

A. DOCUMENT ORGANIZATION

The Alexander Street Master Plan outlines the City of Yonkers' vision for redeveloping its Hudson River waterfront. The first chapter identifies the planning area, provides an overview of how the plan is intended to be implemented, and describes why the plan was created. Chapter 2 describes existing conditions in the Master Plan Area by identifying existing land uses, circulation patterns, and resources. Chapter 3 provides the framework for developing the Master Plan. It includes a discussion of redevelopment goals and guiding principles. Chapter 4 is the core of this document; it provides a detailed description of the City's vision for redeveloping the Alexander Street Master Plan Area. Chapter 5 discusses design and environmental sustainability guidelines. Finally, Chapter 6 provides a detailed discussion of improvements to the City's JFK Marina Park, located at the northernmost section of the Master Plan Area.

B. OVERVIEW

The Alexander Street Master Plan is a conceptual land use plan that establishes a framework for the redevelopment of a critical segment of Yonkers' Hudson River waterfront. The Master Plan lays out a new roadway system to create development blocks within which a mix of residential, retail, commercial, and open space uses are contemplated; the densities and general dimensional perimeters of these uses are presented in the Master Plan. Overall, the Master Plan reflects a vision of the Alexander Street waterfront area as a vibrant mixed-use district of residences and parks, knit together and shaped by landscaped streets and boulevards.

As described in further detail in Chapter 4, the Master Plan calls for the creation of a new waterfront neighborhood with amenities that serve the entire Yonkers community. The Master Plan aims to create approximately 15 acres of new publicly accessible open space and parkland. Furthermore, it provides new direct access to the Hudson River along nearly 1 mile of shoreline that is currently in private ownership and inaccessible. The Master Plan's new waterfront neighborhood would establish a critical mass of new residences and activity that is expected to strengthen the City's adjacent downtown area and the surrounding neighborhoods.

This Master Plan is a city plan. It reflects the reality that Yonkers is the fourth-largest city in New York State. The Alexander Street redevelopment area is located adjacent to Yonkers' central business district and is directly linked to the New York City metropolitan core by an unparalleled commuter rail transportation system.

The City intends this plan to be a blueprint that guides the redevelopment of the Alexander Street Master Plan Area. As such, the plan is a roadmap containing guideposts in the form of principles and policies that communicate the City's vision for a revitalized waterfront zone that creates public benefits and economic vibrancy in an area that is now derelict and off-limits to the public.

The City anticipates that the redevelopment of the approximately 153-acre Alexander Street Master Plan Area will be carried out by numerous individual private developers over a period of time, maybe a decade or more. As reflected in this plan, the existing patchwork of property ownership along Alexander Street needs to be reorganized and rationalized into development blocks and parcels large enough to make redevelopment economically feasible, and to allow the flexibility needed to allow increased public access and create the vibrancy and vitality the City of Yonkers expects and intends to foster.

C. PLANNING CONTEXT

This Master Plan does not stand alone since it has been developed concurrently with and is linked to several planning and implementation initiatives. The City's redevelopment program ties this Master Plan to an Urban Renewal Plan and to a Brownfield Opportunity Area (BOA) Plan.

The Master Plan is the common thread, in that it presents the future reuse of the Alexander Street Urban Renewal Area (URA), and it helps establish remediation priorities under the BOA Plan.

By moving these plans forward together, the City creates a truly integrated redevelopment process. The concurrent and intertwined evolution of these planning initiatives means that a broad range of considerations and concerns were incorporated in their development, and that the final vision reflected in them was based on not one but several deliberative processes.

D. LOCATION

The approximately 153-acre Alexander Street Master Plan Area is in the western portion of the City of Yonkers, along the Hudson River in southern Westchester County. The downtown Yonkers shopping district of Getty Square, Larkin Plaza, and the governmental center along Nepperhan Avenue lie immediately south and east of the Alexander Street Master Plan Area.

