



YONKERS' UNIQUE FEATURES

As you consider this project please remember these important city resources:

- 1. The waterfront location at the northern end of the New York City harbor and across from the scenic and historic Palisades Sill.**
- 2. The diversity of community with strong family and community connections.**
- 3. The location of development along mass transit enabling mobility for work and recreation.**
- 4. The 'small community' within a larger community - with its own small shops, parks, residences and offices – this should allow for a 'walkable neighborhood' focus in the design .**
- 5. The intergenerational nature of the community.**

Location, Location, Location: The Yonkers Waterfront Project now lies directly on the waterfront in the City of Yonkers in Southern Westchester County, just north of New York City. Located along the east bank of the Hudson River, many feel the city of Yonkers is positioned in the most vibrant and scenic part of the Hudson, across the river from the majestic Palisades Sill.

The River: This densely populated community has used the river as its source of food, commerce, recreation and transportation over the many years of its history. The river flows through, and is actually a part of Yonkers, with 10 percent of the Yonkers community acreage under the river water. The Alexander Street Master Plan project is situated along a stretch of riverfront over a mile in length, with 100 percent of the project on or in the Hudson. The river is key to the project identity and planning process. (Almost one-third of the Master Plan (41 of the 153 acres in the project) is under the water of the Hudson River.)

The Hudson River has been a major influence in past development of Yonkers, fueling the growth of **industrial** activity that supported the local economy throughout the 19th and into the first half of the 20th century. As with many cities and villages along the Hudson River, the economy of the village was dependent on waterfront economic activity. However as the Hudson River economy moved away from its industrial history, the waterfront businesses slowed, the buildings deteriorated, and the Yonkers waterfront fell into decline.