



Downtown Revitalization Initiative Application 2019

BASIC INFORMATION

Regional Economic Development Council (REDC) Region: Mid-Hudson

Municipality Name: The City of Yonkers

Downtown Name: **Yonkers Riverwalks and Green Spaces**

County Name: Westchester County

VISION FOR DOWNTOWN

The City of Yonkers seeks Downtown Revitalization Initiative (DRI) funds to build on the redevelopment momentum in our compact economically distressed downtown by investing in local assets to attract jobs, private investment & to continue the transformation into a vibrant, socio-economically diverse transit-oriented hub. Yonkers' vision focuses on continued investment & redevelopment along its two primary natural features: the Hudson River & its tributary, the Saw Mill River. Historically the confluence of these two rivers has been the heart of Yonkers growth & development. The two rivers first served the agricultural needs of Native Americans & early European settlers & later as the water power of a bustling industrial-based economy. With industries long gone, these beautiful natural assets & public riverwalks are now spurring the 21st century recovery of the region's largest city with more than \$1 billion in private investment.

The City of Yonkers has been robustly proactive in its efforts to engage private and public investment, support, & collaboration for the economic revitalization of its compact, walkable downtown for many years. The City continues to strive to create & retain jobs, construct a unique open public spaces & to make Yonkers downtown a destination to live work & play for the mid-Hudson region, the New York Metropolitan area & beyond. The City endeavors to achieve this through a strong collaboration with its recently formed Local Planning Committee(LPC). The LPC is comprised of City agencies, two Business Improvement Districts, historic sites, community activists, the Yonkers Riverfront Library, the chambers of commerce, the local Councilwoman & a key developer.

The City & LPC have begun to discuss centering the DRI Plan around four key transformative projects:

Floating Dock

Over the past 15 years, the City, along with several housing developers, has created nearly a mile of public esplanade on the eastern bank of the mighty Hudson River with breathtaking views of the majestic Palisades. The centerpiece of the Hudson esplanade is a two-story 1901 City Recreation Pier. A municipal floating dock along the southern end of this historic Pier has seen the emergence of Yonkers as a maritime destination for environmental education ships, Hudson cruise ships, & other excursion vessels. Yonkers envisions constructing a second **floating dock** along the Pier's northside to foster the growth of water-borne tourism & increased visits by excursion ships, dinner cruises & the potential home port for the Henry Hudson replica ship, the Half Moon, which is planning to return this historic educational vessel from the Netherlands back to the Hudson Valley. The floating dock may provide future commuter ferry service to New York City for the thousands of new residents in downtown Yonkers.

The Saw Mill River Daylighting Phase 4

In 2012, the City completed the first Phase of uncovering or "daylighting" the Saw Mill River, transforming Larkin Plaza, a 2-acre urban plaza & municipal parking lot opposite the Yonkers train station, into a catalytic urban riverwalk & water-themed ecosystem. Since its completion, the daylighting has become a regional attraction, a shining example of green infrastructure & a catalyst for hundreds of millions of dollars in investment in a new wave of development. In 2016, building on the success of this nationally & internationally acclaimed project, the City completed Phase 2 of the daylighting on the adjacent block to create the Mill Street Courtyard, an exciting 20,000 sq. ft. Italian-style piazza nestled in the central business district. In

November 2018, Yonkers completed Phase 3 of the Daylighting at New Main Street, a dynamic 1.25 acre gateway park for those entering the downtown from regional parkways to the east. A transformative project that may be identified in the DRI Strategic Investment Plan is the continuation of the Daylighting in an adjacent Phase 4 cutting through the unsightly Chicken Island parking lot. It will continue the striking river-themed gateway park of the adjacent Phase 3 along the Nepperhan arterial. Phase 4 will serve as a catalyst for major redevelopment of Chicken Island into a mixed-use business & residential complex.

Chicken Island Redevelopment

Adjacent to the Daylighting at New Main Street (Ph. 3) is Chicken Island, a City-owned, underutilized, six-acre vacant lot located east of City Hall along the Nepperhan Avenue corridor. AMS Acquisitions has just acquired the property. Through thoughtful strategic planning and development, they will build an inspirational urban environment. The Chicken Island redevelopment will be a multi-phased, multi-year \$800 million project that will create 2 million SF of development, which will generate hundreds of jobs at each phase for years to come. Hundreds of permanent jobs in the housing & retail sectors would be generated as well. It will hold a mix of affordable and market rate housing, & office space. The project would include retail shops, restaurants, parking, & a pedestrian plaza. AMS' plan will create a strong sense of place. The developer indicated that the creation of the Saw Mill River Daylighting Phase 4, which fronts Chicken Island, would be a great complement to its project since the earlier phases are such a major & striking attraction. This project would attract a diverse socio-economic population & will generate not only increased foot traffic in downtown, but it will captivate further interest in living, working and playing downtown.

Yonkers Greenway

Yonkers Greenway will transform the abandoned Old Putnam rail line into 2.4 mile multi-use trail through urban southwest Yonkers including the DRI area. It will connect the Yonkers train station through distressed Yonkers neighborhoods to Van Cortlandt Park in the Bronx. The creation of this safe, flat trail will provide residents & commuters with another travel option, it will further enhance recreation & improve access to businesses in low-income areas. It will serve to revitalize distressed neighborhoods. The trail will reduce the use of vehicles and encourage the use of mass transit, thereby reducing toxic air pollutants & traffic congestion. As studies have indicated, open public spaces provide innumerable health benefits, namely a reduction in obesity, stress, depression, diabetes, mental health issues, & many more health ailments. This trail will spur tourism, which would generate increased revenue for the City & businesses. While portions of the Greenway have already been designed, DRI funding will fill the gap to complete the design & the construction of the project.

On April 4, 2019, thanks to the City's collaboration with Groundwork Hudson Valley (GHV) & its corporate partners, community activists, & the children from School 13, the City had a ribbon cutting for the opening of the Yonkers Greenway playground, just south of the DRI area. Adjacent to the playground is a community garden, overseen by GHV, in which 14 families were assigned a planter box to grow vegetables. There is potential to expand the garden. This will give residents a healthy eating option in an area where fresh food markets are scarce.

