

HUDSON GATEWAY CONNECTOR

City of Yonkers
Downtown Revitalization Initiative
Round 9
Mid Hudson Region
Westchester County
Mike Spano, Mayor
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Pro Housing Certified



MAYOR MIKE SPANO

Community Overview

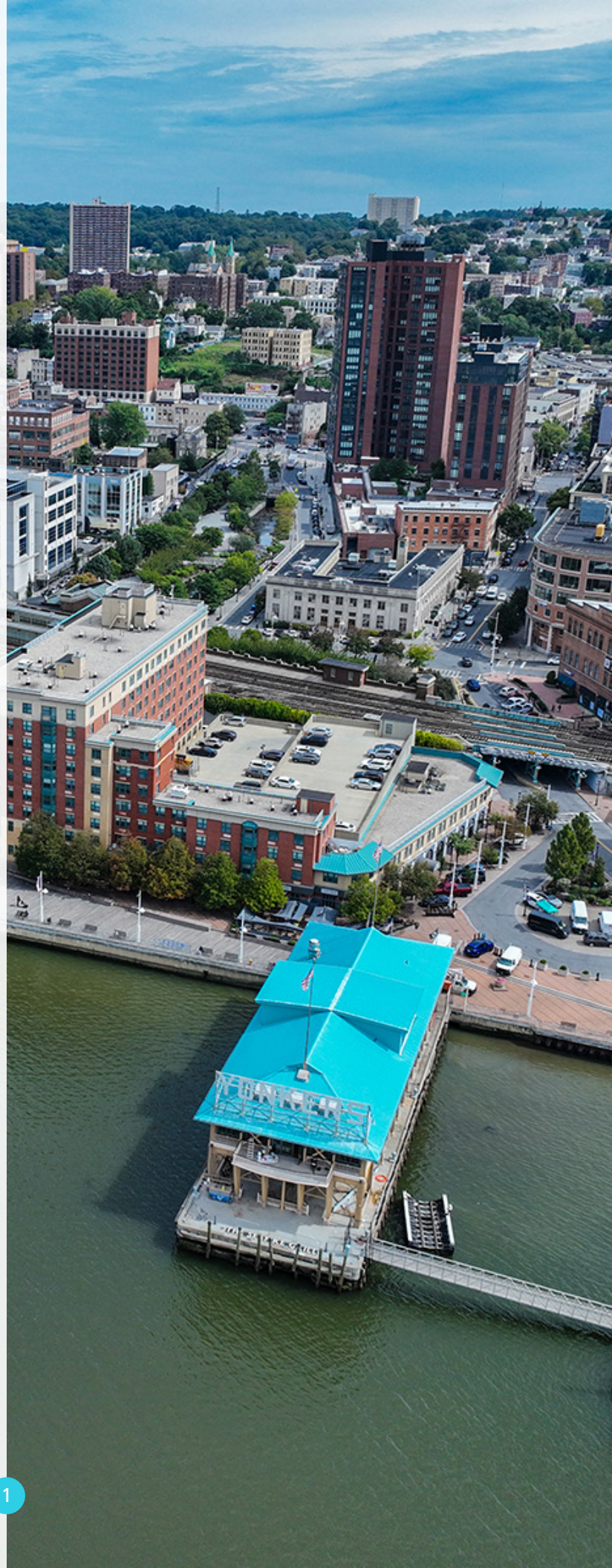
Situated on the Hudson River just north of New York City, Yonkers is a city defined by connectivity, opportunity, and continual reinvention. What began as a 17th-century milling and shipping settlement evolved into one of America's earliest industrial powerhouses. Water from the Saw Mill and Hudson Rivers fueled factories that produced groundbreaking inventions, including Elisha Otis's safety elevator, which helped shape the modern skyline.

As the national industrial economy shifted through the latter half of the 20th century, factories closed and its once-bustling waterfront fell silent. For decades, vacant industrial sites and highway barriers separated the city from its greatest natural asset, the Hudson River. The tide began to turn in 2010 with the first phase of daylighting of the Saw Mill River, a \$48 million initiative to reduce flooding, restore natural habitats, and create vibrant urban green spaces in the heart of downtown. This marked the beginning of Yonkers' waterfront transformation from a fenced-off industrial edge to an active, accessible public realm. Two decades and billions of dollars in public and private investment later, cranes rise where factories stood, and soundstages hum where smokestacks once defined the horizon. The Hudson shoreline is no longer a relic of the past but visible proof of Yonkers' resilience and a glimpse into its future.

Vision Statement

The Hudson Gateway Connector envisions a downtown that completes Yonkers' evolution into a fully connected, inclusive, and innovative river city. By restoring historic infrastructure and reimagining the waterfront for public life, the initiative will strengthen the physical, social, and cultural connections that define Yonkers' identity. New spaces for recreation and creativity will showcase the city's leadership in transforming its industrial past into a model of urban innovation and sustainable waterfront design.

The district's true potential lies not only in redevelopment but in integration, ensuring that the prosperity along the waterfront is open to everyone. Yonkers will strengthen these connections, transforming its riverfront into a shared civic front porch that reflects the community's greatest strengths: its diversity, creativity, and enduring sense of place. Each project demonstrates that progress here doesn't erase history; it evolves from it.



