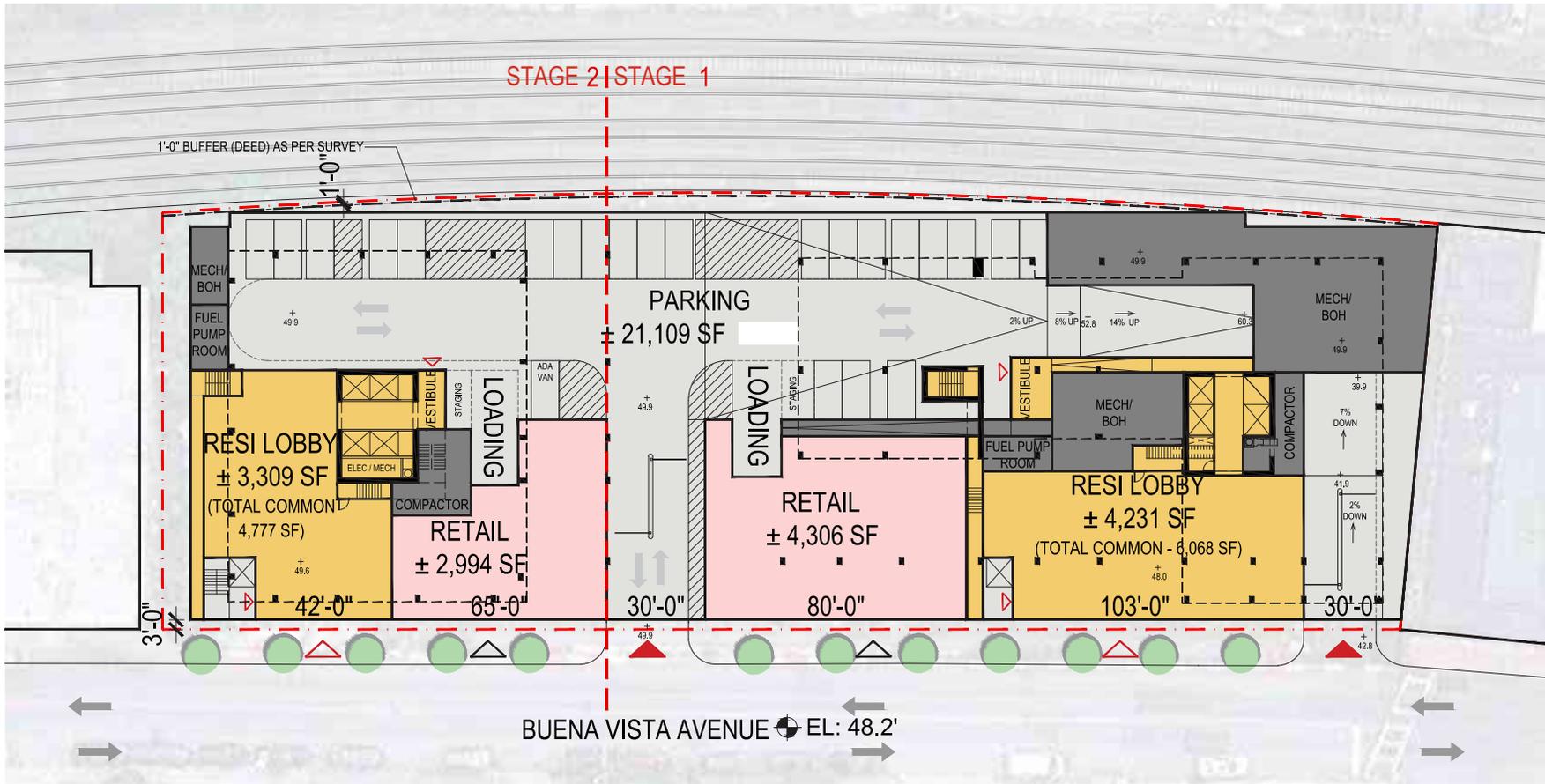
Source: S9 Architecture





Source: S9 Architecture

Teutonia Project Section View  
Figure 1-11



Source: S9 Architecture

SCALE : 1/32" = 1'-0"



Source: S9 Architecture

S9ARCHITECTURE

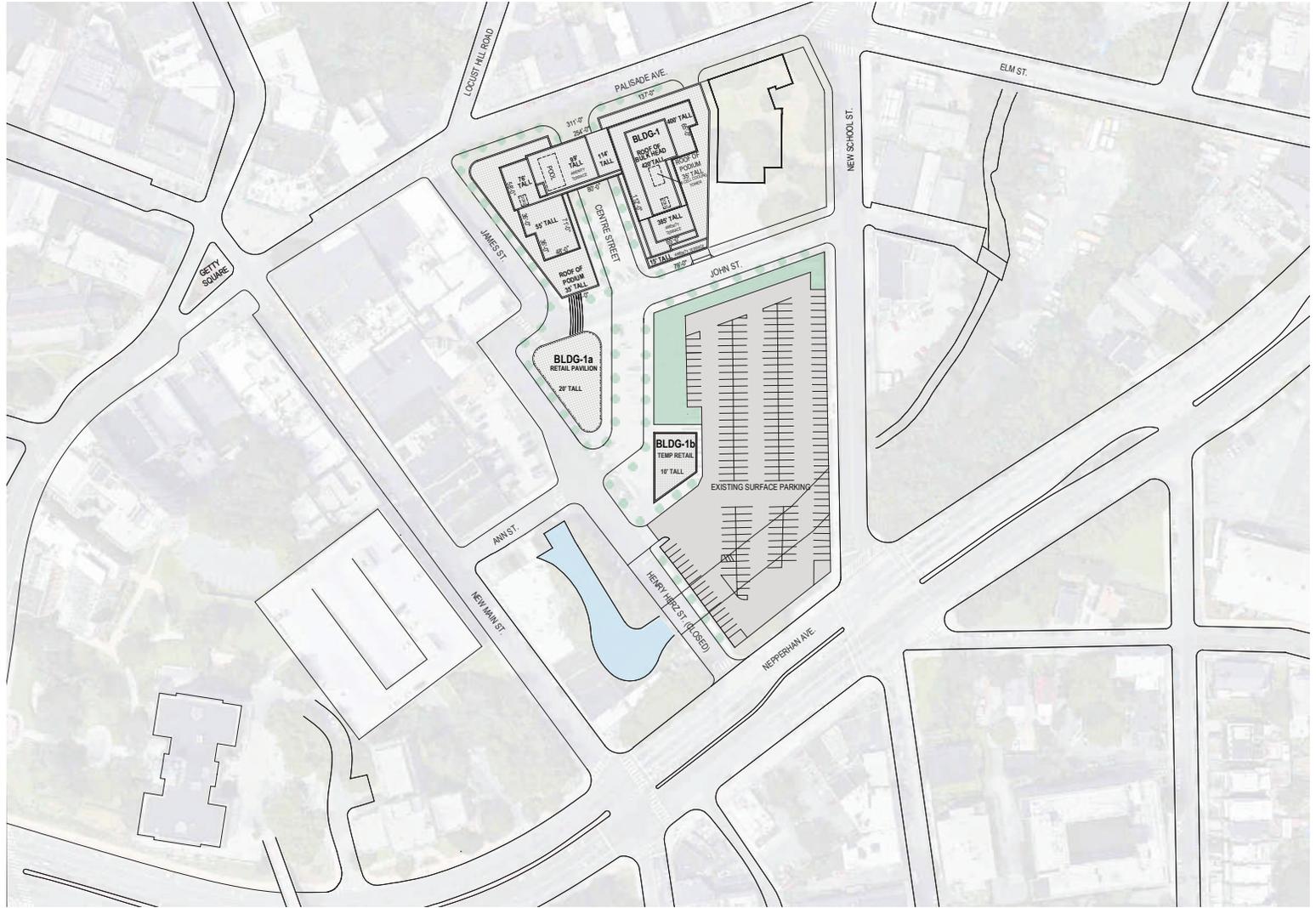




- Project Site
- Residential Tower
- Podium
- Sidewalk
- Parking Structure

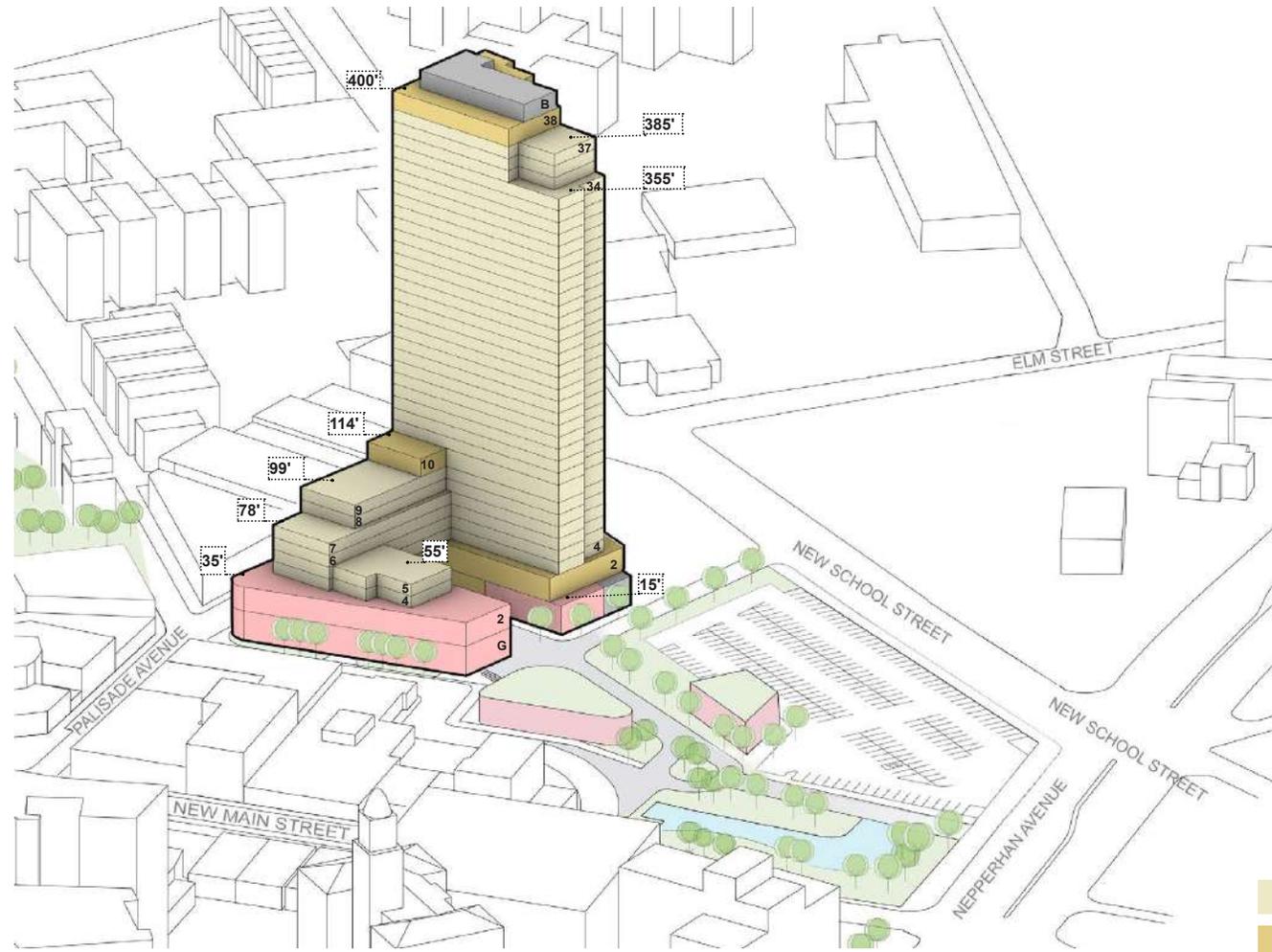
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- RESIDENTIAL
- RESI AMENITY/ LOBBY
- PARKING / MECHANICAL
- RETAIL

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Source: S9 Architecture

Chicken Island Stage 1 Massing  
Figure 1-18



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Source: S9 Architecture





Source: S9 Architecture

S9 ARCHITECTURE



Chicken Island Stage 1 Palisade Avenue  
Rendering (Looking East)

Figure 1-22



Source: S9 Architecture

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Chicken Island Stage 1 Palisade Avenue  
Rendering (Looking West)

Figure 1-23



Source: S9 Architecture

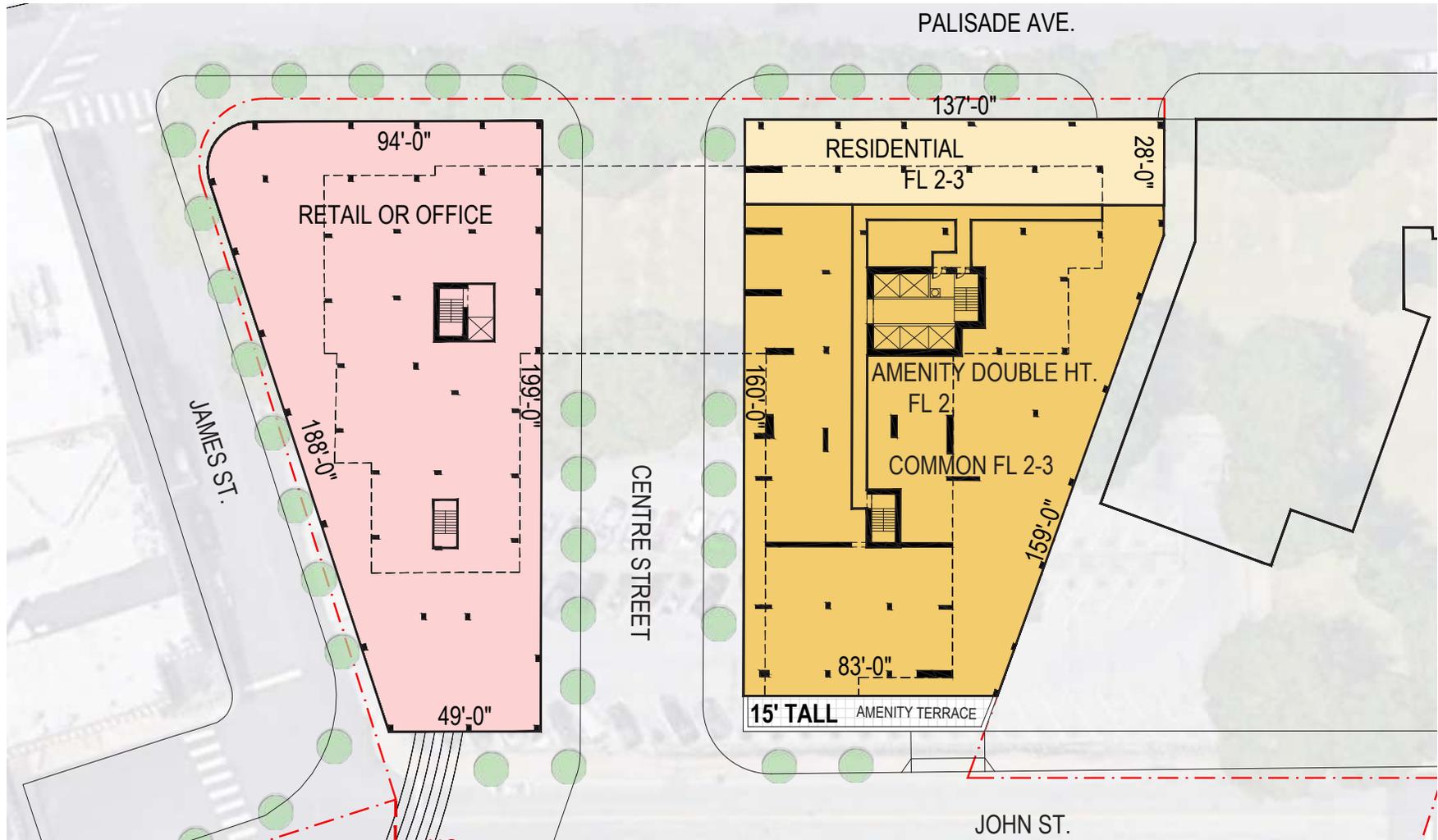
Chicken Island Project Rendering  
Looking South on Centre Street from Palisade Avenue