The City of Yonkers seeks to have its residents & visitors enjoy the highest quality of life it can offer regardless of economic status, education, race, ethnicity, religion, language & other elements that make us a unique & diverse people. The Greenway, like the Saw Mill River Daylighting project, is located in the midst of an area where open public space is virtually non-existent. These projects will aid the City in vastly improving the quality of life for its southwest residents. Additionally, it will retain residents & businesses while simultaneously attracting new residents, hi-tech & retail businesses, & increase tourism.

JUSTIFICATION

The compact Yonkers Downtown is located in the midst of the City's most densely populated, economically distressed area. According to the 2010 Census, there are 12 contiguous census tracts within the downtown & the surrounding neighborhoods where 25% or more of the population lives below the national poverty level. Over half of those living in the target area earns less than 30% of the area median income, which is \$32,200 of the \$107,400 AMI within Westchester County. These areas suffer from higher unemployment rates than the

City, state and national average. As a result of this chronic distress, in 1974 the U. S. Department of HUD designated this area a Community Development Block Grant target area in order to focus annual allocations and spur revitalization. This area was a federally designated Empowerment Zone & a former Empire Zone, which were established to infuse tax relief & stimulate the local economy. The DRI area makes up part of the three Census Tracts that has recently been designated a Federal Qualified Opportunity Zone. A DRI award will help the City execute its revitalization efforts that are critical to this tenuous recovery.

The City of Yonkers was given an A+ based on ethnic & economic diversity by Niche. According to Data USA, over 46% of the residents speak a non-English language, which is higher than the national average of 21.5%. The most common non-English language spoken in Yonkers was Spanish or Spanish Ceole. As of 2017, 87% are citizens, which is lower than the national average of 93.1%. Over 16% of the population lives in poverty.

DOWNTOWN IDENTIFICATION

1) Boundaries of the proposed DRI area.

The DRI focuses on the urban center of the Mid-Hudson region's largest city & the State's fourth largest city. It encompasses the compact, densely populated, transit-oriented area known as Yonkers downtown waterfront. As the name suggests, this area uniquely serves as both the heart of Yonkers waterfront & the central business district all within a compact, walkable district. The western border is the central one-mile stretch of Yonkers' 4.5 miles of Hudson Riverfront. Four blocks inland is the center of Getty Square, which is the civic center & central business district of Yonkers downtown. Parallel to the River & bisecting the area are the elevated tracks of the Metro North commuter railroad's Hudson Line with limited vehicular access at Main Street, Dock Street, Wells Avenue & Ashburton Avenue. The southern border is Prospect Street & Nepperhan Avenue, Yonkers primary east-west arterial connecting to regional parkways & the NYS Thruway. The irregular eastern border is formed by Warburton Avenue, North Broadway, Locust Hill Avenue & New School St. The northern border is the Ashburton Avenue arterial. Meandering through the center of the area is the Saw Mill River that is exposed in certain sections & buried underground in other sections. The Yonkers train station provides Metro North service carrying commuters south to New York City & north to Poughkeepsie as well as Amtrak service to Albany, Montreal & beyond. Westchester County's Bee-Line Bus provides 20 bus routes that traverse in & out of the downtown, while MTA express bus provides commuter service to Manhattan. The wide sidewalks & flat topography, in a City renowned for its hills, make this a walkable & bicycle-friendly area. The DRI target area has historically been the heart of Yonkers economy, from its agricultural beginnings in colonial days to its industrial based economy spanning from the mid-1800's through the early 1900's & most recently as a retail hub thru the 1950's. After decades of decline & disinvestment, this area's dramatic revitalization is leading the way for resurgence throughout Yonkers.

2) Past investment, future investment potential.

Past Public Investments: Over the past 20 years, Yonkers downtown has shown it can capitalize on private & public investments & will continue to catalyze future investments. Over \$300M in public investments, including State & Federal funds & \$200M invested by the City of Yonkers, has been crucial in creating this downtown revitalization. The first catalytic project was the \$53M Riverfront library, a state-of-the-art, multi-purpose cultural space opened in September 2002 that continues to be an anchor institution for all ages to enjoy. Metro North conducted a \$43M restoration of the Yonkers station & platforms in 2004, including the construction of a new western entrance to accommodate the new waterfront residents. Subsequently, the City built a vehicular & pedestrian bridge immediately west of the station across the mouth of the Saw Mill River as well as new streets on the western side of the rail tracks. Yonkers constructed a continuous Hudson esplanade that now stretches nearly a mile long, providing public access & enjoyment of the River & views of the majestic Palisades. Yonkers renovated the 1901 steel City Recreation Pier where large vessels can once again dock while adaptively reusing the second floor to house the very popular X2O restaurant. With the growth of the densely developed downtown, the City created two parking garages to accommodate more than 900 vehicles.

Daylighting the Saw Mill River:

The multi-phase \$50M Saw Mill River Daylighting project has been a powerful component in attracting \$1Billion of public & private investment. All three phases of the daylighting have become a regional

attraction, a shining example of green infrastructure & a catalyst for future growth in the City's downtown waterfront area.

Other On-Going Public Investments:

Yonkers continues to invest public funds to foster growth. The City is currently replacing a portion of the Hudson esplanade, originally constructed in 2003. Yonkers is designing a major rehabilitation of the City Recreation Pier, the iconic centerpiece of the waterfront. The City will be conducting a streetscapes program along Main & New Main Streets and the center of Getty Square. In terms of infrastructure, the City has recently invested \$7.2 million to upgrade water mains in the Elm St. & Ashburton corridors along the eastern & northern edges of the DRI area respectively. At the northeast corner of the Chicken Island property, the City has begun the construction of an \$18 million new 4-bay fire headquarters. Yonkers has partnered with the Yonkers Municipal Housing Authority & their designated developer, The Community Builders, on a multi-phased \$300 million redevelopment of the Cottage Place Gardens, the City's oldest & largest public housing complex on the northern edge of the DRI area. Yonkers has funded & continues to fund a series of public art projects including sculptures, murals & an annual Yonkers Arts Weekend. Lastly, Yonkers has invested \$1.5 million on a highly successful marketing & advertising campaign known as Generation Yonkers to attract young millennials to settle in the 'Hippest Town', as voted by the Journal News.