Geographic Area and Justification

The Hudson Gateway Connector represents a compact, investment-ready downtown district positioned to advance Yonkers's long-planned waterfront transformation. Serving as the point where the Hudson Valley meets New York City, the district is home to more than 17,000 residents within one of the most transit-connected areas in the region.

Bounded by Main Street and the historic City Pier to the south, Warburton Avenue to the east, Glenwood Avenue to the north, and the Hudson River to the west, the district forms a walkable, contiguous corridor linking Yonkers' central business district and residential neighborhoods with its redeveloped waterfront. Within the DRI area, there are over 3700 residential units, with an additional 170 units under construction and an additional 1700+ units with land use approvals. Inclusive of the core DRI area, there are 7,373 residential units within 500 feet of the area and 12,660 units within 0.25 miles of the DRI area. Additionally, within or abutting the DRI area there are 1302 affordable units with an additional 76 under construction. These residential units are supported by major cultural and institutional anchors such as the Hudson River Museum, The Science Barge, and the Great Point–Lionsgate Studios campus. These investments are poised to transform the area into a vibrant mixed-use, mixed-income waterfront district that attracts residents, visitors, and creative industries, creating crucial jobs for local residents.

Yet one critical piece remains unfinished: a full reconnection of the city to the river that first defined it. The Hudson Gateway Connector will catalyze that connection through ten coordinated projects that expand public access, strengthen east-west linkages, and activate underused waterfront parcels. The Waterfront Access Pedestrian Bridge will eliminate the long-time physical barrier between historically low-income inland neighborhoods and the Hudson, while the Waterfront Esplanade Extension will complete a 2-mile continuous, publicly accessible walkway along the river. Warburton Avenue Streetscape Improvements and

Mural Row will reinforce safe, engaging pedestrian routes from the transit core to the waterfront. Once there, new and enhanced destinations, including the City Pier Dock & Dine Facility and Seasonal Dining Space, New Boat Marina, Hudson River Beach, and the Immersive LED Theater, will create a vibrant, year-round riverfront district that strengthens walkability, supports local enterprise, and enhances quality of life throughout the city. Renovations to the Nepperhan Community Center, an essential community institution, will ensure the district's revitalization remains rooted in inclusivity and neighborhood

resilience. Collectively, these investments will complete the physical and cultural reconnection of Yonkers to the Hudson, advancing the city's goals of inclusive growth, downtown vitality, and lasting regional impact, while giving private developers the confidence they need to increase their investment in the area. One commenter at the most recent public engagement session expressed that waterfront revitalization has been underway steadily for many years, but to reach its full potential as a local and regional attraction, it needs state assistance to cross that tipping point.



Past Investment and Future Potential.

Public Investment (2015 - 2025)

Over the past decade, the City of Yonkers has delivered critical infrastructure, housing, and public realm projects that have laid the groundwork for sustained private investment, demonstrating once again the city's ability to plan, build, and maintain long-term urban initiatives.



The Seafire Grill Yonkers, Yonkers Pier

Hudson River Esplanade

Continuous public waterfront walkway and landscaping linking private riverfront developments with a city-maintained promenade

Investment: \$20 million

Ashburton Avenue Streetscape Improvements

Corridor reconstruction improving sidewalks, lighting, and crosswalks between Warburton Avenue and downtown transit connections

Investment: \$13 million

City Pier Rehabilitation

Reconstruction of the historic City Pier and bulkhead to support public docking, dining, and waterfront recreation.

Investment: \$3 million

Ravine Park Rehabilitation

Park and trailhead improvements to provide new open-space access and connections to adjacent housing redevelopment

Investment: \$ 350,000

City Pier/Seafire Grill

Exterior upgrades, water/sewer infrastructure improvements

Investment: \$1.2 million

Residential Redevelopment (Calcagno Homes/Schlobohm Houses)

Rehabilitation of public-housing complexes to improve energy efficiency, accessibility, services

Investment: \$100 million

Yonkers Arts and Cultural District/ Public Art Investments

Park and trailhead improvements along to provide new access and connections to adjacent housing redevelopment.

Investment: \$ 4 million

Private Investment (2015–2025)

Private development has accelerated alongside Yonkers' public investment. Over the past decade, \$1.85 billion in private capital has flowed into the DRI area, creating mixed-income and affordable housing, activating new commercial and retail space, adapting historic industrial structures for modern use, and expanding the city's growing film and media sector. The emergence of Great Point Studios and Lionsgate Entertainment has positioned Yonkers as the region's premier hub for film and television production, spurring complementary growth in housing, retail, hospitality, and small-business development throughout the City, most notably in the downtown core. The impact is measurable: in 2024, Yonkers generated a record-breaking \$900,000 in film-production revenue, the highest since the Mayor's Office of Film and Photography was established more than a decade ago. The city has aptly adopted the moniker "Hollywood on the Hudson," leveraging it as a marketing opportunity for future film production.

Avalon Yonkers ATI Sites LLC

Transit-oriented residential project expanding housing near Metro-North.

Investment: \$67,168,793

Avalon Yonkers Sunsites

Mixed-income residential community with on-site amenities.

Investment: \$115,852,441

Extell Hudson Waterfront (Hudson Piers)

Multi-phase mixed-use waterfront district with housing, retail, and open space.

Investment: \$475,000,000

Hudson View #4 (Lionsgate 2)

Expansion of studio-related facilities supporting film/TV production.

Investment: \$60,000,000

Miroza Tower – 44 Hudson

High-rise residential tower broadening downtown housing options.