Source: S9 Architecture

NOTE: Chicken Island Stage 2 and Stage 3 are also visible in this rendering

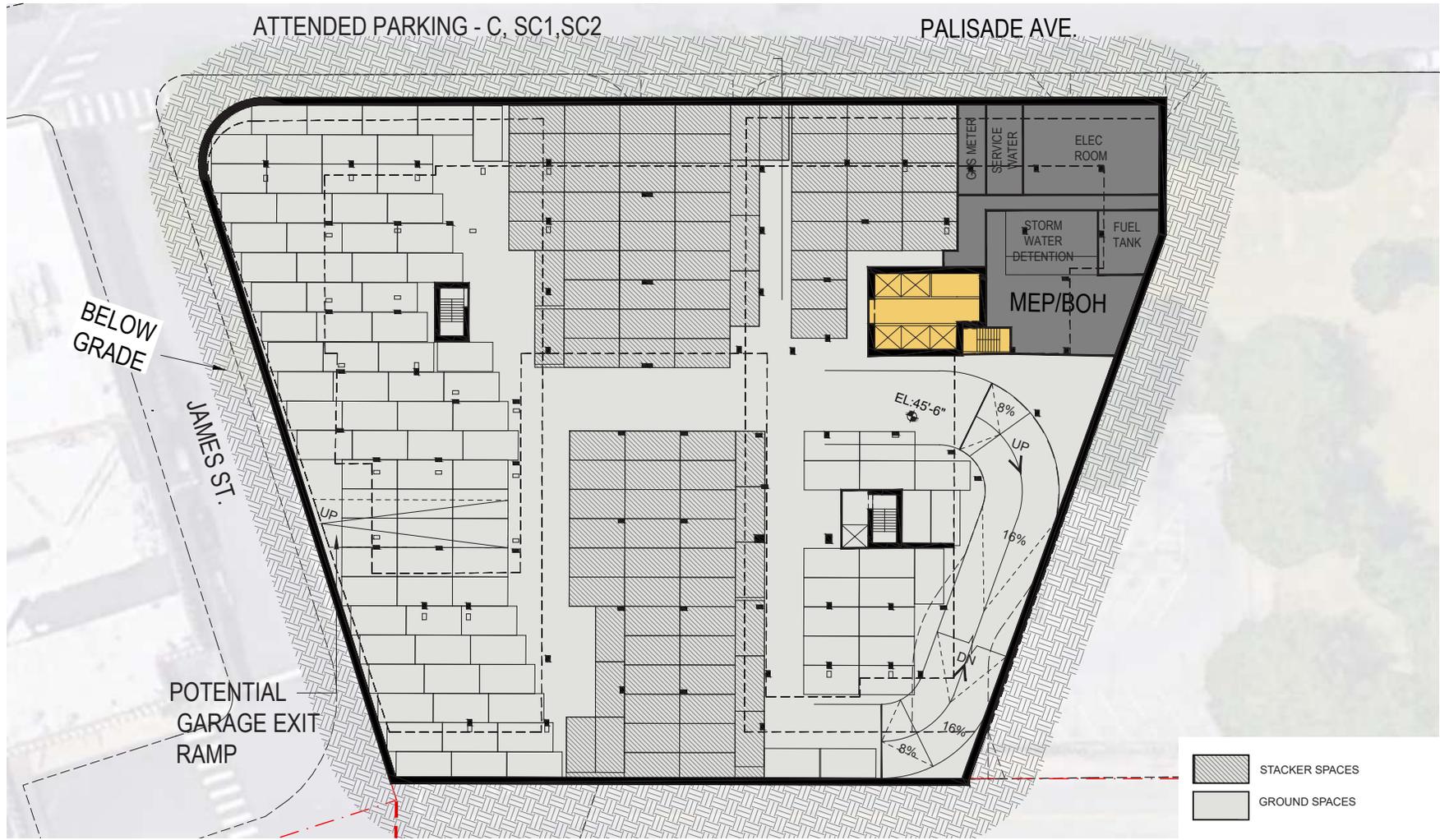
Chicken Island Project Rendering  
Looking South on Centre Street toward John Street



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Source: S9 Architecture

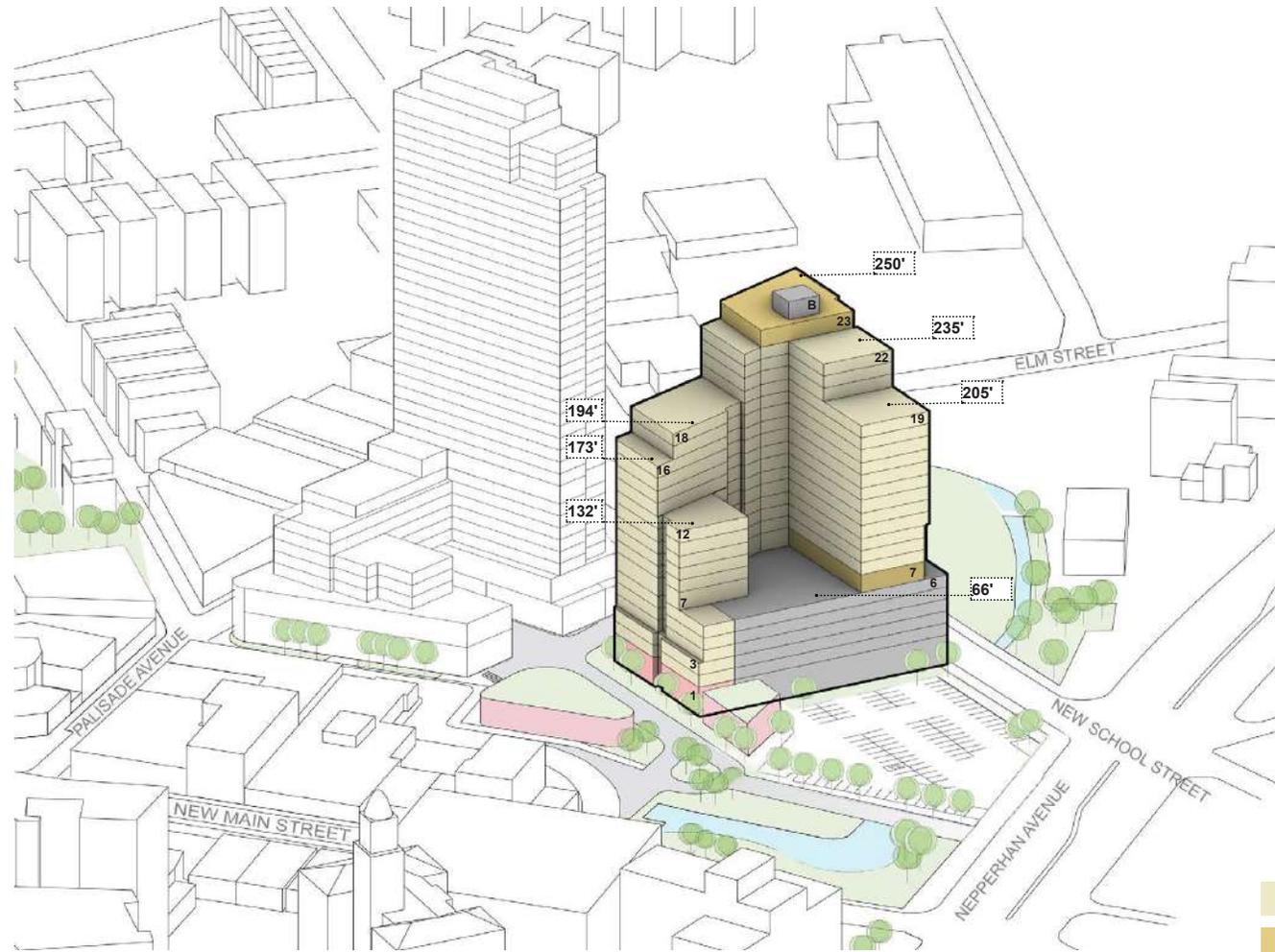


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Source: S9 Architecture

Chicken Island Building 1 Parking Plan  
Figure 1-30

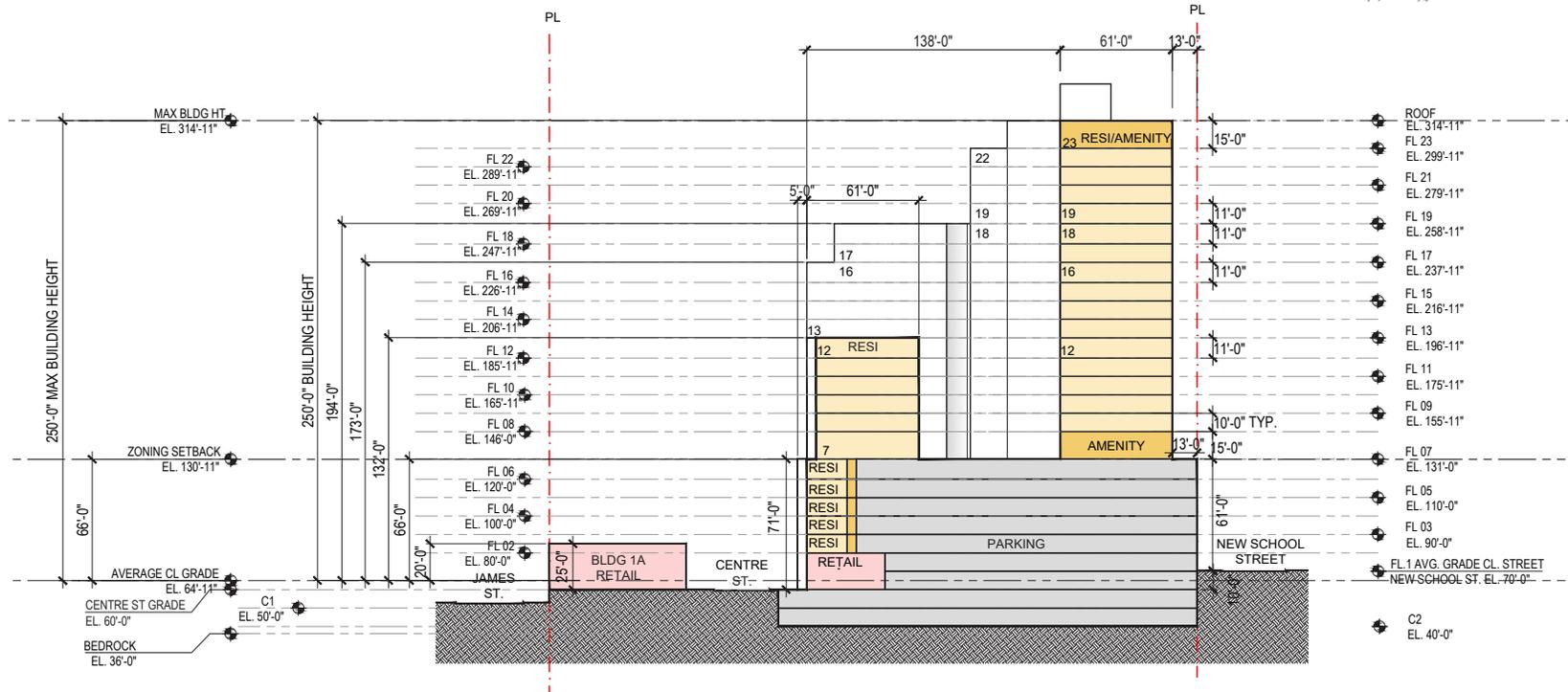




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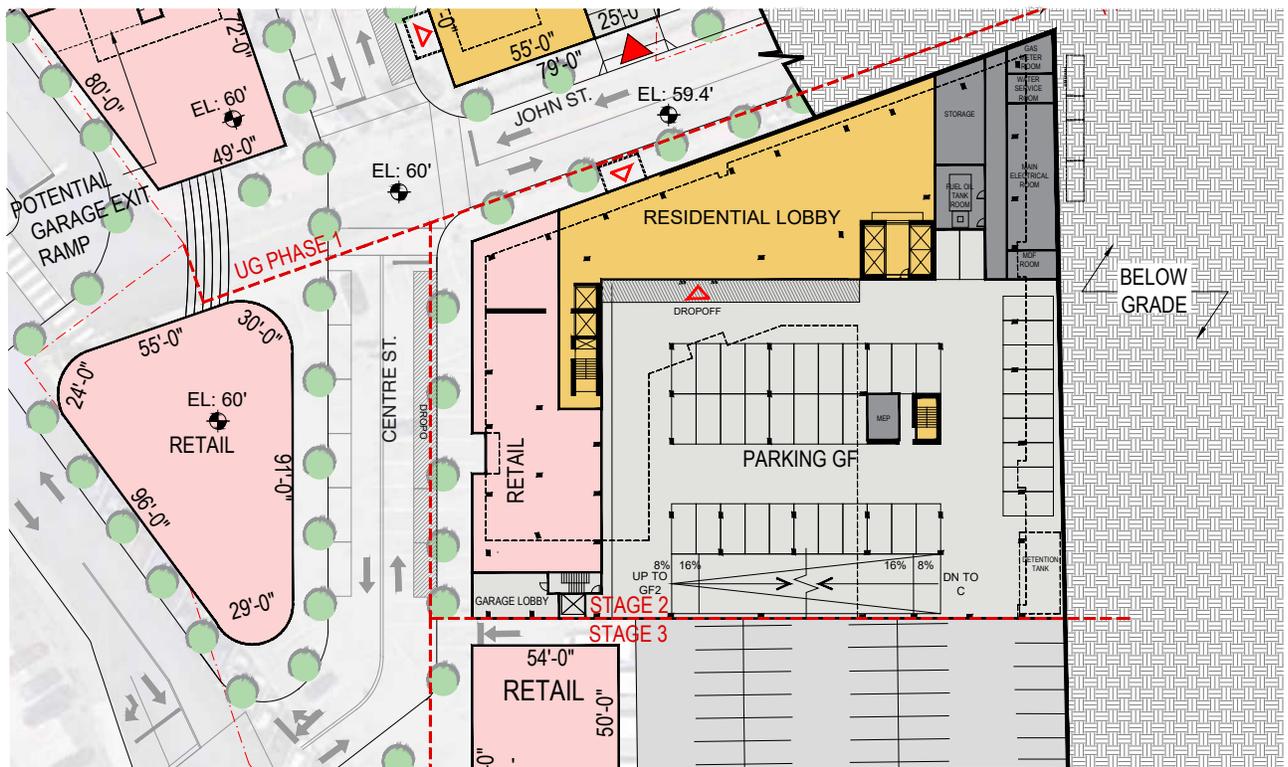
Source: S9 Architecture