Past and On-Going Private Investments: These extensive public investments have spurred more than \$1 billion in private investments, & includes the construction of 1,800 new apartments & with it thousands of new downtown residents that contribute to the local economy. Paramount among these was Collins Enterprises constructing the Hudson Park Apartments along the Hudson waterfront w/ Ph. 1 (266 units w/ 1st floor retail & restaurants) that opened in 2003 & Ph. 2 (294 units) that opened in 2008. Inland at 66 Main St., Metro Partners constructed 177 units in a 10-story structure w/ 1st floor retail. This development firm also renovated the former Trolley Barn into 40 loft apartments w/ high ceilings & service retail. L & M Partners constructed 102 units of affordable housing at 49 North Broadway, while renovating the adjacent row of historic buildings at 44-54 Warburton Avenue into 10 more units & 7 storefronts w/ the assistance of an ESD grant. Other developments included the Library Lofts (former library adaptively reused for 22 units & retail), the Philipsburgh Building (28 renovated units) & 45 Hudson St. (24 units).

Transit-oriented development is continuing w/ four major residential developments currently under construction or nearing completion with several others approved for construction or being proposed, thereby continuing to transform the downtown. Collins Enterprises & Strategic Capital has been constructing its \$85M third & final phase of Hudson Park Apartments, a 230,000 sq. ft. 23-story building w/ 222 additional units that just opened in May 2019. At the southern end of the Hudson esplanade, Mill Creek Development invested \$115M to create 600,000 sq. ft. of residential space within 324 units at Apex Waterfront Apartments that was completed in 2018. At the iPark complex adjacent to the Saw Mill River Daylighting Ph. 1, owners National Resources completed the 100 UNO micro units atop an existing loft building, which created smaller more affordable spaces targeted to millennials. They are proposing to create an additional 200 micro units. Several high tech & innovative companies have been attracted to relocate to the iPark complex. Mere steps from the Yonkers station & along the southern edge of the Saw Mill River Daylighting Park, RXR has & is currently constructing a \$165M 440-unit Sawyer Place, a project consisting of a 17-story tower (completed 2019) & a 25-story tower with 40,000 sq. ft. of 1st floor retail & restaurants. (under construction). Avalon Bay is repurposing vacant properties & industrial buildings along the northern waterfront to create 609 units of housing. Immediately adjacent to this and abutting the DRI to the north, Extell Development has approvals to build 1,300 waterfront units. AMS Acquisitions proposes to build a residential tower with a music venue south of the train station at Teutonia Hall, a former German opera hall.

With the introduction of more units & thousands of new residents, there is & will continue to be a greater demand to create service retail, restaurants & other businesses.

Future Investment:

Chicken Island Site Development: The key piece of the downtown revitalization effort is the vacant Chicken Island parking lot located immediately east of City Hall. This 6 acre parcel is underutilized & ready for redevelopment. Yonkers DRI proposal focuses on making this property a major catalyst for job growth & community revitalization. To this end, the City has recently sold the property to AMS Acquisitions, whose vision is to create a mega-project with a mix of uses that will rejuvenate the area & create jobs for area residents. AMS plans to create an \$800 million multi-phased project that will include diverse market rate & affordable housing units, retail, restaurants, office space, public plaza spaces & structured parking. This will create hundreds of construction & permanent jobs over the several years.

Central to the success of this development will be the **Saw Mill River Daylighting Phase 4** on a portion of the parking lot. As with the earlier Daylighting phases, this new river-themed park will spur development & be a major complement to the mega-project that is envisioned for the adjacent Chicken Island property. The combination of Daylighting 3 & 4 will clinch the gateway as a natural, attractive & striking portal to a dynamic & growing downtown.

The creation of a second **floating dock** would allow for an increase of vessels to dock for shore excursions in downtown. This would boost foot traffic to restaurants & retail businesses; it would allow visitors to explore historic sites such as Philipse Manor Hall, & many other points of interest, e.g. the Hudson River Museum, Beczak, et al. These projects would boost foot traffic throughout Yonkers downtown, retain/create new jobs, increase much-needed revenues, promote transit-oriented development, & secure Yonkers downtown as "*the*" destination in the Hudson Valley region, the Metropolitan area, & throughout New York State.

3) **Recent or impending job growth.**

Vibrant Tech Environment: Yonkers revitalization efforts have spurred key tech companies to relocate to downtown, creating hundreds of professional & creative jobs. In 2013, the City took a major step forward as hi-tech giant, IAC Search & Applications, moved its headquarters to downtown. The parent company of Ask.com, creator of Tinder & a host of other companies & web applications moved 185 young talented workers to iPark, a 750,000 sq. ft. office & innovation park immediately north of the Yonkers rail station & the Saw Mill River Daylighting Park. Biotech & research company, Contrafact, relocated to the iPark complex in 2010 & has now grown to over 100 employees. The Energy Project, an innovative company focused on how to improve employee productivity, recently moved to the downtown.

The DRI Strategic Investment Plan will include strategies to retain & attract new hi-tech & biotech companies. With convenient transit options & significant private investment, there is potential for growth that will be sustainable in the long term. The 750,000 sq. ft. iPark complex, which was the former Otis Elevator complex where the modern elevator was invented & built, will continue to attract & sustain tech companies & other office-type jobs. iPark's largest tenant & local employer is the Kawasaki Rail Car, which assembles & installs HVAC systems in trains, including a recent contract for new MTA subway cars. Many restaurants, bars & service retail establishments have opened in the downtown & will continue to as more residents, workers & visitors come to the area. With the addition of 1800 new apartments, an additional 1,000 under construction & over 1,800 more approved, companies can draw from this influx of intellectual capital moving to the downtown.

The Film Industry: Hollywood has taken notice of Yonkers as an affordable, convenient, & beautiful City to film movies & TV shows resulting in new jobs, a boost to the local economy & the potential for growth. With its interesting architecture, close proximity to NY City & an inviting Mayor's Film Office, Yonkers has become a hot spot for feature films, television series, commercials & print photography. Hundreds of productions have been filmed on two Yonkers stage sets or on location throughout the City including 150 shoots in 2015. Since 2012, the film industry has created over \$1M in economic activity. Some noteworthy shows that have been produced on-location include NBC's hit show The Blacklist, Law & Order, Seven Seconds, Dead Boss, HBO's Boardwalk Empire & Bar Rescue featuring the makeover of a downtown bar. More than 30 feature films have been produced in here including A Beautiful Mind, Catch Me if You Can, Still Alice, Breakable You & and Martin Scorsese's The Irishman. Independent film making has begun to flourish in Yonkers w/ the upcoming 7th annual YoFi Film Festival held at the downtown Riverfront library that brings renowned filmmakers & thousands of attendees to the City. As the film industry continues to grow in Yonkers, so too will the rise in the downtown economy.