Investment: \$133,571,451

Point & Ravine (STE-Affordable Housing)

Mixed-use infill bringing new housing and neighborhood retail to the corridor.

Investment: \$76,619,445

SFC H & I – MCRT

Large-scale mixed-use residential development with street-level activation.

Investment: \$111,000,000

SOYO Exalta – RXR (45 Main Street)

Downtown mixed-use project with residential, retail, and dining.

Investment: \$181,452,487

St. Clair Development (Affordable Housing)

Residential/commercial redevelopment advancing corridor reinvestment.

Investment: \$63,035,454

Yonkers Waterfront Properties

Adaptive reuse and renovation of riverfront assets into modern residential/retail.

Investment: \$86,500,000





Lionsgate Studios (Core Campus)

Purpose-built film/TV production campus anchoring “Hollywood on the Hudson.”

Investment: \$60,000,000

56 Prospect

Mid-rise residential redevelopment near downtown amenities.

Investment: \$32,575,000

Hudson Park Investors – Collins I

Waterfront residential with public access improvements.

Investment: \$46,600,000

Hudson Park North

Collins II continuation of waterfront residential redevelopment with amenities.

Investment: \$110,000,000

Cahokia LLC

Smaller-scale infill/adaptive reuse supporting local entrepreneurship.

Investment: \$4,000,000

Seafire Grill

New Restaurant opened 10.8.2025

Investment: \$5,000,000



Miroza Tower – 44 Hudson Street

Future Potential

Yonkers stands at the threshold of a new era for its waterfront. What began as environmental restoration has evolved into comprehensive urban renewal, anchored by a cohesive network of public spaces, dense residential and commercial development, entertainment venues, and connective corridors. The time to complete this vision is now.

The impacts will reach well beyond the water’s edge. The DRI portfolio is expected to support thousands of new jobs and generate demand for local vendors, trades, and creative professionals, reinforcing the regional workforce pipeline

emerging through the city’s partnerships in film, digital media, and hospitality.

The potential is not hypothetical. Every pier, park, and streetscape improvement completed over the past decade has increased property values, business activity, and foot traffic downtown. Yonkers is poised to translate that progress into permanence, a fully connected, year-round riverfront that drives regional tourism while remaining resident-focused and reflecting the resilience, diversity, and creative spirit that define the city today.



Recent and Impending Job Growth

The Yonkers Industrial Development Agency reported that 1,874 full-time jobs and 3,700 construction jobs have been directly tied to private development alone over the past five years. Yonkers' revitalization continues to generate steady employment across the downtown and waterfront districts, supported by public infrastructure investment and expanding private-sector activity.

The film and media industry has become one of the city's strongest employment engines. The Great Point–Lionsgate Studios campus, which opened in 2022, has already created hundreds of production, logistics, and hospitality positions, with up to 1,000 total jobs projected as expansion phases are completed. The Immersive LED Theater, part of the DRI portfolio, is expected to generate approximately 400 permanent full- and part-time jobs in performance, technical production, and operations. Together, these projects anchor a rapidly growing creative sector that continues to attract vendors, suppliers, and support businesses throughout the region.

Job growth extends well beyond the creative economy. New mixed-use and waterfront developments, including Hudson Piers, are expected to create hundreds of year-round positions

in housing management, hospitality, retail, and maintenance. Downtown restaurants and small businesses have expanded in response to rising residential density and visitor traffic, contributing to the city's strongest business creation rate in more than a decade.

Yonkers is aligning this growth with inclusive workforce development. Through partnerships with Westchester County, SUNY Westchester, and local high schools, new training pathways in digital media, hospitality, and skilled trades are being developed to ensure residents can access emerging opportunities. These efforts directly advance the Mid-Hudson Regional Economic Development Council's (MHREDC) priority and core strength sectors, particularly film and digital media, tourism and hospitality, and advanced manufacturing, reinforcing the region's strategy to link infrastructure investment with workforce opportunity and sustainable economic growth.



Quality of Life

Residents describe Yonkers as "on the rise," a community growing while staying true to itself. The majority of speakers at the most recent community engagement session shared that they were longtime residents, having lived in the City their entire lives or 50+ years. They expressed excitement about new developments, only seeking answers about how existing infrastructure would be affected. In the 2025 DRI survey responses, people expressed pride in the city's diversity, its riverfront revival, and the sense that "the waterfront finally feels like it belongs to everyone." At the same time, others noted they did not know the waterfront was open to the public, underscoring the continued importance of inclusion and visibility as Yonkers completes its transformation.

Housing

Over the past two decades, more than 3,000 new or rehabilitated housing units, both market-rate and affordable, have been built in the DRI area, reactivating sites that sat vacant for generations. Major projects such as Hudson Piers by Extell, Avalon Yonkers, RXR's SOYO Exalta, and Point & Ravine demonstrate the city's ability to attract investment and expand housing choice. Demand for waterfront living has surged as residents seek affordability, transit access, and character without sacrificing quality or amenities. From luxury towers to artist lofts and family apartments, Yonkers is proving that revitalization, downtown living, and affordability can coexist.