Chicken Island Building 2 Section Plan  
Figure 1-33



Source: S9 Architecture

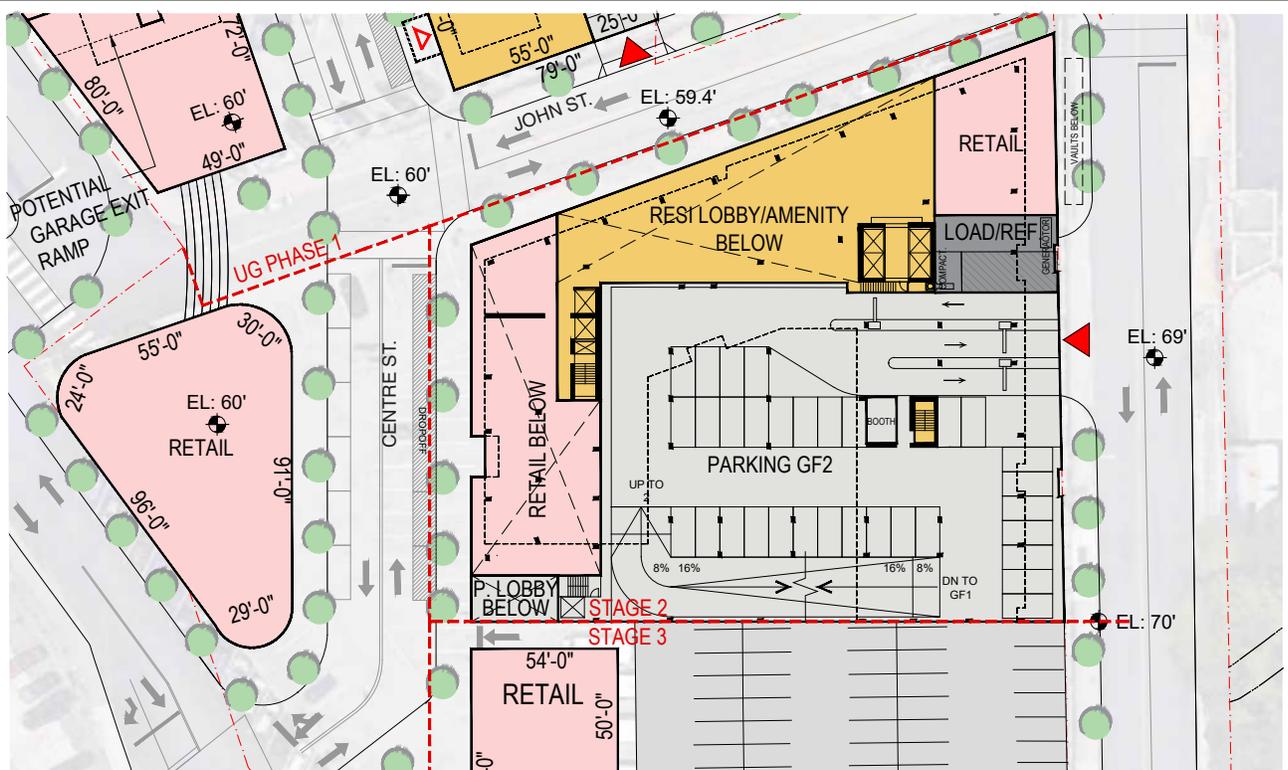
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Centre Street and James Street (West) Ground Floor



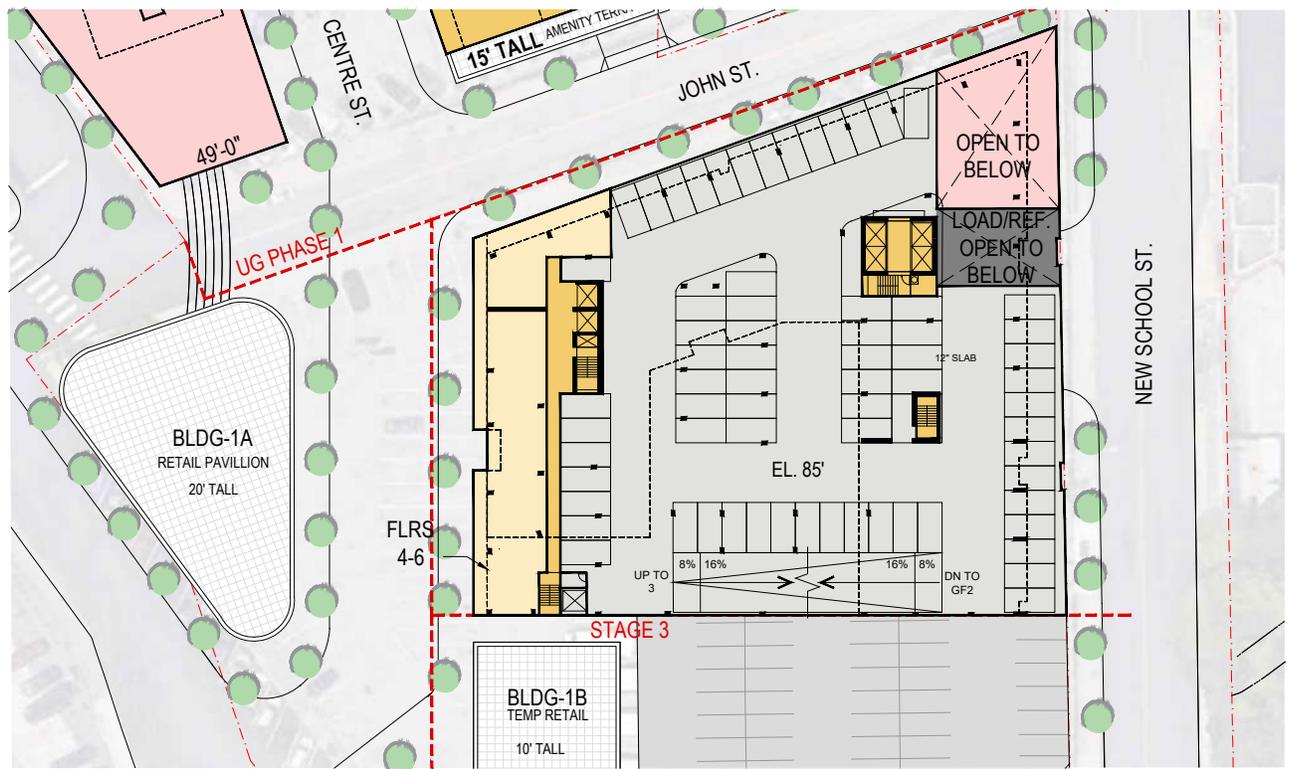
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New School Street and James Street (East) Ground Floor

Source: S9 Architecture

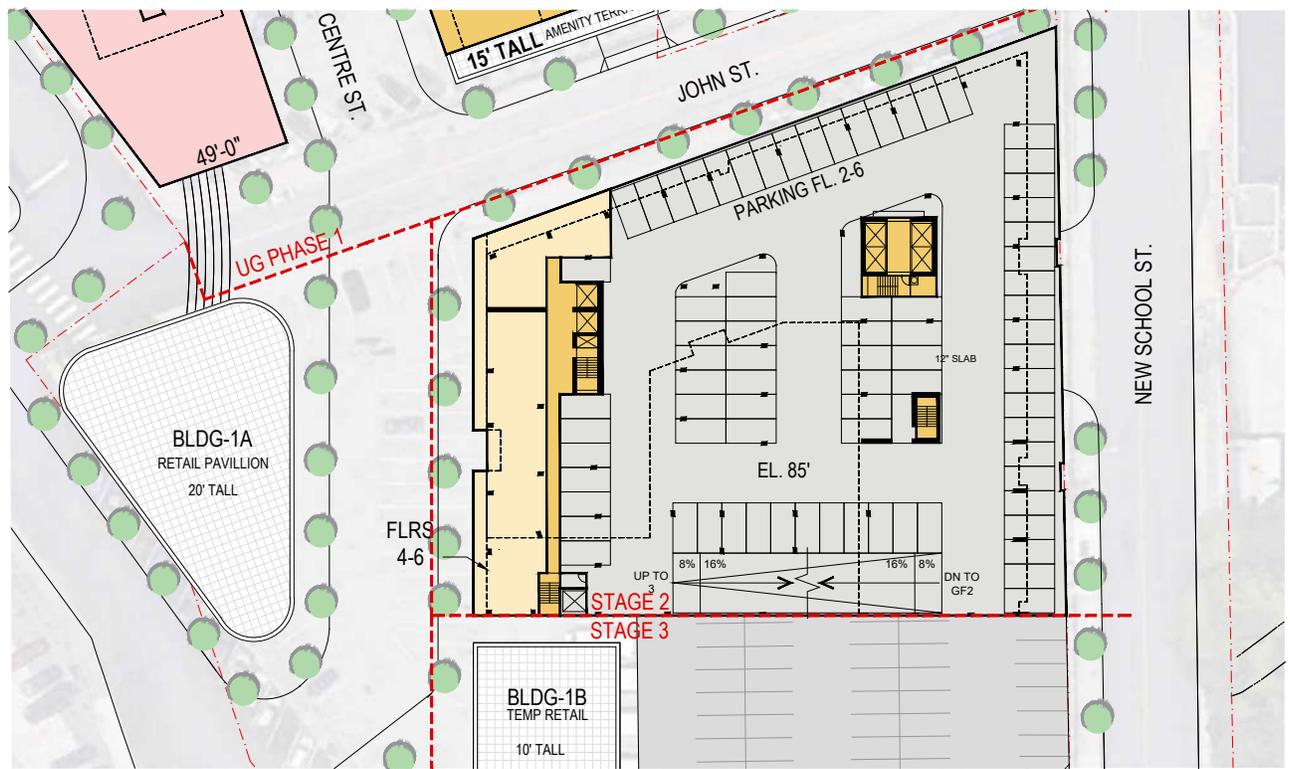
# Chicken Island Building 2 Ground Floor Plan



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Second Floor



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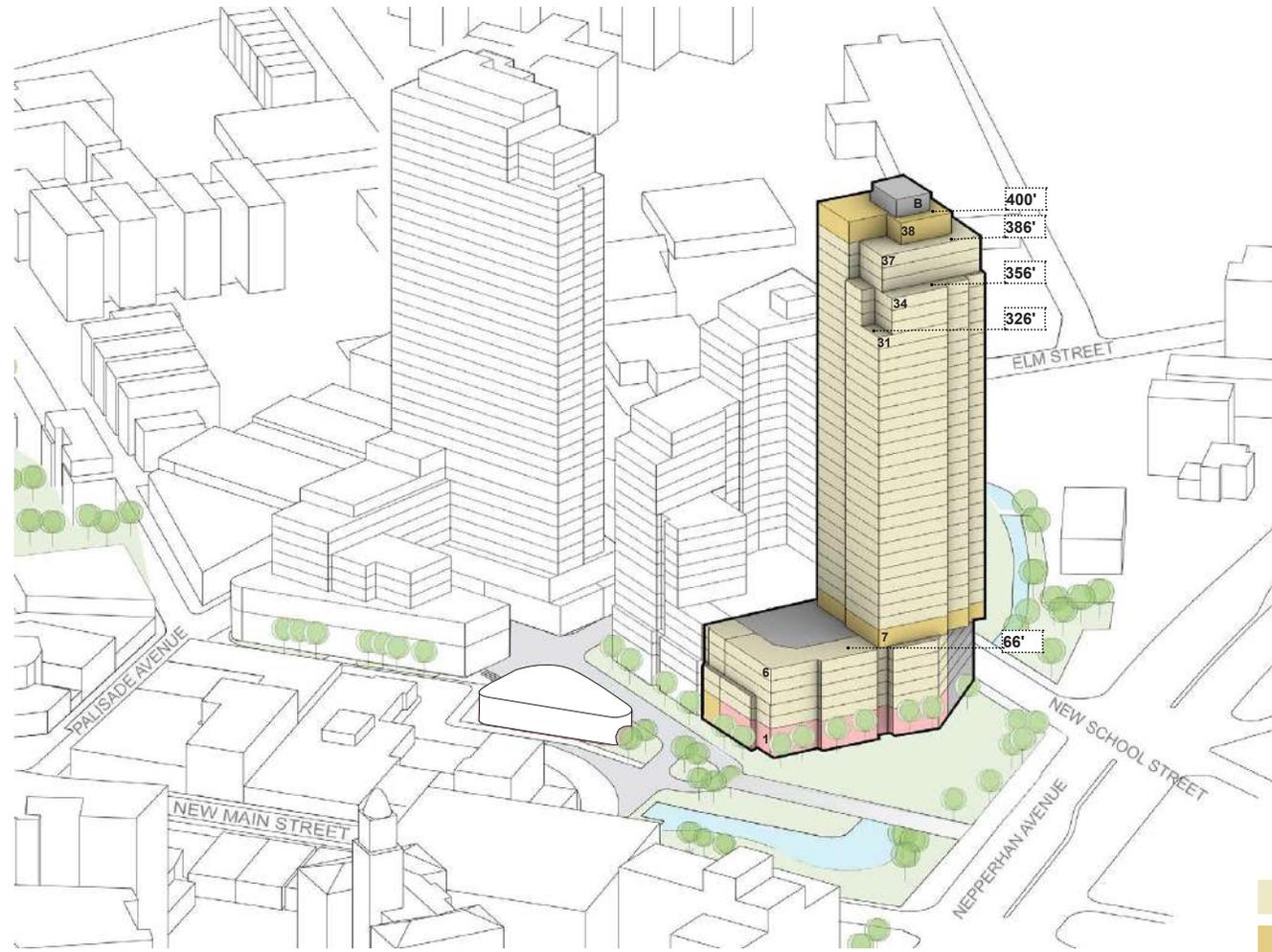
Podium

Chicken Island Building 2 Podium Plan  
Figure 1-36



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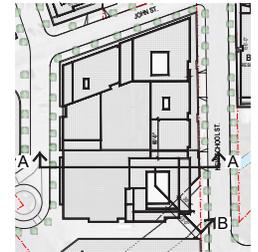
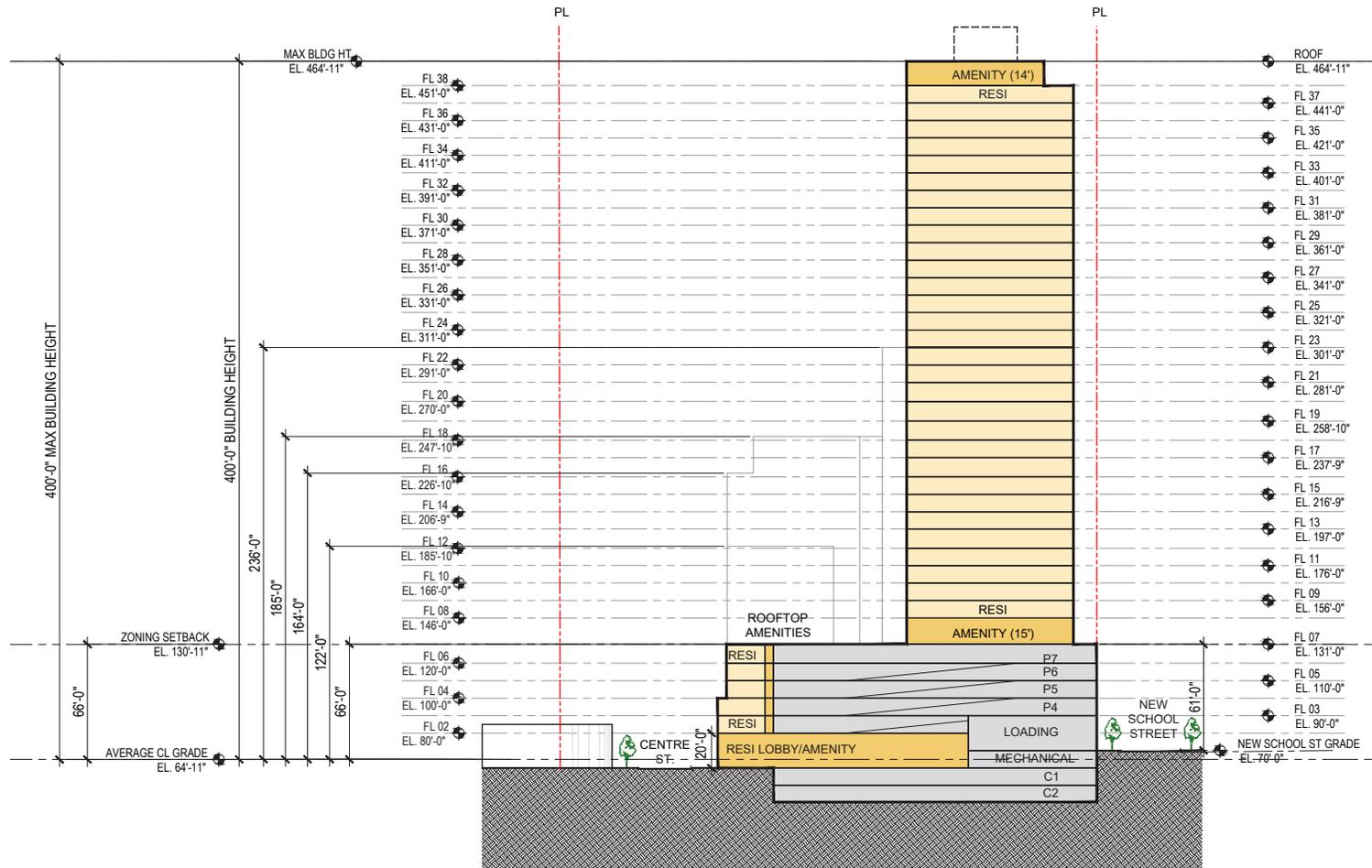