Construction Jobs: With thousands of on-going, approved & planned housing units in the DRI area there will continue to be a thriving construction industry for years. These construction jobs have positive spinoff effects on the local economy & growing the local tax base.

Dining and Service Retail Jobs: In recent years many new restaurants & bars have opened in the downtown. With the addition of new residential buildings opening & others under construction, there will

be an increase demand for restaurants & service retail stores. This will increase the job opportunities in these sectors, which will further improve the downtown's permanent economic recovery.

Workforce Development and Certification Programs: The socially conscious Greyston Bakery, a commercial bakery on the northern edge of the DRI, is known for its open hiring policy, which provides job opportunities for hard to employ individuals. Its parent non-profit corporation, the Greyston Foundation, has a robust workforce development program. Greyston has begun to collaborate with Yonkers companies to develop an open hiring policy. LPC member Groundwork Hudson Valley has plans to offer the National Green Infrastructure Certification Program, which will promote GI practices of rain gardens, bioswales, green roofs, etc. to make downtown more sustainable. The Yonkers Workforce Investment Board provides a one-stop center to assist residents with job searches & job placements.

4) **Attractiveness of physical environment.**

Two Rivers: Yonkers DRI Plan focuses on two natural assets of regional & national importance: the Hudson & Saw Mill Rivers. The City, with private developers, has created a one-mile public esplanade along the Hudson over the past 16 years. What was for decades inaccessible industrial land is now a contiguous stretch of walkways for the public. Residents & visitors can stroll & take in the beautiful views of the River & majestic Palisade cliffs that rise to its highest point of 500 ft. immediately opposite Yonkers. Along the esplanade are a variety of sculptures, memorials and interpretive plaques for all to enjoy.

Over the past decade, Yonkers has been daylighting the Saw Mill River & has created three river-themed parks. Phase 1, Van der Donck Park, is located opposite the Yonkers train station, which has created aquatic habitats for the American eel, muskrats & egrets. Throughout the park, there are historical markers, benches, stadium seating, & artwork. Visitors can sit & revel in the sights & sounds of the river flowing, the fish ladder, enjoy the fish life, ducks & other inhabitants of the river. It provides an opportunity for all to commune with nature & quietly appreciate the numerous health benefits that being out in nature brings; a reduction in diabetes, obesity, stress, depression, etc. It allows people to socialize in an informal natural setting. Phase 2, the Mill Street Courtyard, & Phase 3, Daylighting at New Main St., each bring freedom to escape the challenges of urban living. All three parks provide unique features, sculptures and murals.

Booming Art Scene: Yonkers has fostered the emergence of the visual and performing arts as a key factor in downtown's attractiveness & livability, not only for residents, but for artists, young professionals & creative individuals as evidenced by:

- Yonkers Arts Weekend, an arts festival celebrating Yonkers art, culture & music is in its 6th year. This popular event features free admission to the Hudson River Museum, downtown galleries, & the 16th annual YoHo Open Studio event.
- Yonkers is funding and partnering with local artist, Vinnie Bagwell to create the Enslaved Africans' Rain Garden, a series of five sculptures on the Hudson esplanade that depict the lives of enslaved persons at Yonkers Philipse Manor Hall freed in the late 1700's, decades before the Emancipation Proclamation
- Yonkers sponsors a monthly Art Gallery Hop, an evening of events & art showcases at four venues.
- The former Waterfront Jail was purchased & restored by noted architect, Maya Lin & her famous husband, art collector Daniel Wolf to house his extensive collection & serve for semi-public programming.
- For the past seven years, Yonkers has collaborated on the YoFi Fest, a weekend long film festival garnering regional & national attention.
- Yonkers commissioned world-renowned muralist, Nick Walker to produce seven murals.
- Yonkers has funded the creation of several dozen sculptures along the Hudson River esplanade, Saw Mill River daylighting parks & throughout downtown.
- The Downtown Waterfront Business Improvement District sponsors free weekly music concerts at the amphitheater adjacent to the City Pier.
- Since 1992, Yonkers has sponsored Riverfest, a free day-long festival of music, art, multi-

culturalism & environmental awareness.

Varied Housing Types: Yonkers' downtown area is a statewide model of transit-oriented development as more than 1,800 new apartments have been built since the early 2000's within walking distance of the Yonkers train station. These units have varied in type & affordability including modern luxury waterfront units, renovated loft spaces with high ceilings, newly subsidized affordable units, micro-units targeted to millennials & restored historic walk-up buildings. The existing housing stock consists of nearly 3,000 affordable or publicly assisted units within or near the downtown target area and many walk-up two family & multi-family homes.

Affordability: Downtown Yonkers is competitive on housing affordability. According to Zillow, the median Yonkers' home price is \$452,000 (\$200 per square foot) compared with neighboring Westchester County municipalities of New Rochelle \$656,000 (\$226 per square foot), Hastings-on-Hudson \$745,000 (\$343 per square foot), & White Plains \$570,000 (\$286 per square foot. Mass Transit: The downtown is served well by mass transit. The Yonkers train station provides convenient commuter rail service along Metro North's Hudson Line within 30 minutes to Grand Central Terminal & it connects to neighboring communities northbound up to Poughkeepsie. The station also provides Amtrak service to Albany & Montreal. The downtown is serviced by 20 different routes of Westchester County's Bee Line bus service & express MTA commuter buses to Manhattan.

Walkability and Bikeability: The downtown waterfront is a compact area that is made walkable by crosswalks at each intersection. The target area's topography, unlike much of Yonkers, is fairly flat, which makes it bikeable as well. In 2018, Mayor Mike Spano launched a bike-sharing program in which 1,000 Lime Bikes were placed throughout the City. This dockless bike program, first of its kind in the NY metro area, was an instant success as 10,000 trips were recorded within the first week of operation. This gives accessibility to another mode of transportation which is reasonably priced for those, young or old, who don't own or cannot afford to purchase a bike. Besides being another method of traveling, there are numerous health benefits that address issues of obesity, lack of exercise, & other health-related matters.