Everyday Connections: Walkability, Access, and Safety

Residents consistently identify walkability, safety, and access as top priorities for Yonkers' continued growth. In fact, Yonkers was recently ranked the fifth-safest city in America by WalletHub, highlighting a lesser-known distinction as one of the nation's safest, most livable urban centers. Through recent and planned investments, the City is transforming these everyday experiences, making it easier, safer, and more enjoyable for people of all ages and abilities to move through downtown and reach the riverfront. Major corridor improvements along Ashburton Avenue, Warburton Avenue, and Alexander Street have added new sidewalks, lighting, and crosswalks, creating safer east-west connections between neighborhoods, transit, and the waterfront. The proposed Point Street Pedestrian Bridge will link inland neighborhoods with a greater diversity of income levels to the Hudson, while Warburton Avenue streetscape enhancements and public art along Mural Row will make the journey itself more engaging.



Ravine Park, Ravine Avenue

Parks, Recreation, and Wellness

Recreation in Yonkers begins at the river and extends through every neighborhood. Investments in the Waterfront Esplanade, City Pier, and Habirshaw Park have transformed the waterfront into a continuous public realm where residents and visitors can walk, cycle, kayak, or simply sit by the water. The Ravine Park



Extell Hudson Waterfront

renovation added playgrounds and shaded gathering areas east of the tracks, while the Yonkers Greenway connects local streets to regional trail networks. Planned DRI projects, including a new marina, Dock & Dine facility, and public beach, will further expand recreation and tourism, turning the Hudson into Yonkers' shared backyard.

Across the city, the Department of Parks, Recreation & Conservation maintains more than 80 parks, playgrounds, and facilities, offering residents of all ages and fitness levels places to play, learn, and relax. From kayaking on the Hudson to walking the Waterfront Esplanade or exploring the formal gardens at Untermyer Gardens, outdoor experiences in Yonkers are designed to be inclusive and easily accessible. Miles of biking, walking, and fitness trails, along with year-round recreation programs, make wellness part of everyday life.

Dining and Entertainment

Downtown Yonkers has emerged as one of the Hudson Valley's most dynamic cultural and culinary destinations. The Downtown Business Improvement District (BID) anchors this vitality with events such as Riverfest, Yonkers Pride, and Arts Weekend, while supporting more than 50 restaurants and cafés within the DRI area, from long-time favorites like Zuppa, One Pier Steakhouse, and Yonkers Brewing Company to new international eateries. The latest addition to the culinary offerings on the waterfront, the Sea Fire Grill, brings a contemporary seafood venue to the City's Pier, with spectacular views of the Hudson River and the New York City skyline.

Public input emphasized the need for expanded nightlife and waterfront activity, an opportunity the new Immersive LED Theater will directly address. Developed in collaboration with Great Point Studios and Hudson Scenic, this one-of-a-kind performance venue will anchor evening activity and strengthen Yonkers's reputation as a creative hub. Complementary DRI projects, including the Dock & Dine Facility, Seasonal Dining Space, Marina, and Hudson River Beach, will establish the waterfront as a year-round destination for recreation, entertainment, and dining.

Economy Small Business Growth

The downtown area continues to attract new investment while supporting small-business growth. Many recent residential developments include ground-floor retail, significantly increasing the number of shops, banks, and restaurants. Yonkers has a reputation for strong collaboration with developers and entrepreneurs, home to approximately 18,000 businesses serving a population of about 200,000 residents. This mix of creative retail, arts, and hospitality has turned the downtown into a seven-day-a-week destination for residents and visitors alike.

Education and Civic Amenities

Yonkers offers comprehensive educational opportunities, from early learning through higher education. The Yonkers Public Schools system is complemented by charter and parochial schools, as well as nearby colleges and universities such as Sarah Lawrence College, Westchester Community College, Iona University, and Manhattan College. The Robert Halmi Sr. Academy of Film and Television, created by Yonkers Public Schools in partnership with Lionsgate Studios and Great Point Studios, launched in 2024 and now connects students directly to the city's growing film and digital media economy.

Essential services and civic institutions, including the Yonkers Public Library's Riverfront Branch, the U.S. Post Office, and the Nepperhan Community Center, which provides vital social, educational, and recreational programming, are located within the DRI area. Community survey responses and public comments specifically highlight the need for additional year-round, inclusive indoor community space, which will be fulfilled through planned renovations to the Community Center.

The district also provides access to major healthcare facilities, including St. Joseph's Hospital and St. John's Riverside Hospital, as well as several urgent care and clinic options. Together, these assets create a downtown that is as livable as it is dynamic, supporting the physical, cultural, and social well-being of all who call Yonkers home.

Supportive Local Policies

Sustainability

In 2020, Yonkers received its Bronze Level Climate Smart Community certification from New York State. The City's Climate Action Plan aims to reduce greenhouse gas emissions and strengthen the city's resilience to climate change. The plan sets measurable reduction targets across transportation, buildings, and waste sectors while advancing strategies for renewable energy, energy efficiency, and expanded green space. Community engagement is central to its approach, ensuring residents and stakeholders play an active role in shaping local sustainability initiatives. The Climate Action Plan complements Yonkers's broader sustainability goals and aligns with New York State's climate commitments.



*Justice Sonia Sotomayor Community School,
McLean Avenue and Lawrence Street*

Smart Growth Development

Yonkers's adopted Local Waterfront Revitalization Program (LWRP) sets policy to transform its riverfront into a mixed-use, publicly accessible district, strengthen neighborhood-to-river connections, and redevelop underused waterfront sites, goals directly aligned with the Hudson Gateway Connector initiative.