- RESIDENTIAL
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Source: S9 Architecture

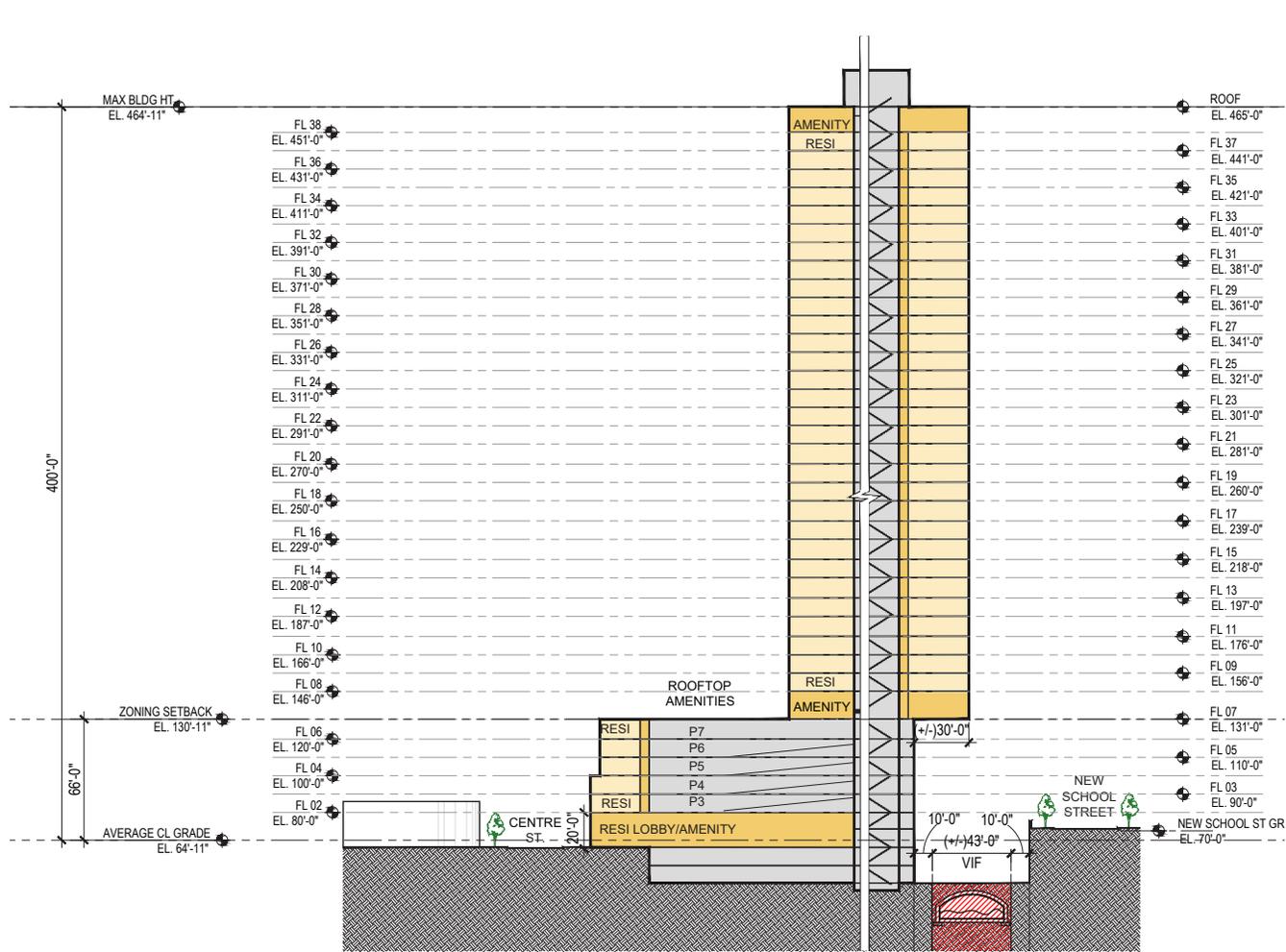
Chicken Island Stage 3 Massing  
Figure 1-38



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Source: S9 Architecture

Chicken Island Building 3 Section Plan  
 Figure 1-39

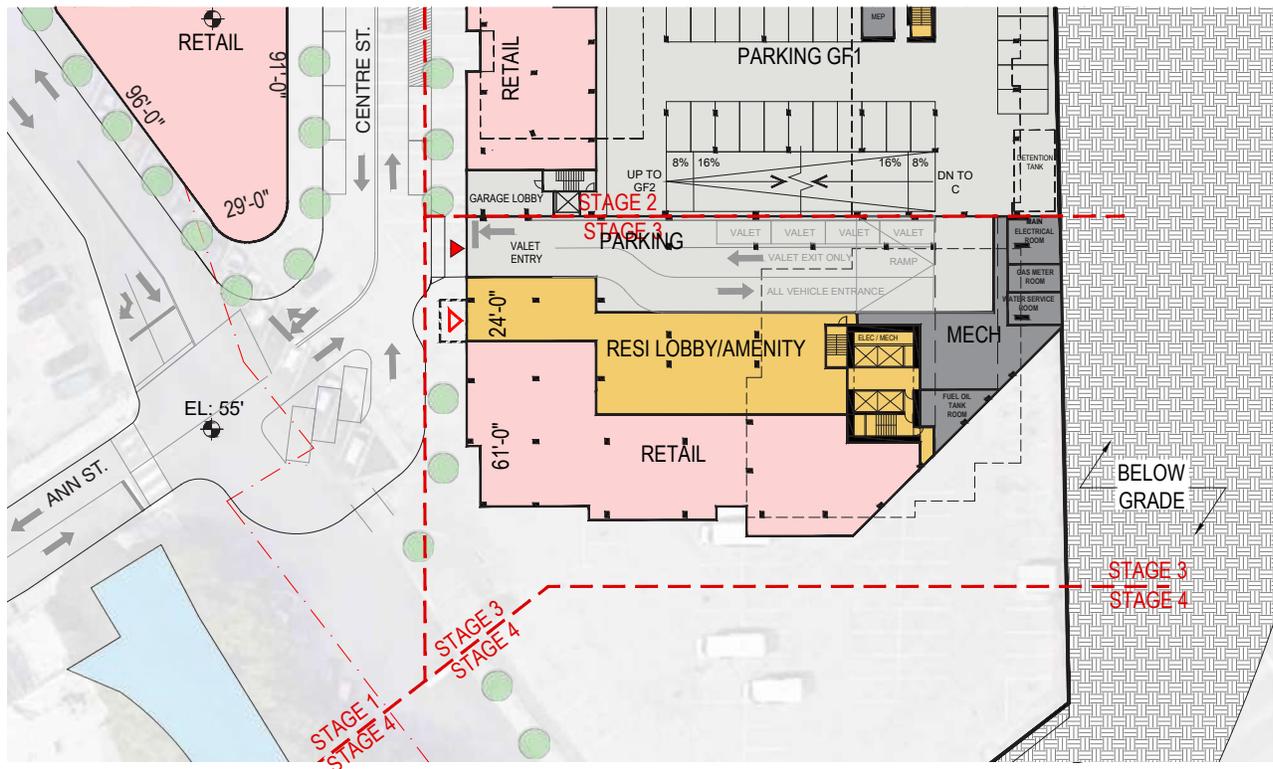


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Source: S9 Architecture

Chicken Island Building 3 Section Plan  
Figure 1-40

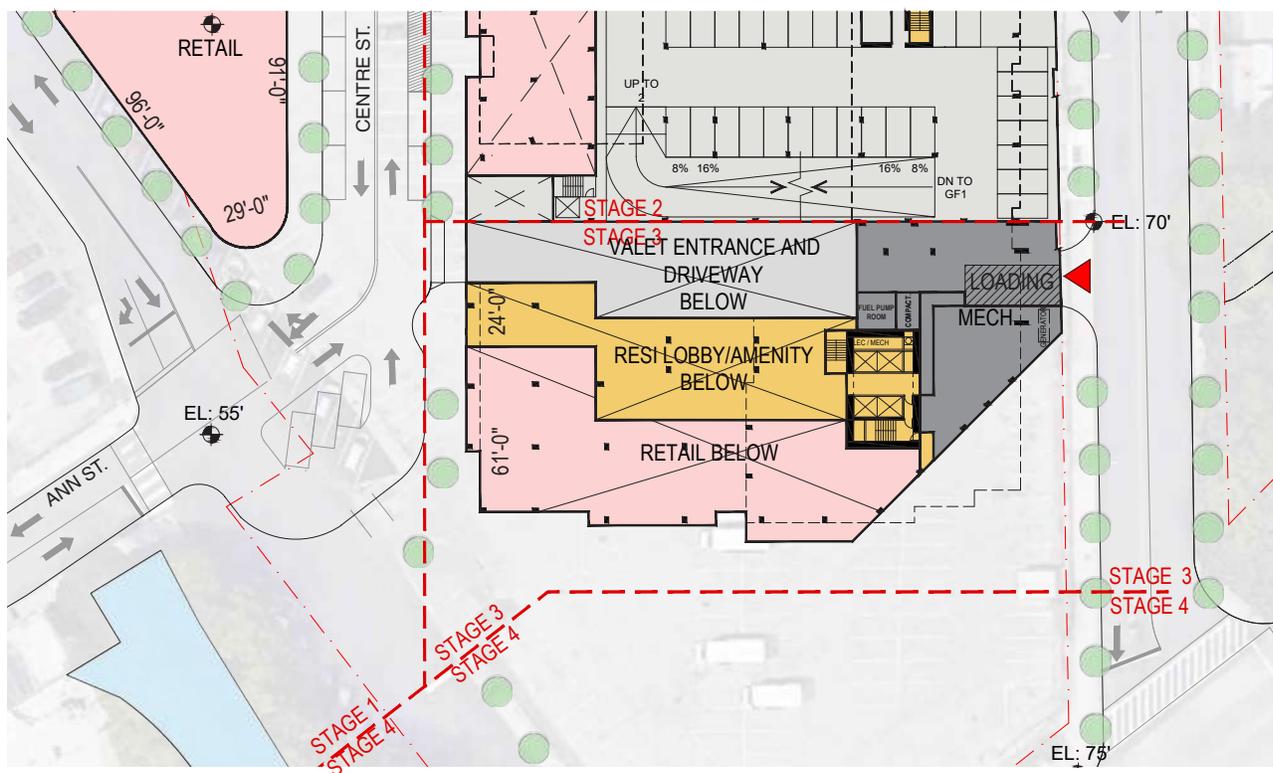




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Centre Street Ground Floor



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New School Street Ground Floor

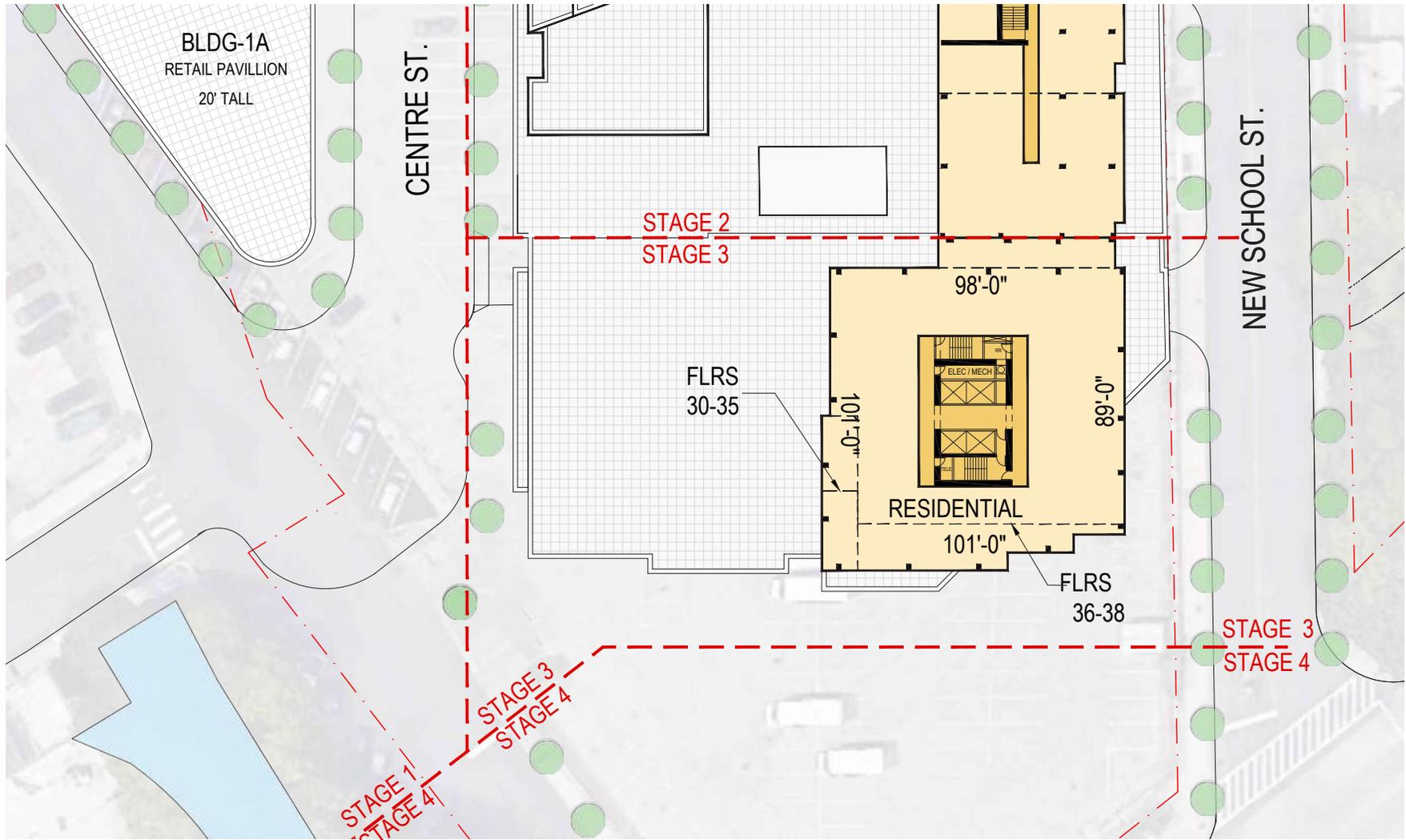
Source: S9 Architecture

Chicken Island Building 3 Ground Floor Plan  
Figure 1-42



Source: S9 Architecture

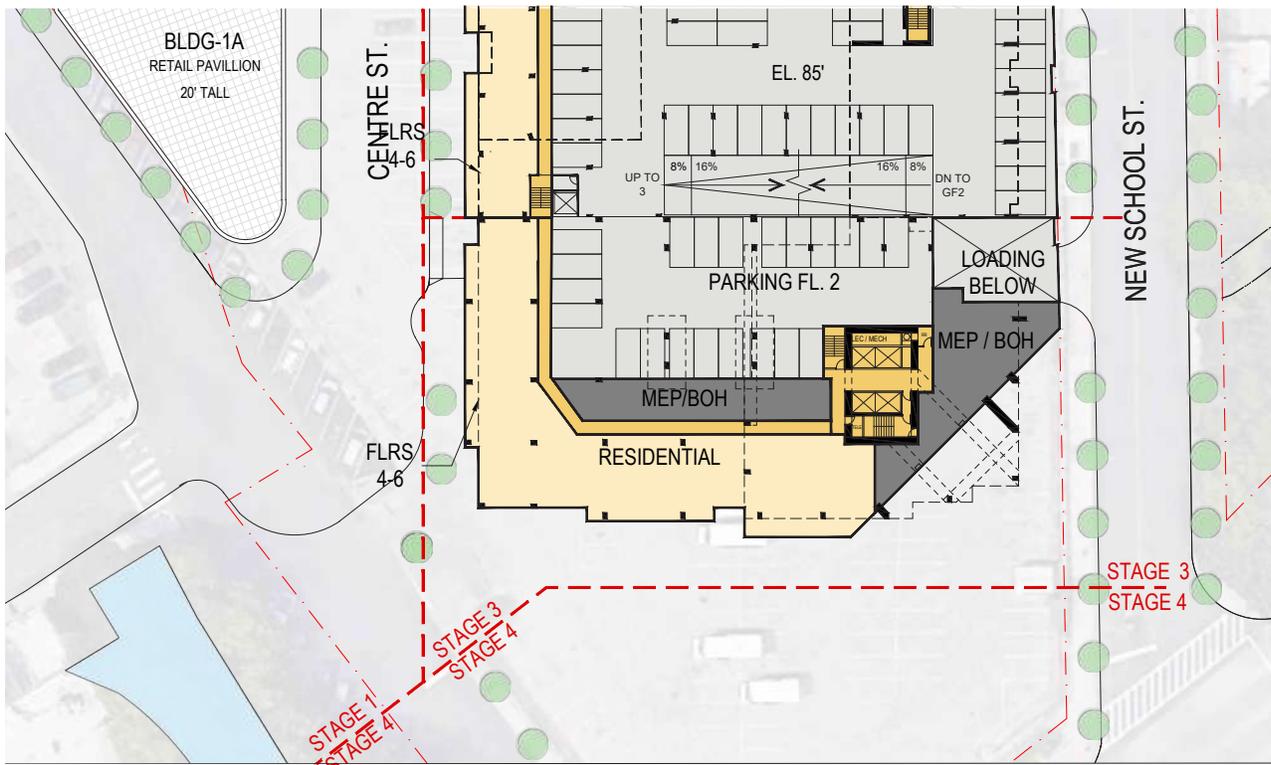
NOTE: Building 3 is on the right in the foreground, Building 1A is in the foreground on the left, and Centre Street is running between the two.



