



**City of Yonkers
Hudson Gateway Connector
Downtown Revitalization Initiative (DRI)**

**Local Planning Committee Meeting #2
September 24, 2026**



**Department of State
Downtown Revitalization
Initiative & NY Forward**

- I. Welcome & Introductions – 5:30 PM
- II. Code of Conduct – 5:35 PM
- III. Presentation – 5:40 PM
 - i. Summary of public engagement events
 - ii. Revised Goals
 - iii. Summary of Open Call for Projects
 - iv. Evaluation Criteria
 - v. Characteristics of strong DRI projects & slate of projects
- IV. Public Comment – 6:15 PM
- V. Next Steps

Code of Conduct

Each Local Planning Committee Member is reminded of their obligation to disclose potential conflicts of interest with respect to projects that may be discussed at today's meeting. If you have a potential conflict of interest regarding a project you believe will be discussed during the meeting, please disclose it now and recuse yourself from any discussion or vote on that project. For example, you may state that you, or a family member, have a financial interest in the project, or you are on the board of the organization proposing the project.

If recusals exist, add: The conflicts of interest we have on file include (insert list of LPC members names, affiliation, and project with the conflict).

Do any LPC members need to make a disclosure to the Committee?

If you have questions regarding a potential conflict of interest and need advice, contact the New York State Department of State Ethics Officer:

Anais Vasquez
Office of General Counsel
New York Department of State
(518) 948-0275
Anais.Vasquez@dos.ny.gov

September - October

Riverfest outreach - 9/19

McLean Avenue Festival - 9/26

Yonkers Train Station - 9/28 and 9/29

Virtual Office Hours for Open Call for Projects – Tuesdays, 2 – 4 PM

November

Yonkers Train Station (TBD)

December

DRI Projects Public Workshop - 12/17

DRI Project Survey

Ongoing Throughout:

- Website
- Social Media
- Email Campaigns
- Promotional Materials
- QR Codes

Riverfest – Key Takeaways

- Interest in more activities and nightlife at the Waterfront and Downtown
- Support the existing and expansion of the Waterfront Esplanade
- Public support for the City's DRI application projects, especially:
 - Waterfront Access Pedestrian Bridge
 - Hudson River Beach
 - City Pier Dock & Dine
 - Restaurant Barge at JFK Marina



Final Goals

- Expand on the current Hudson Gateway Connector identity and create a vibrant, year-round riverfront destination that activates retail and community space for recreation, dining, entertainment, experiential retail, and public art.
- Make pedestrian connections between inland neighborhoods and the water and develop a walkable riverfront with inclusive public amenities.
- Provide new water access for visitors and residents alike and docking infrastructure that will attract boaters.
- Retain and grow the number of young people, families, and seniors who call Yonkers home by developing inclusive spaces that serve every generation.
- Activate underused parcels to promote redevelopment that supports new economic opportunities and reinvestment.

- Submission period is currently open **September 10th – October 16th**
- Forms and information are made available on the DRI website at <https://www.yonkersdri.com>
- Virtual information office hours are available on Tuesdays, September 15 – October 13, from 2 to 4 PM
- Topics being provided information on at all outreach events include: DRI process, Open Call for Projects, City of Yonkers' proposed DRI projects, DRI Website and QR code

We are looking for projects that are shovel ready, transformational, feasible and catalytic!

Project Evaluation Criteria

- **Alignment with Local and State Goals.** Projects must advance the goals established by the LPC and the State for the DRI community.
- **Catalytic Effect.** Projects must have a significant positive impact on the revitalization of downtown.
- **Project Readiness.** Projects should be well-developed and ready to proceed as soon as possible upon the award of funding.
- **Cost Effectiveness.** Projects must represent an effective and efficient use of public resources.
- **Co-Benefits.** Projects must result in benefits to the community, beyond just the project developer, such as: additional economic activity and improved quality of life.

Project Evaluation Worksheet

City of Yonkers DRI
Hudson Gateway Connector
Project Evaluation Worksheet



LPC Member Name: _____	Project Name: _____	Recusal: _____		
			Low	Mid
				High
Alignment with State goals:				
• Create an active downtown with a strong sense of place that reflects the community's heritage and culture. • Attract new businesses that create a robust mix of shopping, entertainment, and service options for residents and visitors, and that provide job opportunities for a variety of skills and salaries. • Enhance public spaces for arts and cultural events that serve the existing members of the community but also draw visitors from around the region. • Cultivate a variety of housing opportunities that help build an inclusive and welcoming community. • Grow local tax revenue. • Provide amenities that support and enhance downtown living and quality of life for people of all ages, abilities, incomes, and backgrounds. • Reduce greenhouse gas emissions and support investments that are more resilient to future climate change impacts.				
			Low	Mid
				High
Alignment with local Goals:				
• Expand on the current Hudson Gateway Connector identity and create a vibrant, year-round riverfront destination that activates retail and community space for recreation, dining, entertainment, experiential retail, and public art. • Make pedestrian connections between inland neighborhoods and the water and develop a walkable riverfront with inclusive public amenities. • Provide new water access for visitors and residents alike and docking infrastructure that will attract boaters. • Retain and grow the number of young people, families, and seniors who call Yonkers home by developing inclusive spaces that serve every generation. • Activate underused parcels to promote redevelopment that supports new economic opportunities and reinvestment				
			Low	Mid
				High
Project Readiness:				
• Capacity to implement the project and manage NYS contract. • Ability to begin implementation in the near-term (~2 years from award).				
			Low	Mid
				High
Catalytic Effect:				
• Significant and transformative impact on the Hudson Gateway Connector				
			Low	Mid
				High
Co-Benefits:				
• Potential to attract other investment or create benefit beyond the DRI boundary • Ability to generate additional economic activity, tax revenue, and/or jobs/employment • Enhances accessibility to the waterfront, improves quality of life in the neighborhood, and/or results in improvements to buildings likely to create a healthier, more comfortable place to live.				
			Low	Mid
				High
Cost Effectiveness:				
• Adequate budget information is provided and reflects a prudent expenditure of State resources • Ability to leverage additional investment				
			Low	Mid
				High
Level of public support:				

Final Slate of Recommended Projects

Final slate of projects takes into consideration feedback from the public and is finalized by the LPC

The LPC will recommend a final slate of projects with a total requested amount of DRI funds between \$13 – 16 million

\$9.7 million in DRI grant funds is available.

Funding
Requests
Received



Target
Range



DRI
Award



Public Comment Period

(please limit comments to 2 minutes)

Questions about the DRI?

Email: Yonkers_dri@nelsonpope.com

LPC Activity Outlook

- **October 16, 2026, 4 PM**
Open Call for Projects form due
- **October 26, 2026**
LPC Meeting #3
- **November 30, 2026**
LPC Meeting #4
- **December 17, 2026**
Public Workshop
- **January 25, 2027**
LPC Meeting #5
- **February 22, 2027**
LPC Meeting #6

Program resources:

[NYS DRI Website](https://www.ny.gov/programs/downtown-revitalization-initiative)
www.ny.gov/programs/downtown-revitalization-initiative

[Yonkers DRI Website:](https://www.yonkersdri.com)
<https://www.yonkersdri.com>



— THE NEXT CHAPTER —
for Downtown Yonkers
— HUDSON GATEWAY CONNECTOR —

**LPC Meeting
Schedule
@ 5:30 – 7:30 PM
*Riverfront Library***

- Meeting #3 – 10/26/26
- Meeting #4 – 11/30/26
- Meeting #5 – 1/25/27
- Meeting #6 – 2/22/27