There are interpretive plaques & maps along the Saw Mill Riverwalk, which orient visitors to explore the downtown categorized by art installations, historic landmarks & recreation assets. The mile-long Hudson Esplanade is conducive to taking in the peacefulness of the River & the majestic Palisades on the western bank. In SW Yonkers an abandoned 2.4 mile rail line is being designed into a bike & multi-use trail known as Yonkers Greenway. It will run from Yonkers/Bronx border north passing several bus routes & through the downtown target area leading ultimately to the Yonkers train station. The DRI investment will fill a financing gap in the project.

Healthy and Affordable Food Markets: Shop Fair is the most recent addition to the food markets in the area, which offers numerous healthy food options. It joins the ShopRite supermarket as well as several mom & pop grocery stores. A local church in the center of the target area holds the oldest farmers' market in Westchester offering fresh breads, an assortment of produce, & merchandise.

Public Parks & Gathering Spaces: The three completed segments of the Saw Mill River Daylighting are beautiful places in which to gather for residents, local employees & visitors from the Mid-Hudson region, the New York metropolitan area & beyond. The Daylighting has received national & international acclaim for its ecological, recreational, & economic benefits. The sculptures, murals & mosaics that are dispersed in all three parks, the natural flow of the River & the seating throughout allows one to enjoy nature in the midst of a thriving downtown. Once full funding is in place, the final phase is anticipated to begin in 2020. This multi-phase project has been a jewel in the crown of the downtown that has created a strong sense of place for residents, businesses & visitors.

Community Assets: The Downtown is blessed with many indoor & outdoor points of interests. As discussed above, there are dozens of new sculptures & murals as well as older monuments to explore. The Riverfront Library has an art gallery, Yonkers History Room, a tech center, free movies & a host of activities & special events for children & families. The Downtown Waterfront Business Improvement District hosts an annual summer concert series at the amphitheater adjacent to the City Pier as well as several other events throughout the year. The 1682 Philipse Manor Hall is a state run historic site that interprets Yonkers past colonial life. With the growth of more restaurants & bars, downtown Yonkers has a

burgeoning nightlife. There is a mile of Hudson River esplanade & three segments of the Saw Mill Riverwalk. The Science Barge, run by local environmental organization, Groundwork Hudson Valley, is an educational site visited by thousands of visitors annually that demonstrates wind & solar energy to power a hydroponic greenhouse. The Center for the Urban River at Beczak, run by Sarah Lawrence College, provides educational programs focused on the ecosystem of the Hudson River.

Wi-Fi and Internet Access: Wi-Fi is free throughout the entire downtown making it an inviting place to live, work or visit. The Riverfront Library has created a new tech center that allows residents to use computers & connect to the internet.

5) Quality of Life policies.

Sustainability: Sustainability has been a hallmark of Mayor Mike Spano's administration making Yonkers a leader in the green movement. Yonkers Green City initiatives have included energy upgrades at a dozen municipal buildings, including a comprehensive window replacement at City Hall, a replacement of 12,000 street lamps w/ LED fixtures & a citywide water meter upgrade program. Yonkers adopted a Green Building Code, which fosters a sustainable & healthy form of development being adopted by the newest downtown developments. The City has drafted a Climate Action Plan, which analyzes and contemplates a series of other sustainability measures. Yonkers was designated a Climate Smart Community by NYSERDA. A portion of the City's vehicle fleet is electric cars and electric charging stations have been installed at several locations.

Downtown Zoning: In 2010 & 2011, Yonkers created key zoning amendments in the downtown that fostered transit-oriented development leading to improved livability & quality of life. These zoning revisions increased the permitted height & density of buildings, spurring the latest wave of development described above. The amendments eliminated the requirement of parking for developments within ¼ mile of a transit stop, thereby reducing reliance on cars & improving urban design. Lastly, the revisions required that buildings be built without a setback & first floors must remain for retail or office use, which fosters a vibrant street life.

Affordable Housing: From the 1940's - 1980's approximately 3K affordable or publicly-assisted housing units were constructed in or near the downtown target area. This led to a landmark desegregation case that required Yonkers to build low & moderate income housing in the other three quadrants of the City. Yonkers has complied w/ this & built all the court ordered units. In 2013, the City has passed a new Affordable Housing Ordinance, which requires all newly constructed or substantially rehabilitated multifamily housing developments to include affordable housing units, which must be varied in size and type.

M/WBE: Yonkers has made a concerted effort to encourage participation of Minority & Women-Owned Business Enterprises in the public bidding process for City services. The City requires private developers to do their best faith efforts to hire M/WBE firms & subs in their construction projects, especially those funded with state or federal funds.

ADA Compliance: Over the past year, Yonkers has been replacing all the downtown sidewalk curb ramps with the new textured ADA compliant ramps. The downtown, that had already been considered pedestrian friendly, is now a comfortable place to traverse for people of all abilities.

6) Public support.

The City of Yonkers has created a Local Planning Committee (LPC). It is comprised of various City agencies, the chambers of commerce (Yonkers, Mexican), Groundwork Hudson Valley, Yonkers Downtown Waterfront BID, the Thursday Lunch Club (a consortium of organization and civic leaders and residents that meet weekly to advocate for the downtown), the South Broadway BID, Philipse Manor Hall State Historic Site, a key developer, the area Councilwoman and other civic organizations. Yonkers has always been cognizant of the importance and necessity of engaging collaborators and entrusts that engagement for the success of its projects. The City has fostered a strong stable network of community-based, business, and environmental organizations, civic groups, and stakeholders that have been steadfast in its support of the downtown resurgence. The City has an active Industrial Development Agency, which works regularly with the City to provide incentives for development.