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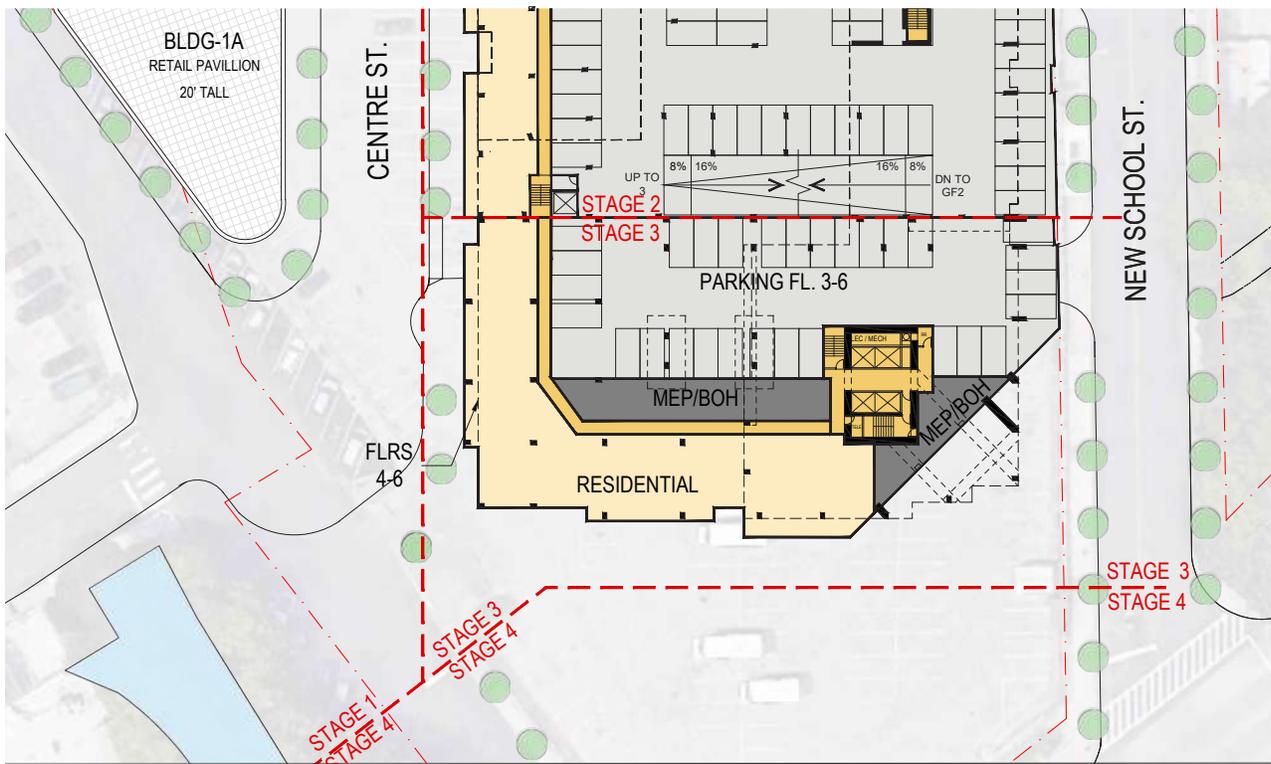
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Second Floor



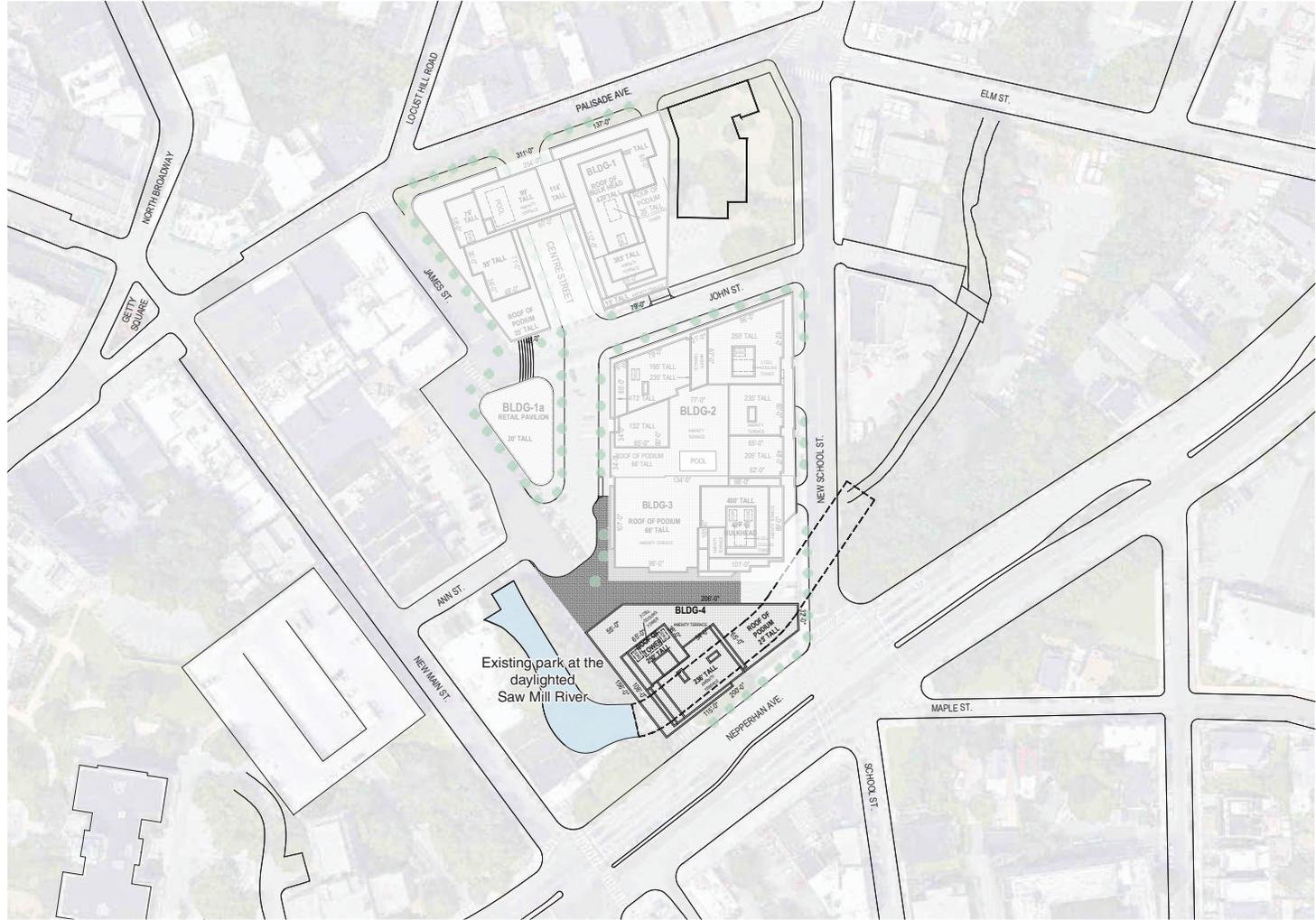
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Source: S9 Architecture

Podium

Chicken Island Building 3 Podium Plan  
Figure 1-45

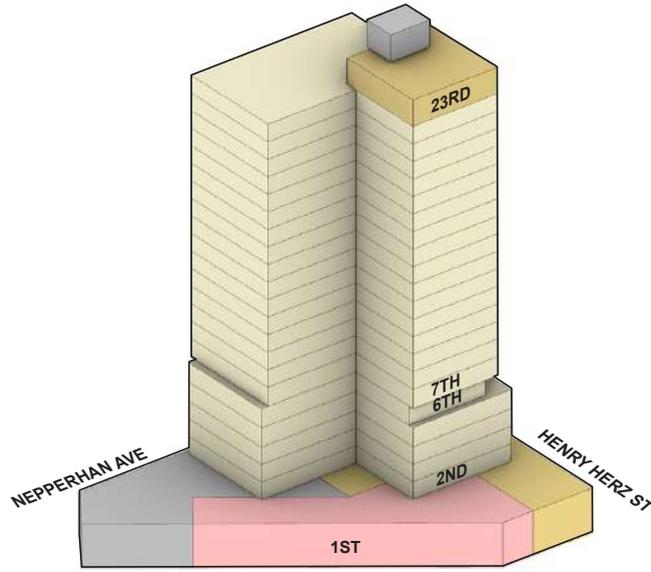
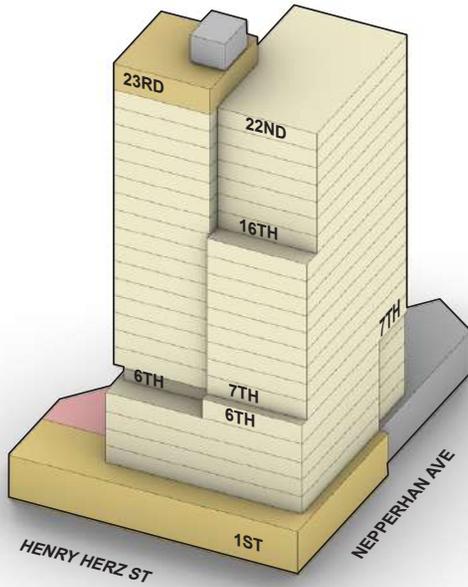


Existing park at the  
daylighted  
Saw Mill River

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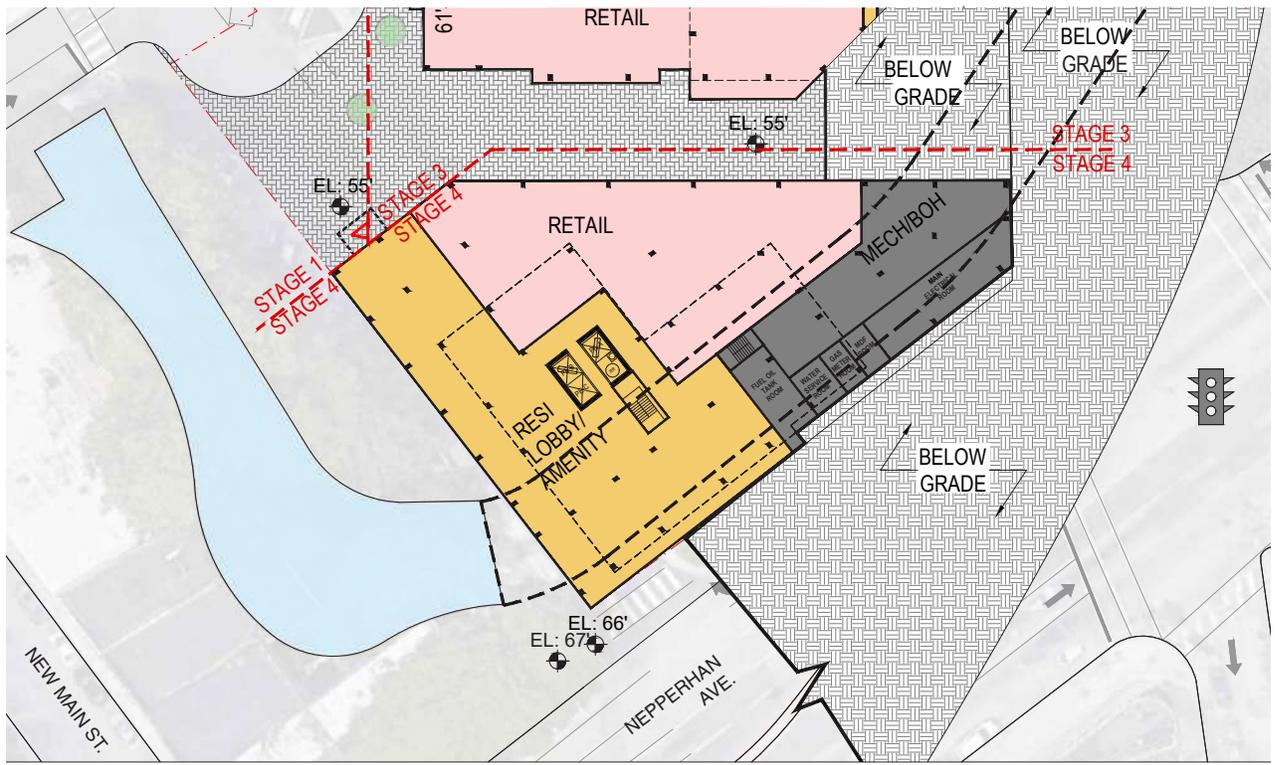


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- PARKING / MECHANICAL
- RETAIL

NOTE: THE FOLLOWING CONCEPTUAL DRAWINGS ARE FOR PLANNING PURPOSES ONLY. THE CONCEPTUAL BUILDING DESIGN COMPLIES WITH THE PROPOSED ZONING PETITION AND MUST BE REVERIFIED ONCE A FORMAL REZONING IS ADOPTED. STRUCTURE, MEP AND LANDSCAPE SHOWN FOR CONCEPT AND MUST BE VERIFIED AND COORDINATED WITH THE BUILDING CODE DURING THE SITE PLAN APPROVAL PROCESS. LOCATIONS OF MECHANICAL SHAFTS ARE TO BE DETERMINED. STAIRS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND TO BE REVISED TO MEET EGRESS REQUIREMENTS.