Multiple neighborhood master plans, covering Alexander Street, Ravine Avenue, and Ashburton Avenue, provide clear guidance for the redevelopment now underway in the DRI area. Together, these plans have transformed the city's approach to land use and infrastructure, opening the Hudson River waterfront to residents and businesses while ensuring that new investment supports housing, mobility, and environmental goals.

Housing

Yonkers' policy environment strongly supports housing diversity and affordability. The City earned Pro-Housing Community Certification in 2024 from NYS Homes and Community Renewal for its ongoing commitment to expanding both market-rate and affordable housing, and its Affordable Housing Ordinance (AHO) requires that all major multifamily projects include at least 10 percent affordable units. Complementary zoning reforms adopted in 2010 created three new zoning classifications, promoted transit-oriented and dense mixed-use development, and waived parking requirements within 1/4 mile of the transit hub to encourage pedestrian activity.

Age Friendly Community

Yonkers is in the process of formalizing new funding mechanisms, including IDA tax incentives, a Community Benefits Fund supported by commercial developers, and coordinated fundraising, to strengthen programs that serve seniors through outreach, volunteerism, and community partnerships. Collectively, these plans and policies position Yonkers as a forward-thinking city where long-term planning, economic inclusion, and quality of life are deeply interconnected.

Public Support

The proposed DRI area has been a focus of coordinated planning and public engagement for two decades, with the DRI boundary incorporating parts of four different Master Plans, all of which were publicly developed and underwent significant public engagement and review. The Hudson Gateway Connector builds upon the collective work of residents, businesses, and civic partners whose input has shaped this initiative and the broader waterfront renewal efforts.

Building upon longstanding community involvement and input, the City conducted a robust DRI engagement strategy, providing a series of ways for the community to get involved and share their thoughts on the proposed plan:

- Creation of a DRI page on the City Website with details about the DRI process and the proposed project list
- Social media marketing and e-blast to over 60,000 subscribers to the City of Yonkers social media pages about the DRI survey and Open Call for Projects
- Creation of a GIS story map detailing the proposed projects
- A public engagement session at the Riverfront Library, to share the proposed project list, request feedback, and guide visitors to the survey and story map covered by Westchester News 12

Top Priorities from Community Survey Responses (quantitative highlights)

- Waterfront Access and Connectivity: Mentioned by over 60% of respondents as their highest priority.

- Public Spaces and Recreation: Ranked among the top three priorities by 58% of respondents.
- Arts and Culture: Identified by 42% as a major contributor to downtown vitality.
- Safety and Cleanliness: Highlighted by 35% of respondents as an area needing continued improvement.
- Small Business and Nightlife: Noted by 31% as a key opportunity for future investment.
- Inclusion and Equity: About 20% of respondents specifically mentioned affordability, accessibility, or multilingual outreach as ongoing needs.

Additional Observations

- General sentiment: Nearly 85% of respondents indicated they “strongly support” or “support” Yonkers applying for DRI funding.
- Use of waterfront: Around two-thirds (~67%) said they visit the waterfront monthly or more often, while 15% said they were unsure whether portions of the riverfront were open to the public, confirming the need for improved visibility and signage.
- Events and culture: Over 70% reported attending at least one downtown event such as Riverfest, Arts Weekend, or a waterfront concert in the past year.

Overall, the survey reaffirmed a consistent public vision: a downtown that is safe, walkable, and welcoming to everyone, anchored by a vibrant, accessible waterfront.



Transformative Project Opportunities



Rendering of Dock & Dine

City Pier – Dock & Dine

Project Sponsor: City of Yonkers
Estimated Cost: \$2.5 million
DRI Request: \$1 million
Timeframe: 1 year

The centerpiece of the Waterfront Esplanade is Yonkers's historic 1901 City Recreation Pier, a two-story landmark that anchors the downtown waterfront. Building on this success, the City envisions constructing a replacement dock along the Pier's southern side to replace the barge with a dock that will accommodate existing boat traffic and enable access for waterborne tourism and recreation. The new Dock & Dine facility will allow pleasure craft owners to dock temporarily while enjoying nearby dining, shopping, and cultural experiences along the downtown waterfront.

This project leverages a \$350,000 Empire State Development grant and City matching funds currently earmarked for design, as well as more than \$3 million the City has already invested

in restoring and modernizing the historic Recreation Pier between 2022 and 2024. The Dock & Dine project supports MHREDC Goals 2 and 3 by expanding tourism and waterfront revitalization through adaptive reuse of a historic structure and new maritime access. It contributes to the region's strategy to leverage natural assets and cultural destinations as catalysts for inclusive economic development along the Hudson River.

City Pier – Seasonal Dining Facility

Project Sponsor: Benjamin Restaurant Group
Estimated Cost: \$3.5 million
DRI Request: \$1.5 million
Timeframe: 1 - 2 years

The Seasonal Dining Facility will transform the lower level of Yonkers's historic 1901 City Recreation Pier into an open-air restaurant and event space overlooking the Hudson River. Designed to complement the newly opened Sea Fire Grill on the upper floor, operated by the Benjamin Restaurant Group, a New York-based fine dining group whose restaurants are consistently ranked among the region's top five-star establishments, the venue will feature flexible indoor and outdoor seating, riverfront terraces, and public amenities that activate the Pier from spring through fall.