The Master Plan Area contains both waterfront and inland parcels on both sides of the Metro-North Railroad tracks; many of the waterfront parcels include land under the waters of the Hudson River. Although waterfront lots include land under the Hudson, the Master Plan focuses on use of the lands above the waters. However it is recognized that future development of the waterfront parcels will likely involve underwater lands as well. Because the Master Plan focuses on above-water lands, for area and acreage calculations, the underwater portions of parcels are excluded. The boundary of the Master Plan Area, which contains a total of 85 parcels, is shown in Figure 1-1.

The boundary of the Master Plan Area is the westernmost of either the municipal boundary of the City of Yonkers, or the boundary of the individual parcels comprising the Master Plan Area. The shapes, sizes, and configurations of the existing parcels within the Master Plan Area is based on tax parcel records on file in the office of the City of Yonkers Assessor's office. This information is considered to be accurate for master plan purposes, however the City recognizes that actual parcel boundaries and sizes may change based on land surveys or property title searches.

E. ADJACENT REDEVELOPMENT INITIATIVES

This Master Plan provides a strategy for continuing ongoing redevelopment in adjacent areas. The immediate vicinity is undergoing substantial redevelopment and renewal, and many projects have been completed or are underway.

Immediately south of the Master Plan Area and along the Hudson River is a section of the Yonkers waterfront that has already undergone significant redevelopment and improvement. Included within this stretch of the waterfront is the City of Yonkers Pier, the only turn-of-the-century Victorian pier still in use on the Hudson River. The pier, which was restored in 1996, is the location of the recently opened X20, a regional destination restaurant.

Next to the pier is the recently completed Phase I of the Collins Enterprises development, which is a mixed-use project that includes 266 residential rental units, on-site parking garages, a fitness center, and 21,000 square feet of retail, restaurant, and office space. Phase II of the Collins project is currently under construction.

The Hudson River Esplanade Park was created as part of the waterfront renewal that included the pier renovation and the Hudson Park mixed-use development. This esplanade provides public access to the Hudson River along a continuous walkway on the river's edge. The esplanade provides views of the Palisades and New York City's skyline, and includes such public amenities as a performing arts amphitheater, lookout points and seating areas, the historic Yonkers Pier, and a Sculpture Meadow, which includes a September 11th Memorial Garden and Patriot's Park. This section of the esplanade is the initial segment of an anticipated 4.5-mile riverwalk stretching from the Bronx to Hastings-on-Hudson, encompassing the entire waterfront within the City of Yonkers.

Two recently renovated Metro-North Railroad stations serve the Master Plan Area. The historic Yonkers train station is located immediately adjacent to the southern end of the area. This station has recently been subject to a \$43 million renovation project. The Glenwood station, located toward the northern portion of the area, has also undergone complete renovation, with new platforms, shelters, stairways, overpasses, and other public amenities.

The newly constructed 200,000-square-foot main branch of the Yonkers Public Library is located immediately across Wells Avenue. Following a \$53 million renovation of a historic Otis elevator Building, the library reopened in 2002 and now features over 500,000 volumes, a 425-seat auditorium, reading rooms for children, historical display areas, and spectacular views of the Palisades and Hudson River. This building also houses the Yonkers Board of Education.

To the east of the southerly end is the recent industrial development project known as i.park, which includes the Kawasaki Rail Car Company, a major downtown employer, which provides as many as 580 jobs manufacturing subway cars for the New York City Transit Authority.

The downtown district contains many other commercial and residential redevelopment projects that are changing the character of the central business district. Recently completed projects include an extensive downtown façade improvement program, the Mercantile Lofts residential project, Gateway Lofts, furniture warehouse redevelopment at 66 Main Street, renovation of 35 Hudson Street, and the Gazette Building renovation. Along with these projects, the old Trolley Barn is being adaptively reused to create 41 rental loft apartments. The parking and circulation network in and around Larkin Plaza is also being reconfigured with the construction of the 600-car Buena Vista Parking Garage. The garage accommodates parking for Metro-North and ferry riders. *