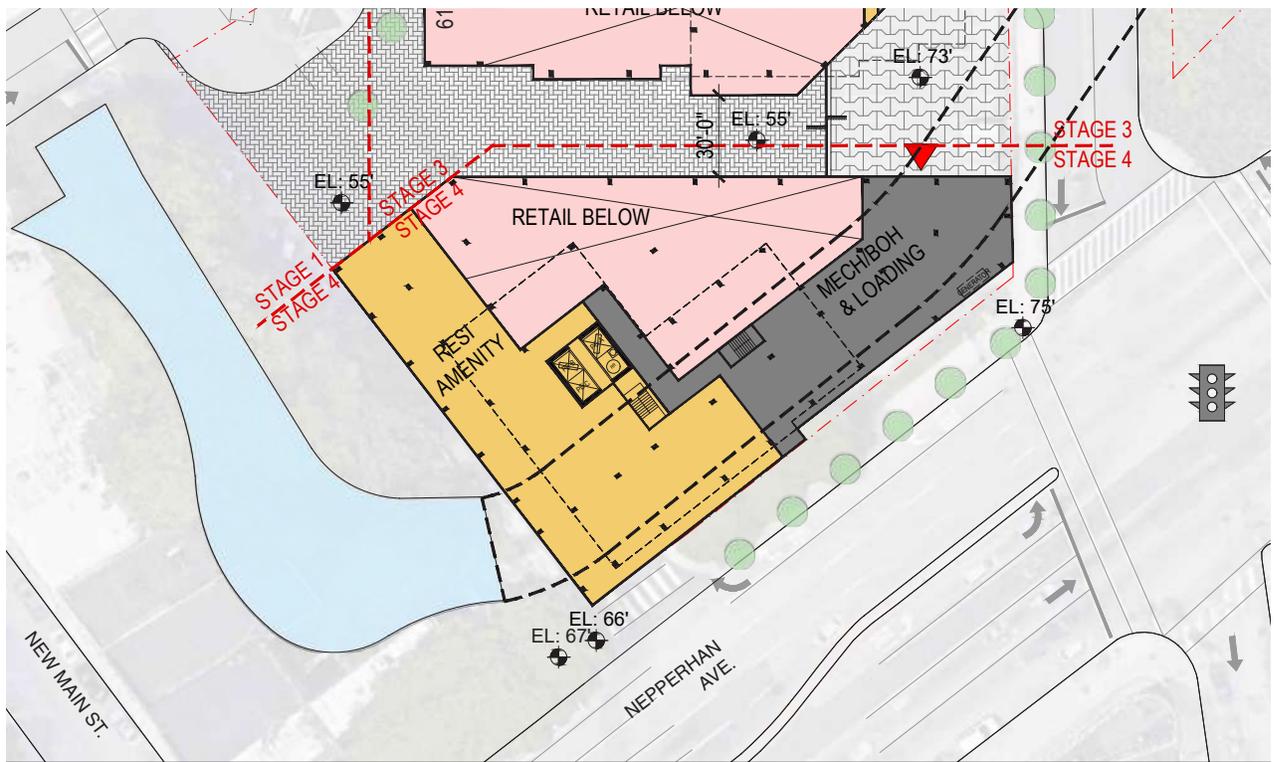
Source: S9 Architecture





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Pedestrian Plaza Ground Floor

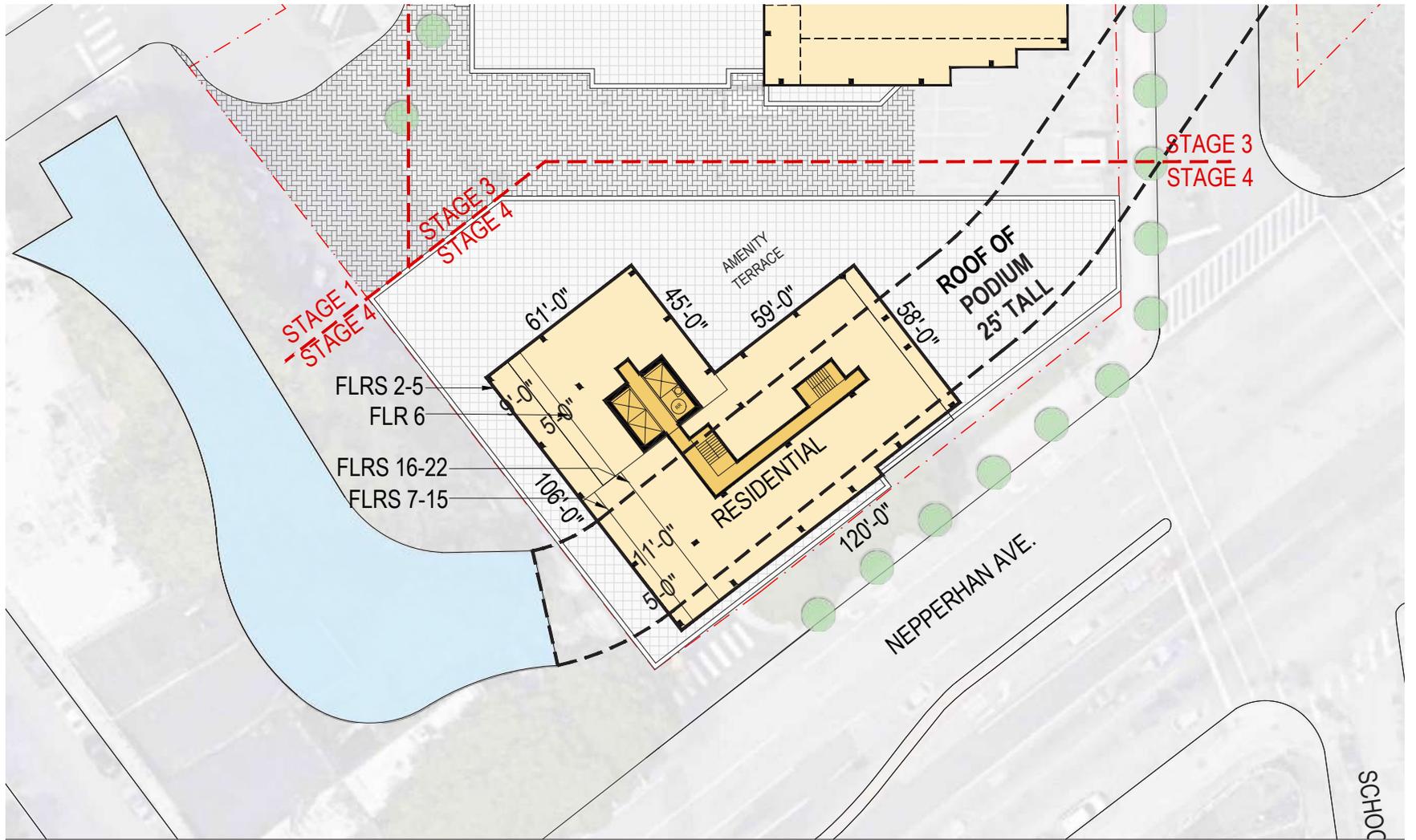


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New School Street Ground Floor

Source: S9 Architecture

# Chicken Island Building 4 Ground Floor Plan



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Source: S9 Architecture

Chicken Island Building 4 Tower Plan  
Figure 1-50

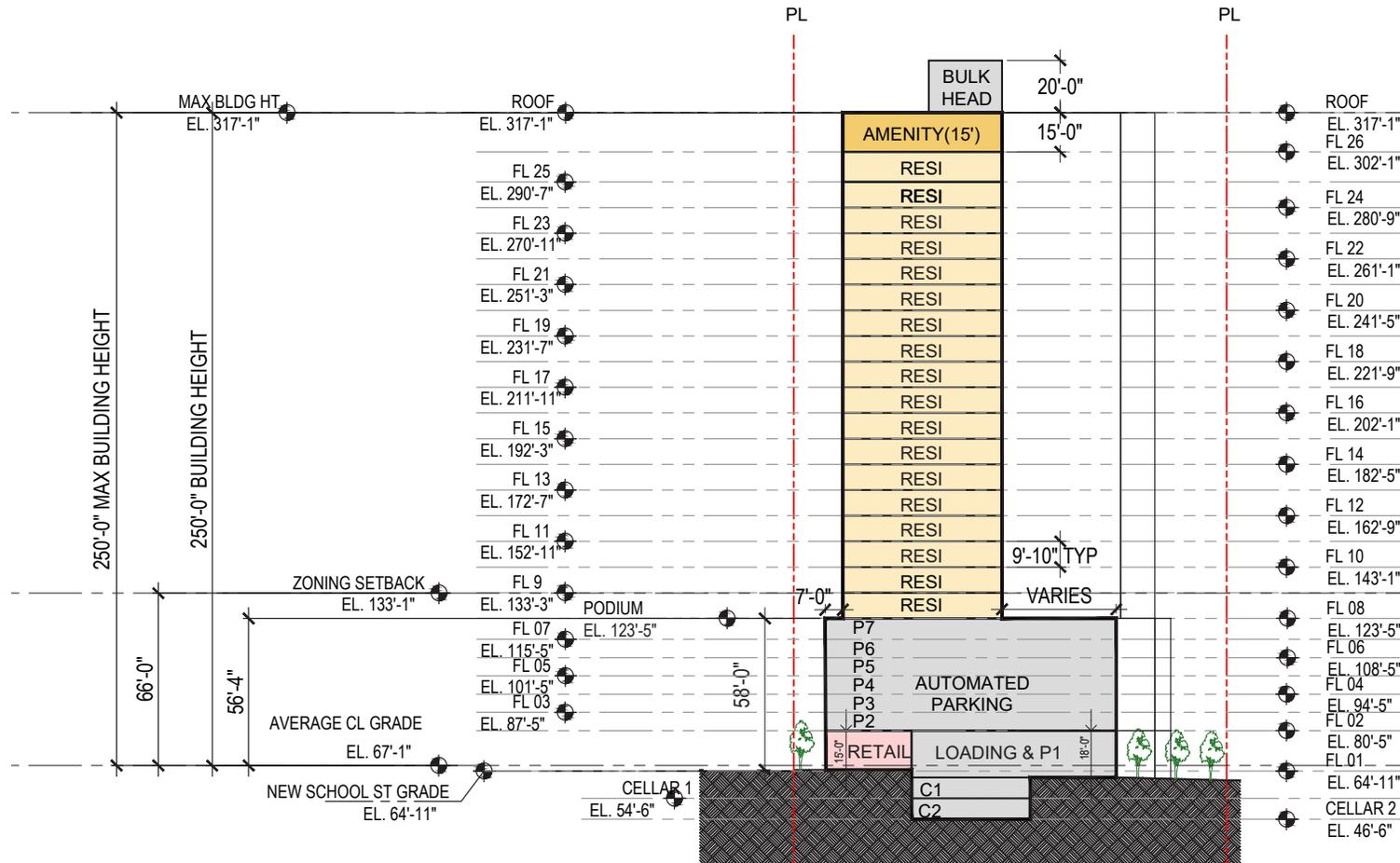




Source: S9 Architecture

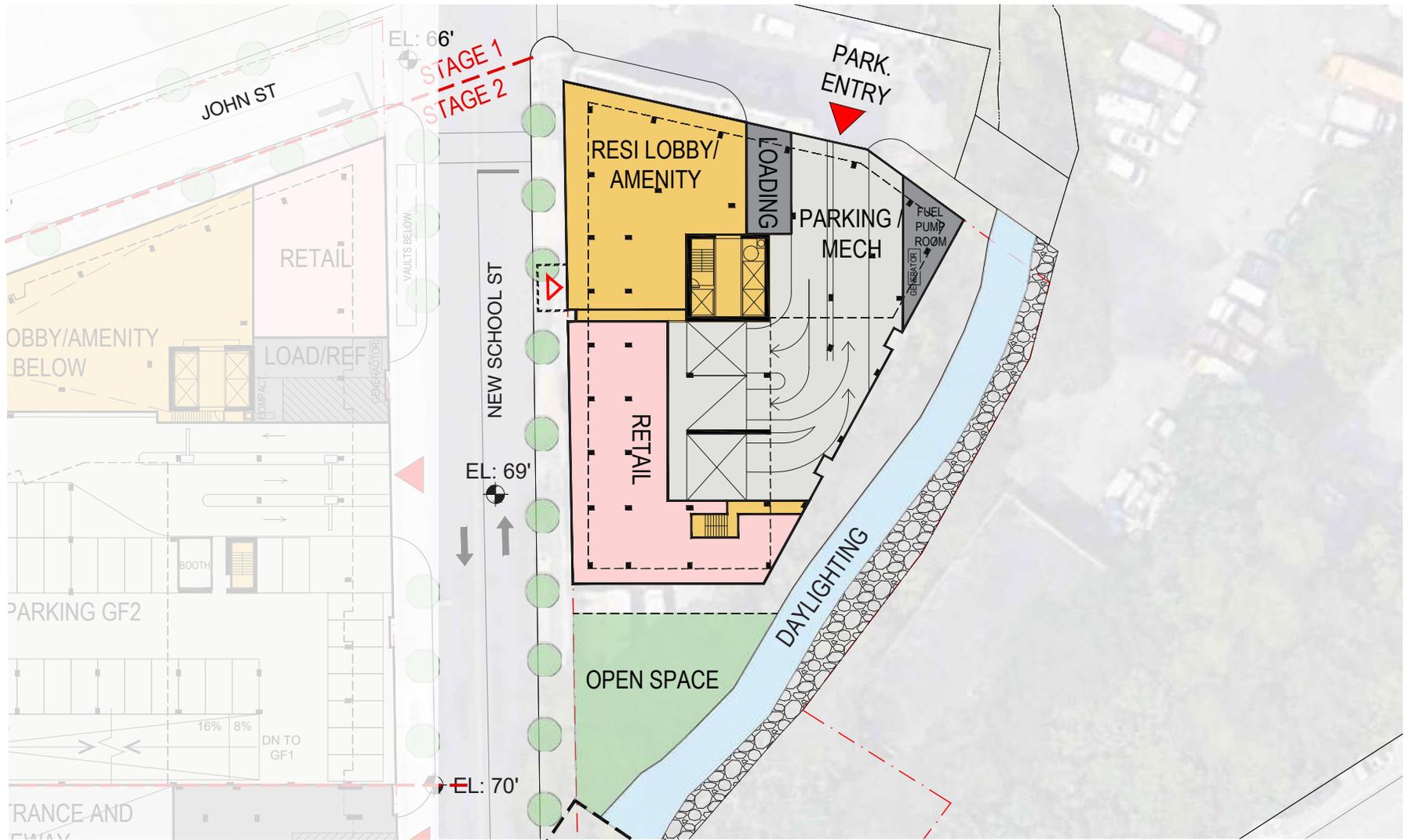
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Source: S9 Architecture