In the initial LPC meeting, the participants were forthcoming with varied ideas, but with a common goal: a sustainable, long-term, thriving downtown with infrastructure improvements, parking and additional recreational activities. It was determined that Main Street and the Saw Mill River were the 'trunk or

spine' of the downtown's continued renaissance. The Saw Mill River Daylighting project has brought a unique sense of place, which has attracted residents, local workers and visitors throughout the region. To-date, three of four phases of the Daylighting of the Saw Mill River has been completed, which has been met with critical acclaim. On any given day, there are people strolling by, enjoying the sights and sounds of the river, leisurely socializing, reading, listening to music or just people watching.

There has been & continues to be substantial widespread community support for the revitalization of downtown & its vicinity. The Yonkers Greenway playground, located in the recently rededicated Smith, O'Hara, Levine Park, a park that had been abandoned for over twenty years, is a focal point for the Greenway. It continues to garner amazing community support. According to the Yonkers Greenway Community Survey conducted by Groundwork Hudson Valley (GHV), benches, trash receptacles, & security measures were the most important features selected for along the Greenway. Those components have been incorporated in the playground as well as lights, cameras & directed police patrol. Approximately half of the respondents indicated that 'Green and Open Spaces' was something that they take the most pride in. Well over half of the respondents indicated that 'Green spaces hold the most significance in their neighborhood.' The residents/users of the playground and the adjacent community garden have expressed how happy they are with the transformation of this long forsaken property. The community garden, overseen by GHV, has 14 aboveground boxes in which to plant vegetables. The residents have been very enthusiastic in 'claiming' their boxes & are looking forward to planting & harvesting. The playground is in constant use & it is music to everyone's ears to hear the children laughing & a sight to see them playing, running & enjoying the outdoors. Long established residents (living in the vicinity for decades) are thrilled with the transformation.

7) Transformative opportunities.

The Downtown Revitalization Initiative award would be instrumental in bringing four major transformative projects in our downtown to fruition, all of which are shovel ready; namely, the **Floating Dock**, the **Saw Mill River Daylighting Phase 4**, **Chicken Island**, and the **Yonkers Greenway**.

Floating Dock

Over the past 15 years, the City, with several housing developers, has created a mile of public esplanade on the eastern bank of the mighty Hudson River with breathtaking views of the majestic Palisades. The centerpiece of this Hudson esplanade is the two-story 1901 City Recreation Pier, which is home to a popular restaurant. A municipal floating dock along the southern end of this historic pier has seen the emergence of Yonkers as a maritime destination for environmental education ships, Hudson cruise ships, & other excursion vessels. Yonkers envisions constructing a second **floating dock** along the pier's northside to foster the growth of water-borne tourism & increased visits by excursion ships, dinner cruises & the potential home port for the Henry Hudson replica ship, the Half Moon, which is planning to return this historic educational vessel from the Netherlands back to the Hudson Valley. The floating dock may provide future commuter ferry service to New York City for the thousands of new residents in downtown.

The Saw Mill River Daylighting Phase 4

Throughout the mid and late 1800's Yonkers built several dams & mill ponds along the Saw Mill River in downtown to provide water power for the thriving industrial-based economy. As ponds became polluted & industry moved away, the City buried the River, between the 1890s and 1920s, in a concrete flume & began building the downtown atop of it. In 2012, the City completed the first Phase of uncovering or "daylighting" the Saw Mill River, transforming Larkin Plaza, a 2-acre urban plaza & municipal parking lot opposite the Yonkers train station, into a catalytic urban riverwalk & water-themed ecosystem. Since its completion, the daylighting has become a regional attraction, a shining example of green infrastructure & a catalyst for hundreds of millions dollar of investment in a new wave of development & businesses coming to downtown. In 2016, building on the success of this nationally & internationally acclaimed project, the City completed Phase 2 on the adjacent block, Daylighting at the Mill Street Courtyard, an exciting 20,000 sq. ft. Italian-style piazza nestled in the central business district. Following closely on its heels, the third phase of the Daylighting at New Main Street was completed in 2018, a dynamic 1.25 acre

gateway park for those entering the downtown from the regional parkways to the east. A DRI award will allow the City to continue this amazing, acclaimed transformative project. Adjacent to Phase 3, the City will cut through the unsightly Chicken Island parking lot to continue the striking, dynamic river-themed gateway park to execute Phase 4, which is along the Nepperhan arterial. Phase 4 will serve as a catalyst for the major redevelopment of Chicken Island into a mixed-use business and residential campus. Phases 3 & 4 will create an impressive and outstanding portal to the downtown, in striking contrast to what it had been a mere year ago.

The first phases of the Daylighting of the Saw Mill River have generated over \$1Billion in private/public investment, created jobs, grew the local property tax base, increased sales revenue, & most importantly, provided natural open spaces in a densely populated area where open spaces were virtually non-existent. Residents can take pride & ownership in these new open and beautiful spaces, which they traverse daily.

Chicken Island Redevelopment

Adjacent to the Daylighting at New Main Street (Phase 3) is Chicken Island, a City-owned, underutilized, six-acre vacant lot located east of City Hall along the Nepperhan Avenue corridor. AMS Acquisitions has just acquired the property. Through thoughtful strategic planning & development, they will build an inspirational urban environment. The Chicken Island redevelopment will be a multi-phased, multi-year \$800 million project that will create 2 million SF of development, which will generate hundreds of jobs at each phase for years to come. Hundreds of permanent jobs in the housing & retail sectors would be generated as well. The project will hold a mix of affordable and market rate housing, & office space. The project would include retail shops, restaurants, parking, & a pedestrian plaza. AMS' plan will create a strong sense of place. The developer indicated that the creation of the Saw Mill River Daylighting Ph. 4, which fronts Chicken Island, would greatly complement its project since the earlier phases are such a major & striking attraction. This project would attract a diverse socio-economic population & it will generate not only increased foot traffic in downtown, but it will captivate further interest in living, working & playing in downtown.

Yonkers Greenway

It all started around 2008-2009 with a coalition of impassioned, and committed community residents, who joined forces with nonprofit organizations to form the Committee of Seven. Its goal was to improve the quality of life for the Lawrence Street neighborhood. Ten years later, their persistence would be rewarded.

Through a major public/private partnership, funding was drawn from City funds and state grant awarded to community partner Groundwork Hudson Valley..

In the spring of 2019, thanks to the City's efforts and its collaboration with Groundwork Hudson Valley (GHV), its corporate partners, community activists, & the children from School 13, the City had a ribbon cutting for the opening of the Yonkers Greenway playground & the community garden.