Building on more than \$3 million in structural rehabilitation completed between 2022 and 2024, this project will complete the Pier's reactivation as both a civic gathering place and regional waterfront destination. The Seasonal Dining Facility will expand dining and entertainment options at the river's edge, strengthen the downtown economy, and elevate the city's culinary landscape by pairing a premier dining brand with inclusive, public-facing access to the Hudson.

This project advances MHREDC Goal 3, which emphasizes placemaking and downtown activation through mixed-use development and high-quality public amenities. By pairing premier dining with public access and cultural programming, the facility strengthens the region's vision of vibrant, connected waterfront communities that attract residents and visitors year-round.



Rendering Sea Fire Grill lower level



Rendering at Alexander Street

Mural Row – Alexander Street Arts Corridor

Project Sponsor: City of Yonkers & Yonkers Industrial Development Agency

Estimated Cost: 1.2 million

DRI Request: \$500,000

Timeframe: 3-5 years

Mural Row will transform a quarter-mile stretch of Alexander Street around the Yonkers Train Station into a vibrant outdoor arts corridor. A series of large-scale murals will depict Yonkers' industrial, cultural, and environmental heritage, taking viewers on a visual journey through the city's history and the broader Hudson Valley landscape. The project will turn blank industrial walls into a dynamic pedestrian experience, creating a colorful gateway for commuters and visitors exploring downtown.

The Mural Row project advances MHREDC Goal 3, which prioritizes revitalizing downtowns and community centers through coordinated public-realm and placemaking investments. By transforming a key urban corridor into a walkable outdoor arts destination, the project supports the region's emphasis on arts-driven economic activity, cultural tourism, and vibrant public spaces that enhance community identity and year-round engagement.

Waterfront Esplanade Extension

Project Sponsor: Extell Development Company

Estimated Cost: \$12 million

DRI Request: \$1 million

Timeframe: 1 - 2 years

Building on two decades of investment and planning, the Waterfront Esplanade Extension will continue Yonkers' signature Hudson River walkway north from Ashburton Avenue to the new Point Street Pedestrian Bridge, creating more than two miles of continuous public waterfront access. The project will feature new paving, railings, lighting, landscaping, and seating areas, completing the final segment of the city's riverfront promenade and connecting downtown to emerging residential and cultural districts to the north.

The Waterfront Esplanade Extension expands safe, multimodal access to the Hudson River while incorporating resilient waterfront design features, including durable, flood-tolerant materials and native plantings that reduce maintenance needs and improve shoreline stability. By transforming fragmented access points into a unified, welcoming public realm, the project fulfills one of Yonkers' residents' top survey themes: walkability, safety, and connection. Once complete, the Waterfront Esplanade will serve as the connective spine uniting the city's waterfront parks, housing, and businesses. It will also reinforce Yonkers' role as a model for inclusive, sustainable waterfront revitalization, supporting both community well-being and regional economic growth along the Hudson River corridor.

This initiative advances MHREDC Goals 1 and 3 by investing in modern, resilient infrastructure and by improving the public realm through flood-tolerant design, native plantings, and accessible waterfront recreation. The project fulfills the regional objective to connect waterfronts with downtowns and to enhance public spaces that support both community health and economic growth.



Nepperhan Community Center, current and proposed renovation

Nepperhan Community Center

Project Sponsor: City of Yonkers

Estimated Cost: \$8 million

DRI Request: \$3 million

Timeframe: 1 - 2 years

For decades, the Nepperhan Community Center has served as a cornerstone of Yonkers, offering academic enrichment, recreation, life-skills training, and family programs that support residents of all ages. To preserve its role as a neighborhood anchor, this project will invest in facility renovations and modernization to ensure it remains a reliable, welcoming resource for youth, families, and seniors. Upgrades will include a much-needed full renovation of the lower level, nearly doubling the available activity and recreation space, while enhancing accessibility, updating community areas, and expanding capacity for programs in education, recreation, and social support.

The project supports MHREDC Goals 1 and 3 by sustaining essential community infrastructure and inclusive growth. Renovating this long-standing neighborhood institution reinforces the region's emphasis on equity, education, and civic investment as foundations of resilient downtown revitalization.

Waterfront Access Pedestrian Bridge

Project Sponsor: City of Yonkers & Extell Development Company

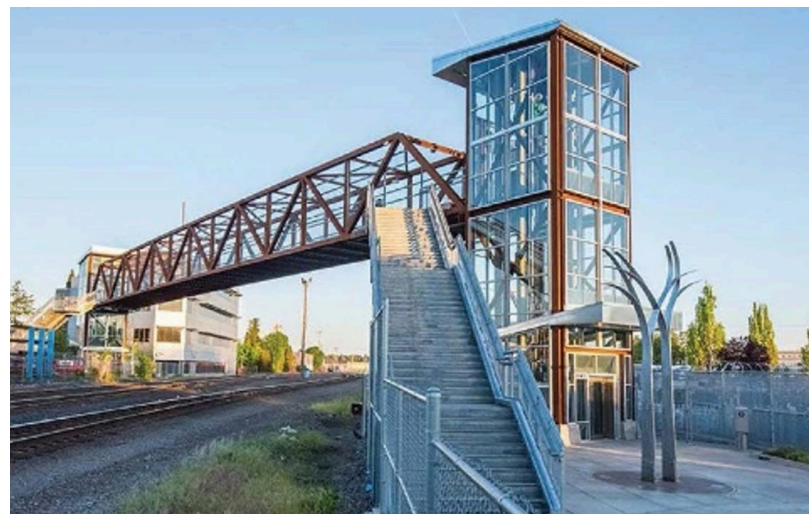
Estimated Cost: \$5.3 million

DRI Request: \$2 million

Timeframe: 2 years

The Waterfront Access Pedestrian Bridge will replace a decommissioned utility bridge at Point Street with a fully ADA-accessible pedestrian connection linking historically low-income inland neighborhoods to the Hudson River. The new structure will include lighting, and safety railings to provide a secure, direct, and well-lit passage over the active rail corridor, providing residents direct pedestrian access to the Waterfront Esplanade, public parks, and downtown waterfront amenities.