Chicken Island Building 5 Section Plan

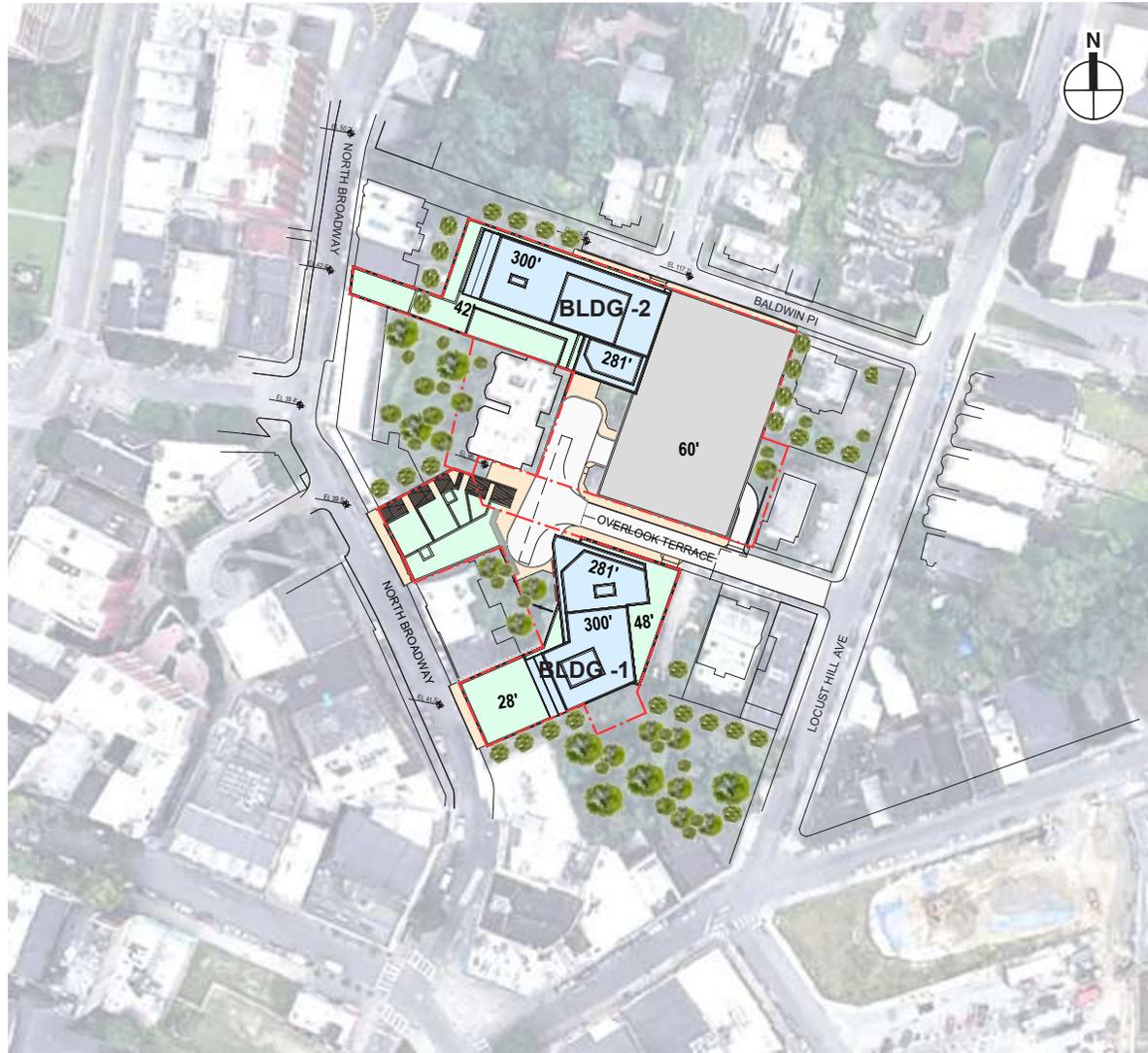


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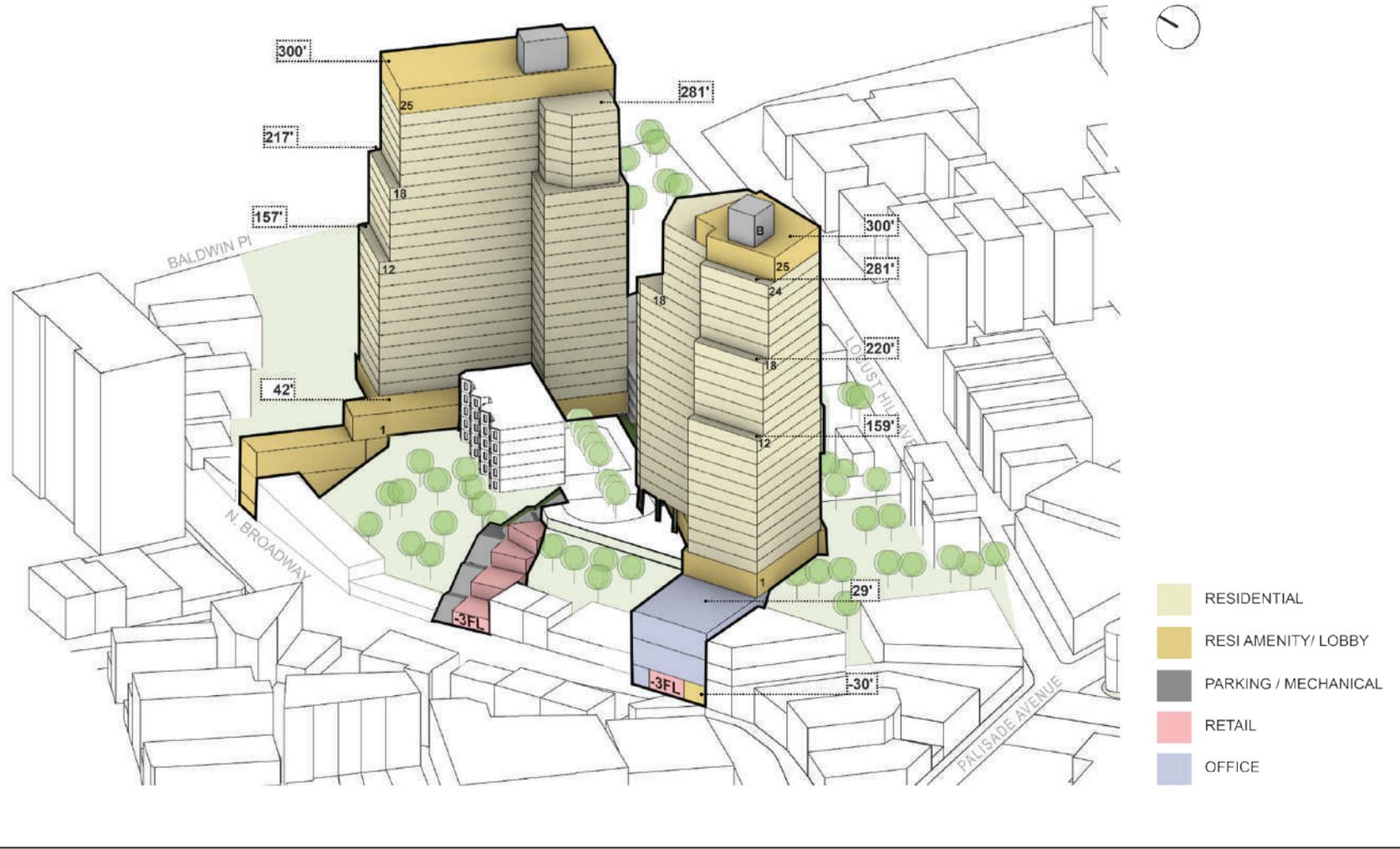
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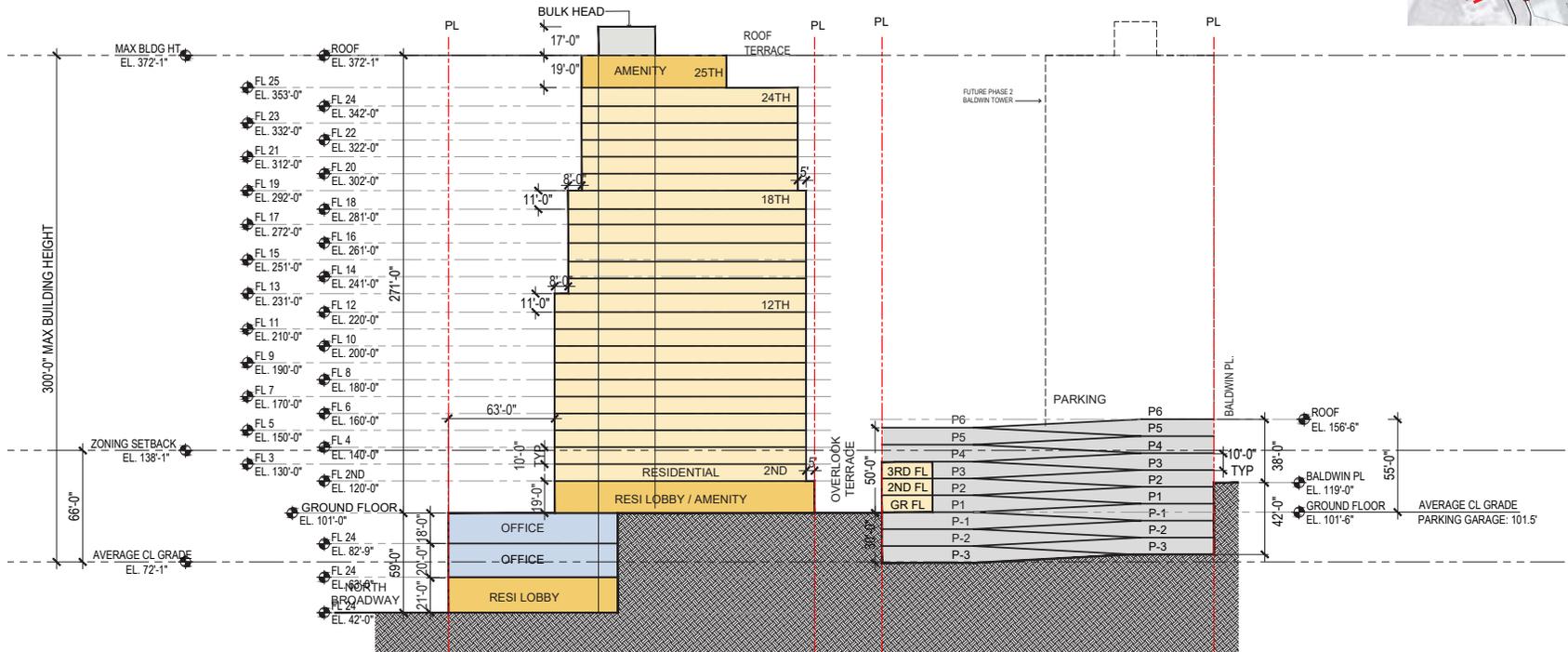
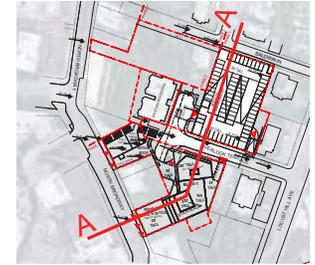




- Project Site
- Residential Tower
- Podium
- Sidewalk
- Parking Structure

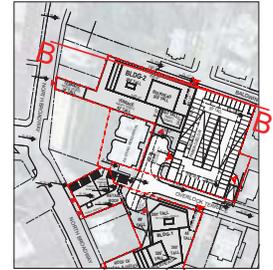
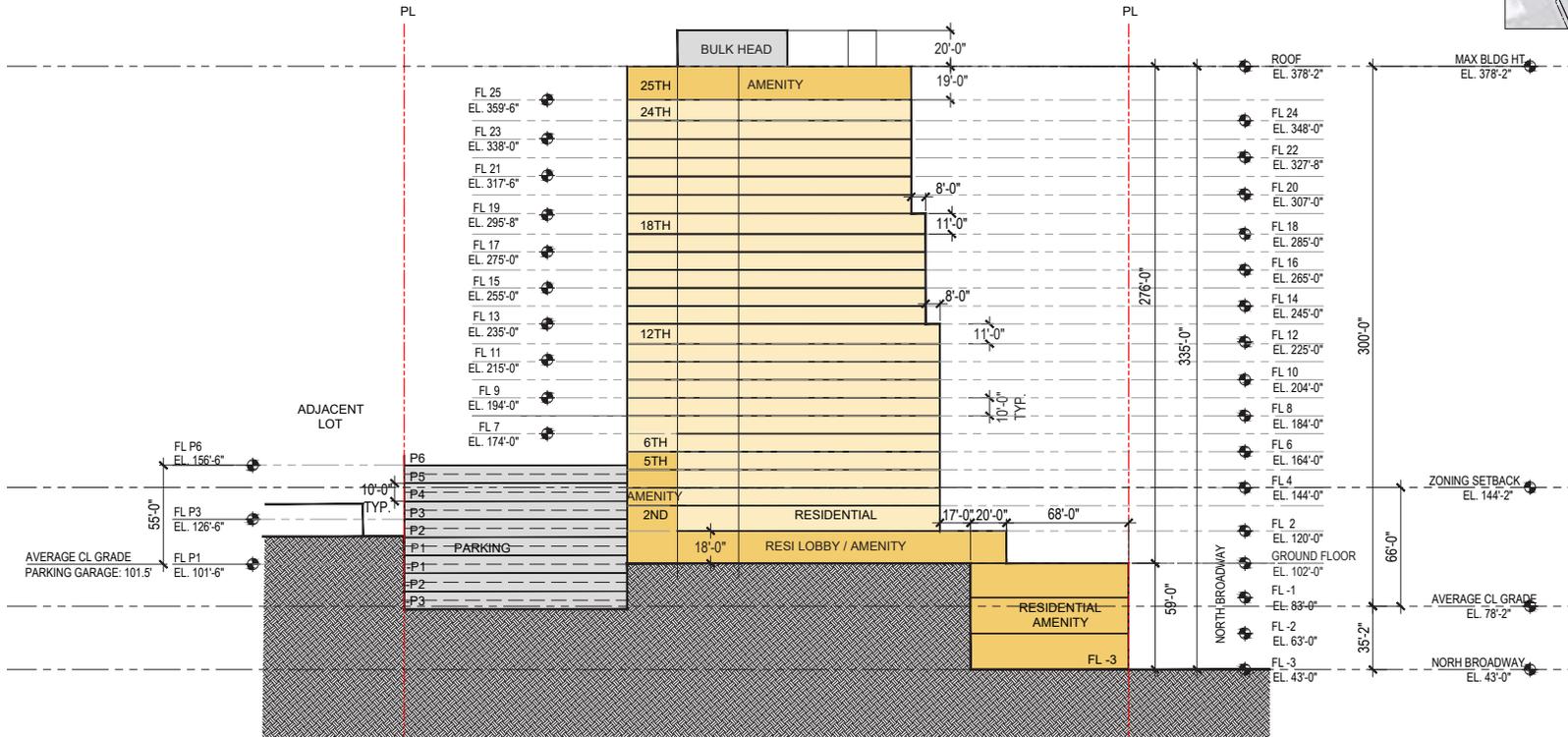
\*Numbers indicate the building height  
 \*The following concept drawings are for planning purposes only





North Broadway Project Southern Tower Section

Figure 1-60



North Broadway Project Northern Tower Section

Figure 1-61



Source: S9 Architecture

FOR ILLUSTRATIVE PURPOSES ONLY

North Broadway Site: View east on Larkin Plaza

Figure 1-62



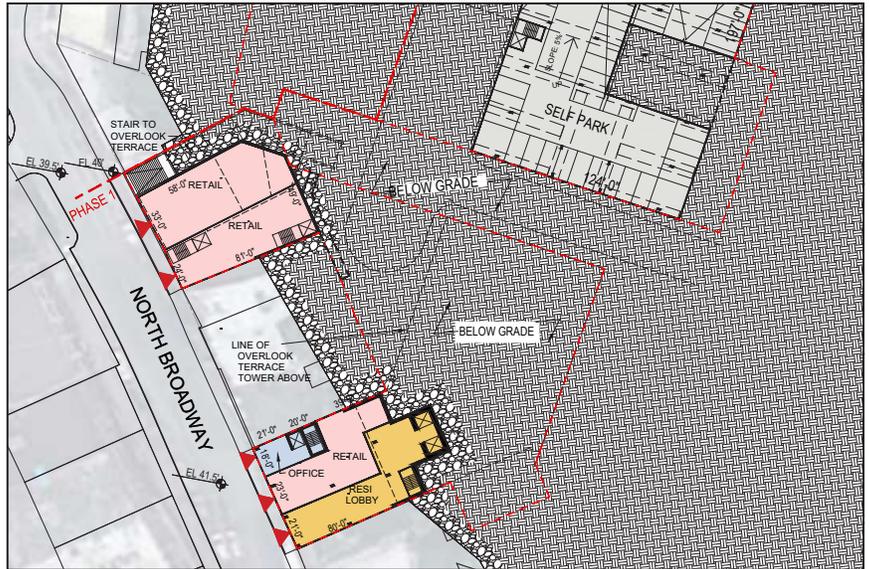
North Broadway Project Bird's Eye Rendering Looking East