Due to new lighting, cameras and directed police patrols in the area of the playground, once riddled with crime, there has been a dramatic reduction in crime. Residents have commented on the marked difference and seemingly have already taken ownership of the playground and garden..

The Yonkers Greenway is a vital project, which will transform the abandoned Old Putnam rail line into 2.4 mile multi-use trail through urban southwest Yonkers, including the DRI area. It will connect the Yonkers train station through distressed Yonkers neighborhoods to Van Cortlandt Park in the Bronx. The safe flat trail will provide residents & commuters with an commuting alternative. Not only does it further enhance recreation & access to businesses in low-income areas, it's free, healthy mode of commuting. This is particularly important for residents living in this densely populated area with little open space who suffer a higher rate of obesity, diabetes, depression & other health afflictions.

The trail will spur tourism, which would generate increased revenue for the City & businesses. The trail will be used by residents, commuters from New York City, & visitors to the City's downtown. The City recently engaged Barton & Loguidice Engineers who have begun the design & are coordinating traffic

studies for the Greenway, taking into consideration input from public meetings & surveys. Public outreach will be a continuing effort.

8) Administrative Capacity.

The City of Yonkers, led by its Department of Planning and Development (DPD), has extensive experience & a proven record of accomplishment in administering federal & state grants. It has expertise in engaging residents through neighborhood planning efforts, in managing collaborative efforts such as the recently formed Local Planning Committee (LPC), involving multiple city agencies & community partners, & in fostering significant revitalization efforts to transform distressed neighborhoods.

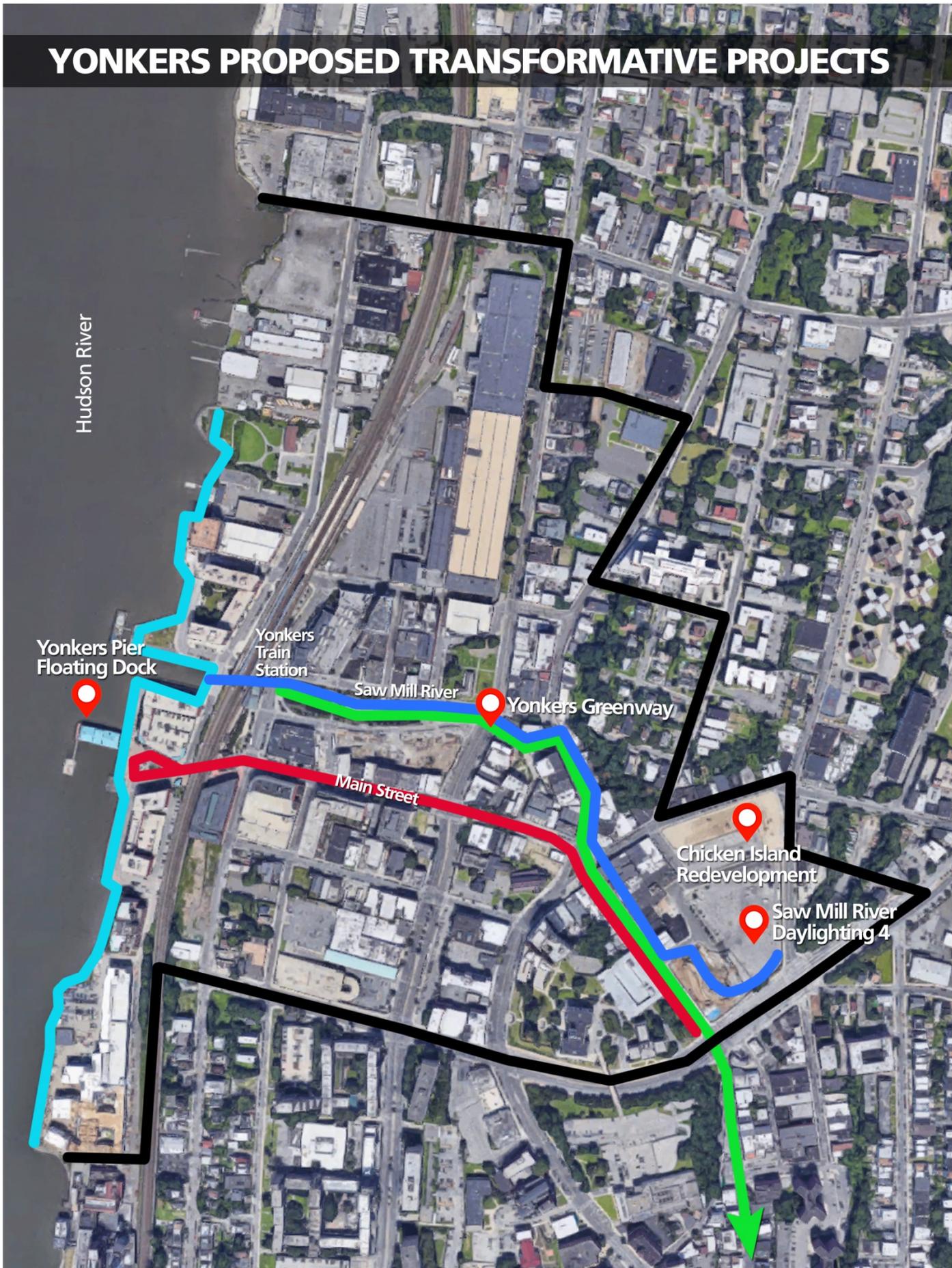
DPD has administered more than \$250M in federal & state grants predominantly from annual HUD allocations of Community Development Block Grants (CDBG) for over 40 years & HOME rehabilitation funds for over 20 years. These funds have helped Yonkers revitalize distressed communities & successfully leverage several billion dollars in public-private partnerships & social service programs provided by a myriad of community-based organizations. Over the decades, DPD has built & fostered strong long-standing working relations with these organizations & service providers, which continues to be strengthened during the DRI process as evidenced by the enthusiastic response & participation of the LPC. HOME funds have been utilized to foster the creation of affordable housing opportunities or rehabilitate existing housing citywide, which has resulted in similar working relationships with many affordable housing providers. These collaborators will be invited to continue these crucial relationships through the City's LPC.

9) Other.