This project directly implements MHREDC Goal 3, which calls for revitalizing downtowns and community centers through packaged public-realm investments such as lighting, sidewalks, and non-motorized transportation infrastructure. By replacing obsolete infrastructure to improve equitable access, the bridge advances the region's vision for walkable, connected communities that expand opportunity and strengthen downtown vitality.



Rendering of Waterfront Access Pedestrian Bridge

Hudson River Beach

Project Sponsor: Extell Development Company

Estimated Cost: \$2.5 million

DRI Request: \$1 million

Timeframe: 2-3 years

The Hudson River Beach will create one of the first public, man-made riverfront beaches on the Hudson River, offering safe, direct access for kayaking, paddleboarding, and waterfront recreation. The project will feature a naturalized shoreline and water-access platforms, transforming a former industrial edge into an inclusive public amenity for residents and visitors alike.

Located adjacent to the Hudson Piers development, the beach will serve as a vital open space link between new housing, the Waterfront Esplanade, and the river. The Hudson River Beach advances MHREDC Goals 2 and 3, combining sustainability and public-realm revitalization. By reclaiming post-industrial land for recreation and open space, the project supports regional priorities for parks and equitable access to natural resources, strengthening Yonkers' role in promoting environmental stewardship and outdoor tourism. It also addresses 2025 survey responses that call for more outdoor recreation, family-friendly amenities, and opportunities to connect with the water.



Rendering of Immersive LED Theater

Immersive LED Theater at Waterfront Studios

Project Sponsor: Great Point Studios / Lionsgate

Entertainment/Extell Development Company

Estimated Cost: \$50 million

DRI Request: \$5 million

Timeframe: 3-5 years

Great Point Studios, the developer of the largest film and television production complex in the Northeast, is expanding its footprint in Yonkers with a first-of-its-kind immersive LED theater, the only live entertainment venue of its kind in the nation. Designed in collaboration with Hudson Scenic Studio, the Yonkers-based stage design firm behind some of Broadway's most innovative productions, the facility will combine AI-assisted visual environments, LED technology, and first-class set construction to redefine how live performance and digital storytelling intersect. The theater is slated for a location within the Extell Development Company's waterfront site at the northern end of the DRI Zone.

The 20,000-square-foot venue will seat approximately 1,200 people and include on-site parking for up to 500 vehicles, creating a new regional destination for live entertainment, media production, and workforce training. Together, Great Point and Hudson Scenic will use the space to host live performances, develop new immersive content, and train local talent in cutting-edge entertainment and production technology.

This initiative advances MHREDC Goals 1 and 4, strengthening the region's creative-industry cluster. By converting an industrial property into a state-of-the-art venue for performance and training, the project supports the region's strategy to grow the film and digital media sectors as engines of employment and visibility.

New Boat Marina

Project Sponsor: Extell Development Company

Estimated Cost: \$4 million

DRI Request: \$1 million

Timeframe: 1-2 years

The new boat marina, located on the site of the Extell Development Company's ongoing project, will provide seasonal and day-use slips for recreational boaters, expanding opportunities for regional water-based tourism and economic activity along the Yonkers waterfront. The marina will feature modern docking infrastructure, utilities, and shoreline enhancements adjacent to the Hudson Piers mixed-use development. Together with the historic Recreation Pier and nearby public amenities, the marina will re-establish Yonkers as a central stop for boaters and visitors traveling the Hudson River corridor.

The marina supports MHREDC Goals 2 and 3, furthering waterfront revitalization, tourism, and recreation as key drivers of regional growth. By integrating sustainable docking infrastructure with new housing and dining destinations, the project enhances public access, local enterprise, and regional connectivity along the Hudson River corridor.

Rendering of boat marina



Warburton Avenue Streetscape Improvements

Project Sponsor: City of Yonkers

Estimated Cost: \$3 million

DRI Request: \$1,000,000

Timeframe: 2025–2027

The Warburton Avenue Streetscape Improvements project will enhance one of downtown Yonkers’s most visible and well-traveled corridors, extending from Dock Street north to Point Street. Served by Bee-Line Route 1, Warburton Avenue is a key commercial and transit link connecting neighborhoods east of the tracks with the Hudson River waterfront.

The project will include new sidewalks, historic light poles, street trees, and landscaped plantings, improving pedestrian safety, accessibility, and the overall appearance of the corridor. Streetscape upgrades will also strengthen walkable connections

between Ashburton Avenue, the Point Street Pedestrian Bridge, and the Hudson River Esplanade, completing a cohesive network of multimodal routes throughout the DRI area.