Figure 1-63

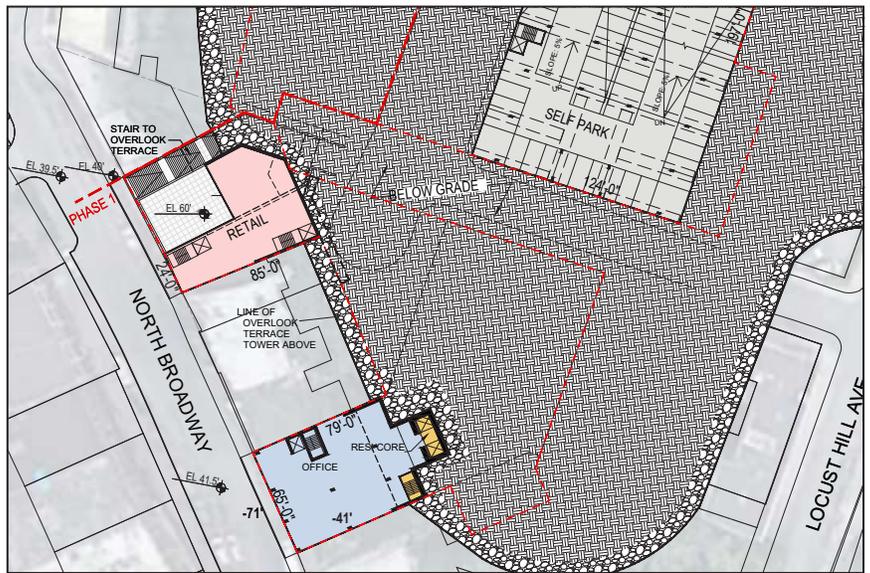


Source: S9 Architecture

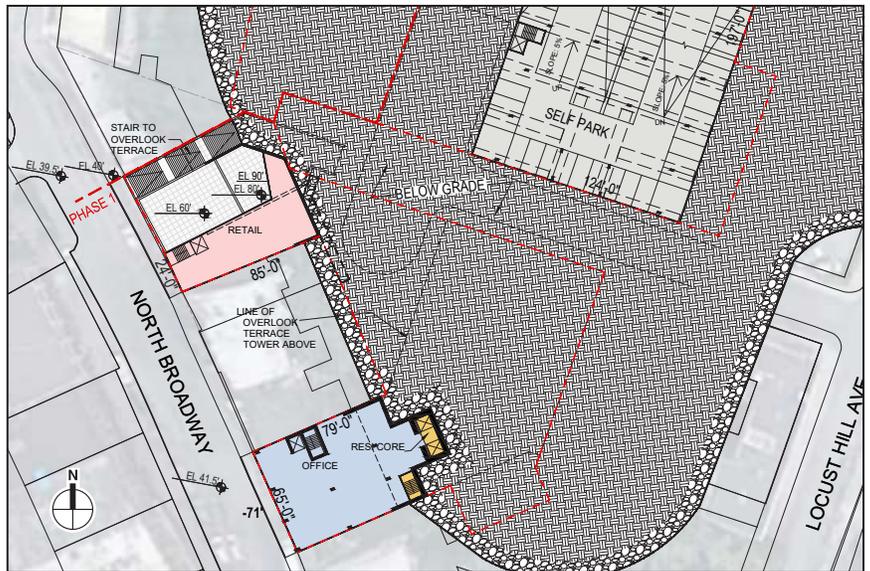
### NORTH BROADWAY GROUND FLOOR PLAN



### LEVEL 2



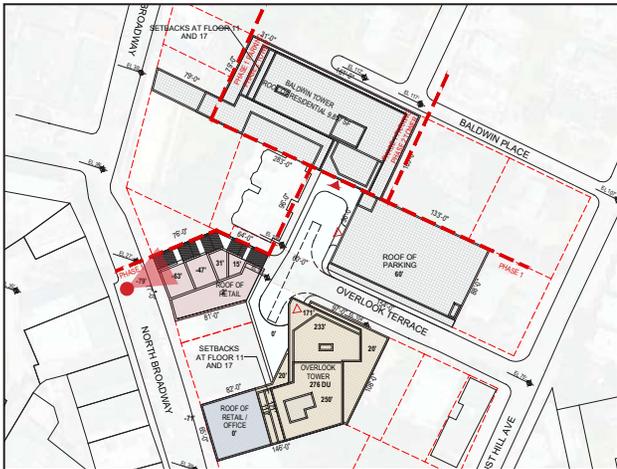
### LEVEL 3



Source: S9 Architecture

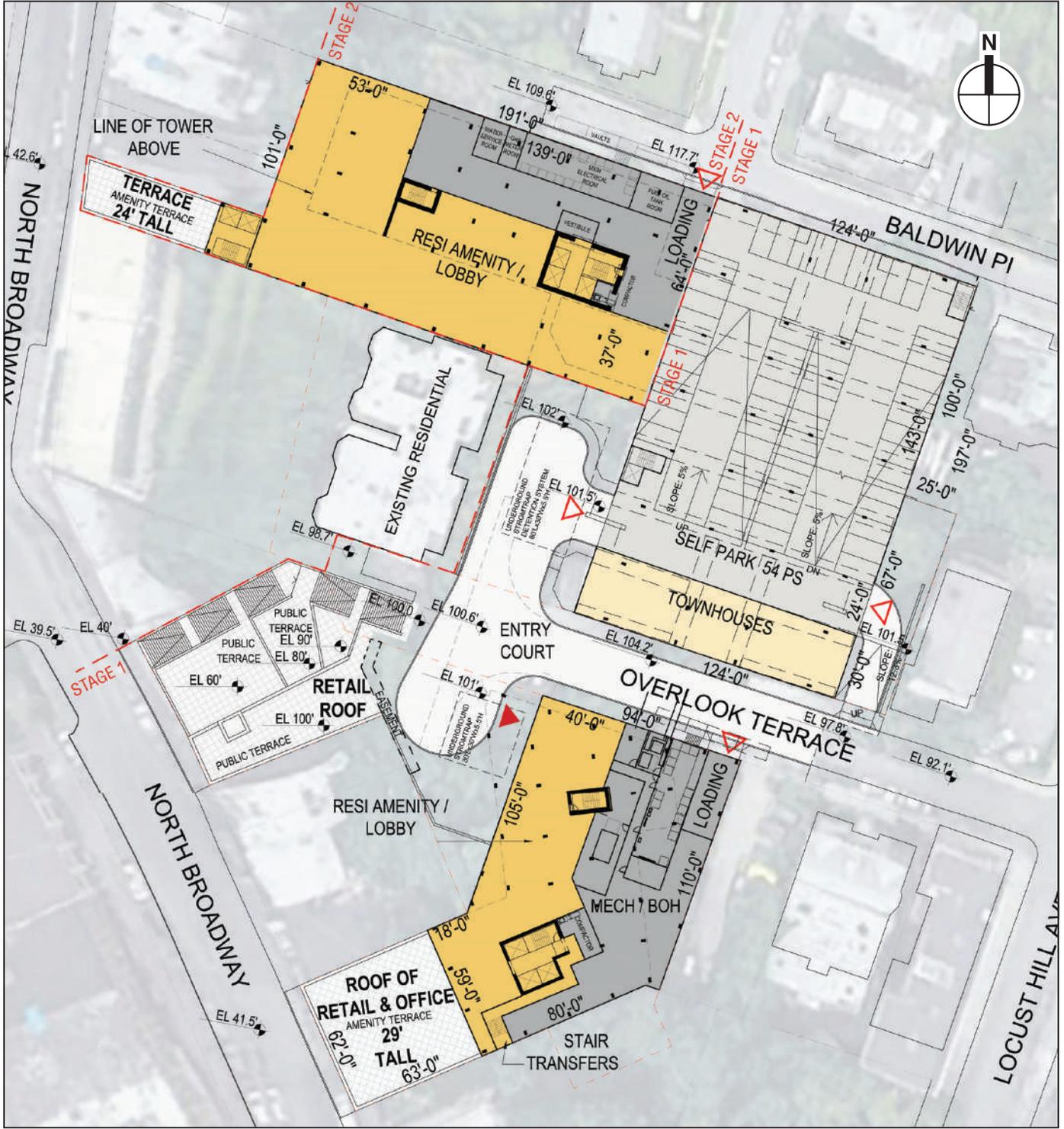
North Broadway Stage 1 Street-Level Plan

Source: S9 Architecture



**AMS YONKERS DOWNTOWN DEVELOPMENT**

North Broadway Street-Level Rendering  
Figure 1-66



Source: S9 Architecture

North Broadway Project Residential  
Ground Floor Plan

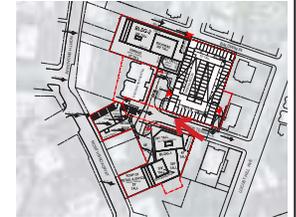
Figure 1-67



EXISTING



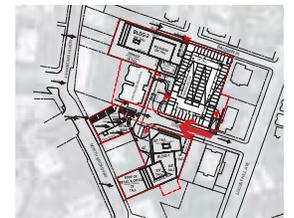
PROPOSED



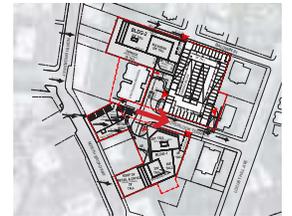
Source: S9 Architecture

North Broadway Project Rendering from Overlook Terrace Looking West

Figure 1-68



Source: S9 Architecture



Source: SO Architecture

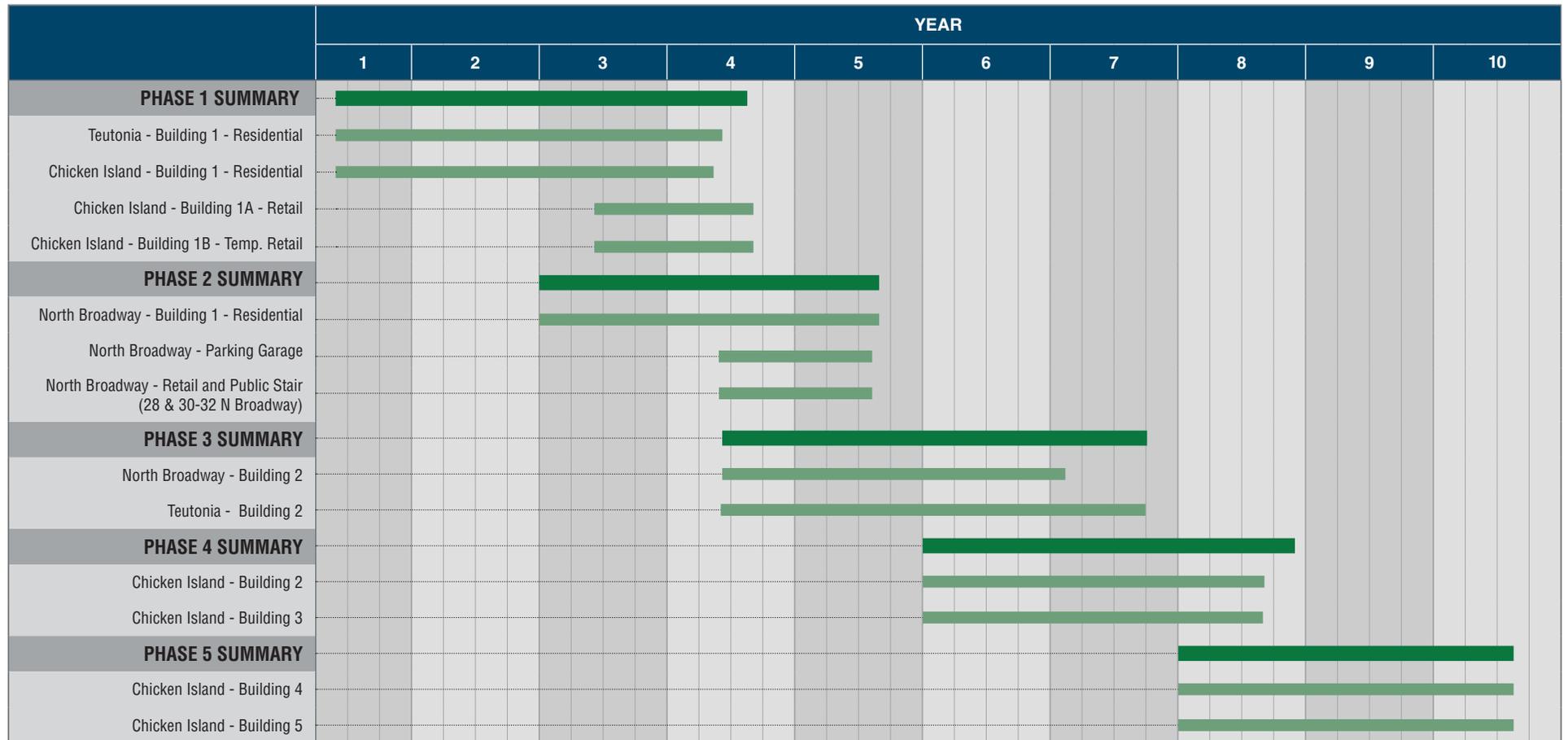


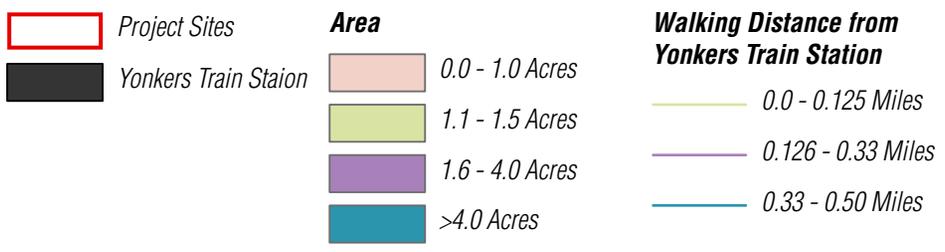
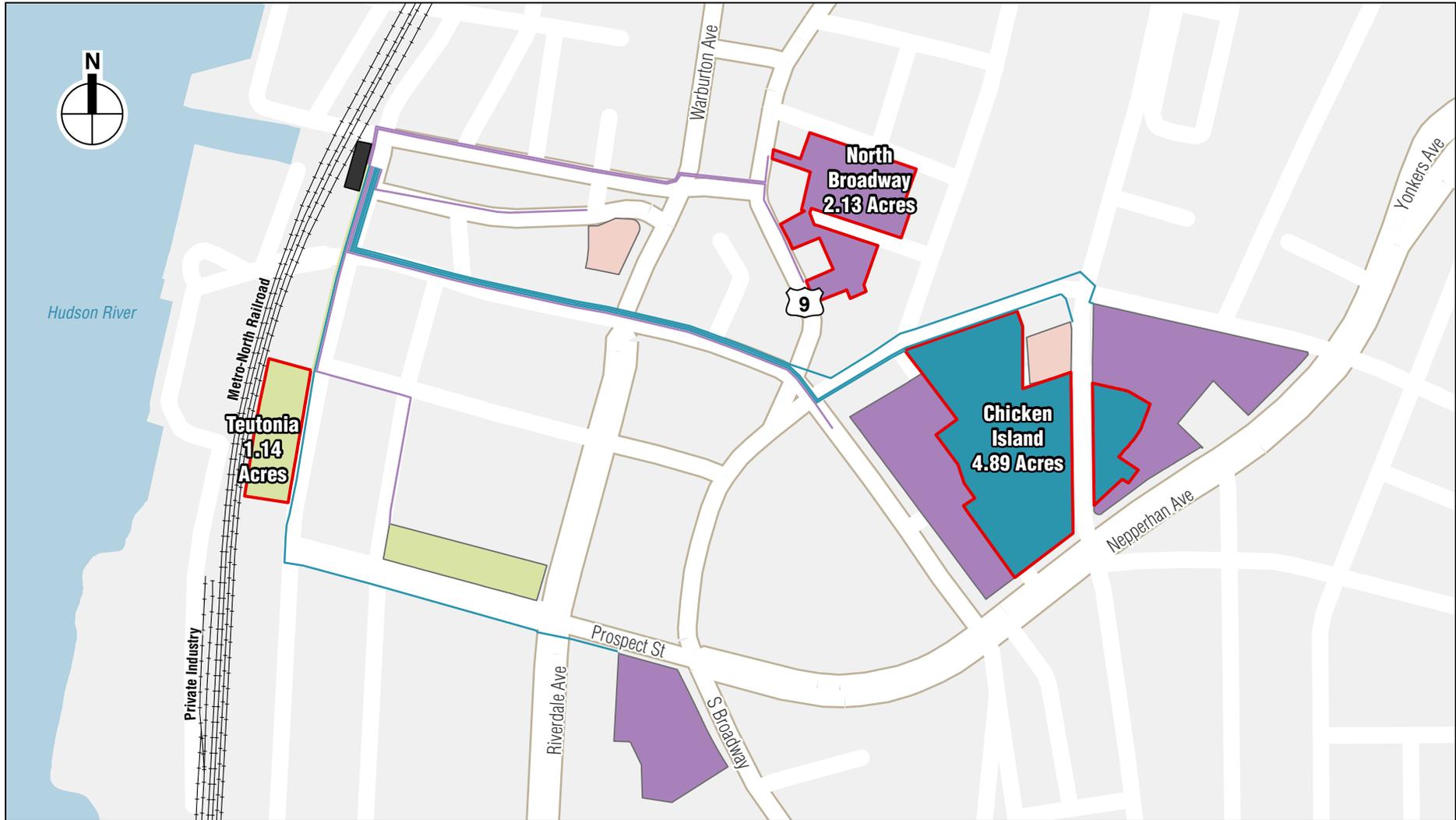
North Broadway Project Rendering from  
Baldwin Place and Locust Hill Avenue

Figure 1-71



Source: S9 Architecture





Size and Distance to Train Station For Parcels Zoned in the Maximum Height "Purple" District