The resurgence of Yonkers downtown waterfront has been & needs to continue to be a partnership among all levels of government & private sectors. New York State has generously awarded many grants through various departments including the Dept. of Environmental Conservation, the Environmental Facilities Corp., New York State Council on the Arts, the Governor's Office of Storm Recovery & the Empire State Development. The Federal government has been a pivotal partner through its Department of Transportation, National Endowment for the Arts and most importantly through Housing and Urban Development's annual allocations of Community Development Block Grant & HOME Investment Funds. The City of Yonkers has demonstrated its capacity to foster successful economic development & has invested approximately \$200M in capital & operating funds to bring many of these vital projects to fruition. Lastly, a healthy mix of developers have come to Yonkers with their vision & capital, taken calculated risks, collaborated w/ financial institutions & brought these projects to fruition.

Despite all these revitalization efforts, Yonkers is a big city with many economic needs & urban challenges. The target area includes a low income, economically disadvantaged population with some of the poorest Census Tracts in New York State. Downtown Yonkers vitally needs to create & sustain long-term recovery. With a DRI award, the REDC will help build on the momentum of economic development in the Yonkers Downtown. The City, in collaboration with its community & State partners, will complete the Strategic Investment Plan & ultimately implement the various revitalization strategies that will shape the success of the Mid-Hudson's largest city as a premiere regional destination to live, work & play. The DRI award is essential for Yonkers to affect a sustainable long-term economic recovery that will transform the City's downtown & positively impact the Mid-Hudson region for decades to come.

YONKERS PROPOSED TRANSFORMATIVE PROJECTS



The Saw Mill River Daylighting

Daylighting Phase 1



The nationally acclaimed Saw Mill River Daylighting Phase 1 at Larkin Plaza known as Van Der Donck Park completed Sept. 2012 with the 440 unit RXR Realty's Sawyer Place project it spurred nearing completion in the background.

Daylighting Phase 2



Aerial photo of Daylighting Phase 2 at Mill Street Courtyard completed June 2016 with one of two exposed River sections shown.



A close-up of the signature 18 foot diameter water wheel at the Daylighting Phase 3, a symbol of Yonkers industrial and colonial past, which provides electricity to LED lights within the project area.

Daylighting Phase 3



The Daylighting Phase 3 project at New Main Street completed November 2018 with the proposed Phase 4 site and the Nepperhan Avenue arterial in the background.

Daylighting Phase 4

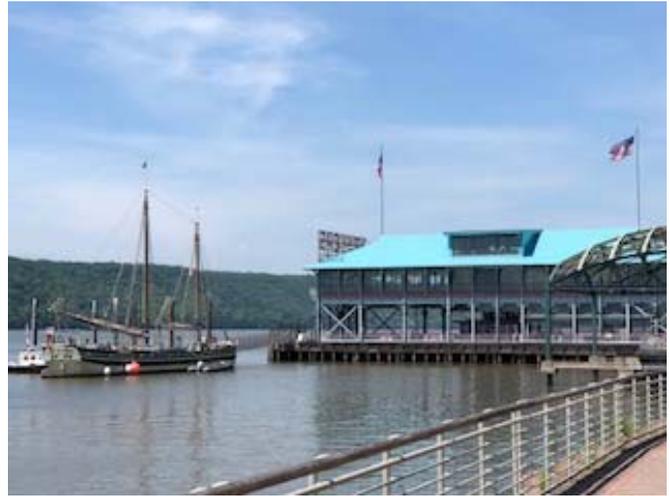


The portion of the Chicken Island parking lot that would be transformed into the Saw Mill River Daylighting Phase 4 and the balance of the 6 acre property proposed for a major \$800 million mixed use redevelopment.

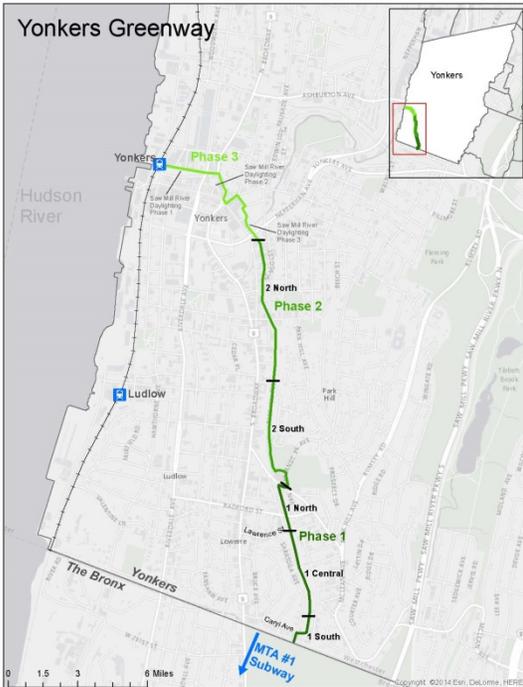
Leveraging Private and Public Investments



The 324-unit Mill Creek Development completed summer 2018 and public art along the southern end of the Hudson River esplanade.



The City Recreation Pier, amphitheater and an environmental education boat at the current floating dock. The City proposes to build a second floating dock with DRI funds to provide for increased boating demand.



The Yonkers Greenway currently being designed will convert an abandoned rail line into a 2.4 mile trail that will run through and revitalize southwest Yonkers including the downtown DRI area.



The \$18 million new fire headquarters being constructed by the City in the northeast corner of the Chicken Island parking lot with the balance of the lot proposed for a mixed use development by AMS Acquisitions.



The 100-unit UNO Micro apartments completed in 2017 within the I-Park complex spurred by the adjacent Daylighting Phase 1.



The 222-unit Hudson Park Apartments Phase 3 by Collins Enterprises/Strategic Capital along the Hudson River esplanade with their completed Phase 2 in the foreground.

Proposed Chicken Island Redevelopment



Renderings of the \$800 million mixed-use redevelopment proposed by AMS Acquisitions on the recently purchased Chicken Island parking lot. Proposed uses include market rate and affordable housing, retail, restaurants, office, pedestrian plazas and parking.



Close-up of the variety of pedestrian plazas and building types envisioned by AMS Acquisitions within Chicken Island seamlessly incorporated with the Saw Mill River Daylighting Phase 3 and 4 in the foreground.