This project advances the MHREDC Goal 3 strategy to revitalize downtowns through packaged investments in the public realm that establish walkable communities as economic engines for the region. By upgrading sidewalks, lighting, and other elements of the public realm, the initiative strengthens local commerce, supports non-motorized transportation, and visually unites Yonkers’ downtown and waterfront districts.

Summary of Transformative Projects

PROJECT NAME	TOTAL PROJECT COST	DRI REQUEST	TIMEFRAME
City Pier Dock and Dine	\$2,500,000	\$1,000,000	1 year
City Pier Seasonal Dining Facility	\$3,500,000	\$1,500,000	1-2 years
Mural Row	\$1,200,000	\$500,000	3-5 years
Waterfront Esplanade	\$12,000,000	\$1,000,000	1-2 years
New Boat Marina	\$4,000,000	\$1,000,000	1-2 years
Hudson River Beach	\$2,500,000	\$1,000,000	2-3 years
Great Point Studios Immersive Theater	\$50,000,000	\$5,000,000	3-5 years
Waterfront Access Pedestrian Bridge	\$5,300,000	\$2,000,000	2 years
New Nepperhan Community Center	\$8,000,000	\$3,000,000	1-2 years
Warburton Avenue Streetscape Improvements	\$3,000,000	\$1,000,000	3 years
TOTAL		\$17,000,000	



The image shows the official seal of the City of Yonkers, which features a profile of George Washington and the text "THE CITY OF YONKERS" and "1794". The seal is set against a background of a pair of large, ornate scissors.

Administrative Capacity

Since 2012, the City of Yonkers, under the leadership of Mayor Mike Spano, has advanced a clear vision of downtown and waterfront revitalization. The DRI effort will be led by the Mayor's Office and the Department of Planning and Development (DPD), which has a long and successful record of administering federal and state grants and coordinating large-scale community planning initiatives.

For nearly five decades, DPD has managed more than \$300 million in federal and state allocations, including HUD Community Development Block Grants and HOME rehabilitation funds, to revitalize neighborhoods, expand affordable housing, and leverage billions in public-private partnerships. Its experience extends across housing, infrastructure, and social service programs, supported by enduring partnerships with community-based organizations and affordable housing providers.

Key Members of the DRI team for the City of Yonkers include:

Susan Gerry, ESQ, Deputy Mayor

Susan Gerry was re-appointed by Mayor Spano in 2024 as Deputy Mayor. She is responsible for managing City departments and agencies, major policy initiatives, economic development, the joint administrative functions of the City and Yonkers Public Schools, fiscal planning and policy, and capital programming. She rejoined the City of Yonkers after serving as Senior Vice President at Westchester County Healthcare Corporation, where she focused on strategic alliances and partnerships and also served as its Chief Development Officer. She previously served as the City of Yonkers' first female Deputy Mayor from 2012 to 2017. During that time, she spearheaded the City of Yonkers-Yonkers Board of Education Consolidation Program, led the City's Rebuild Yonkers Schools advocacy effort, and led the implementation of the Ban the Barges campaign. Gerry also served as Secretary to the Yonkers Industrial Development Agency, as a member of the Yonkers Economic Development Corporation, and on the Executive Committee of the Westchester Municipal Officials Association. Gerry currently serves as a trustee for SUNY/Westchester Community College and is Chair of the college's Governance Committee. From 2019-2024, Gerry also served on the Mid-Hudson Regional Economic Development Council and its Executive Committee. She received her Bachelor of Business Administration from George Washington University and her Juris Doctor from the University of San Diego School of Law.

Charlene Indelicato, Commissioner of Planning

Charlene Indelicato was appointed Commissioner of Planning and Development for the City of Yonkers in 2025. She brings over 30 years of experience as an attorney and municipal planner, having held senior leadership roles across several Westchester County municipalities. As Commissioner, Indelicato oversees the City's Offices of Affordable Housing, Community Development, Economic Development, and Planning. She is responsible for promoting and coordinating development activities that support strategic growth and revitalization throughout Yonkers. Before joining the City of Yonkers, Indelicato was President and Executive Director of the Roosevelt Island Operating Corporation, overseeing the Island's tram, bus network, and Public Safety Department. She previously served as Village Administrator for Dobbs Ferry, Planning Commissioner for Mount Vernon, Corporation Counsel and City Manager for New Rochelle, and Westchester County Attorney, building extensive experience in public administration and municipal law.

Paul Summerfield, PE, City Engineer

Paul Summerfield is a licensed New York State Professional Engineer with over 30 years of experience. As City Engineer, Summerfield supervises a staff of 28 while providing professional engineering services to the City of Yonkers. Summerfield is responsible for numerous City infrastructure design and construction projects, including road and bridge construction and reconstruction, traffic engineering, installation and replacement of water mains and sewers, and construction of City buildings, waterfront, and parks facilities.

Jaime Martinez, AICP, LEED Green Associate, Director of Planning

As the Director of the Planning Bureau, Jaime is an AICP-certified urban planner with 17 years of Planning and Development experience. Jaime brings a wealth of experience in land use planning and long-range planning, including coordinating the adoption of two Comprehensive Plans (Mount Vernon and the Village of Ossining) as well as several major rezoning initiatives, and was a key member of the team for the winning DRI application for the Village of Ossining. He also has significant private sector experience, coordinating land use approvals for multifamily buildings in Peekskill, Yonkers and Eastchester. He is also certified as a LEED Green Associate.