

South Broadway Gateway Comprehensive Smart Growth Plan

PUBLIC WORKSHOP #1

June 9, 2026, 6:00-8:00 PM



Workshop Agenda

1. Team and Project Introduction
2. Virtual Walking Tour
3. Existing Conditions and Principles for Smart Growth

Meet the Team

BFJ Planning

BFJ Planning is a consulting firm providing professional expertise in planning, urban design, environmental analysis, real estate, and transportation since its establishment in 1980.



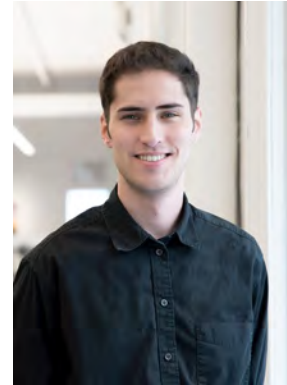
Noah Levine



Jonathan
Martin



Suzanne
Goldberg

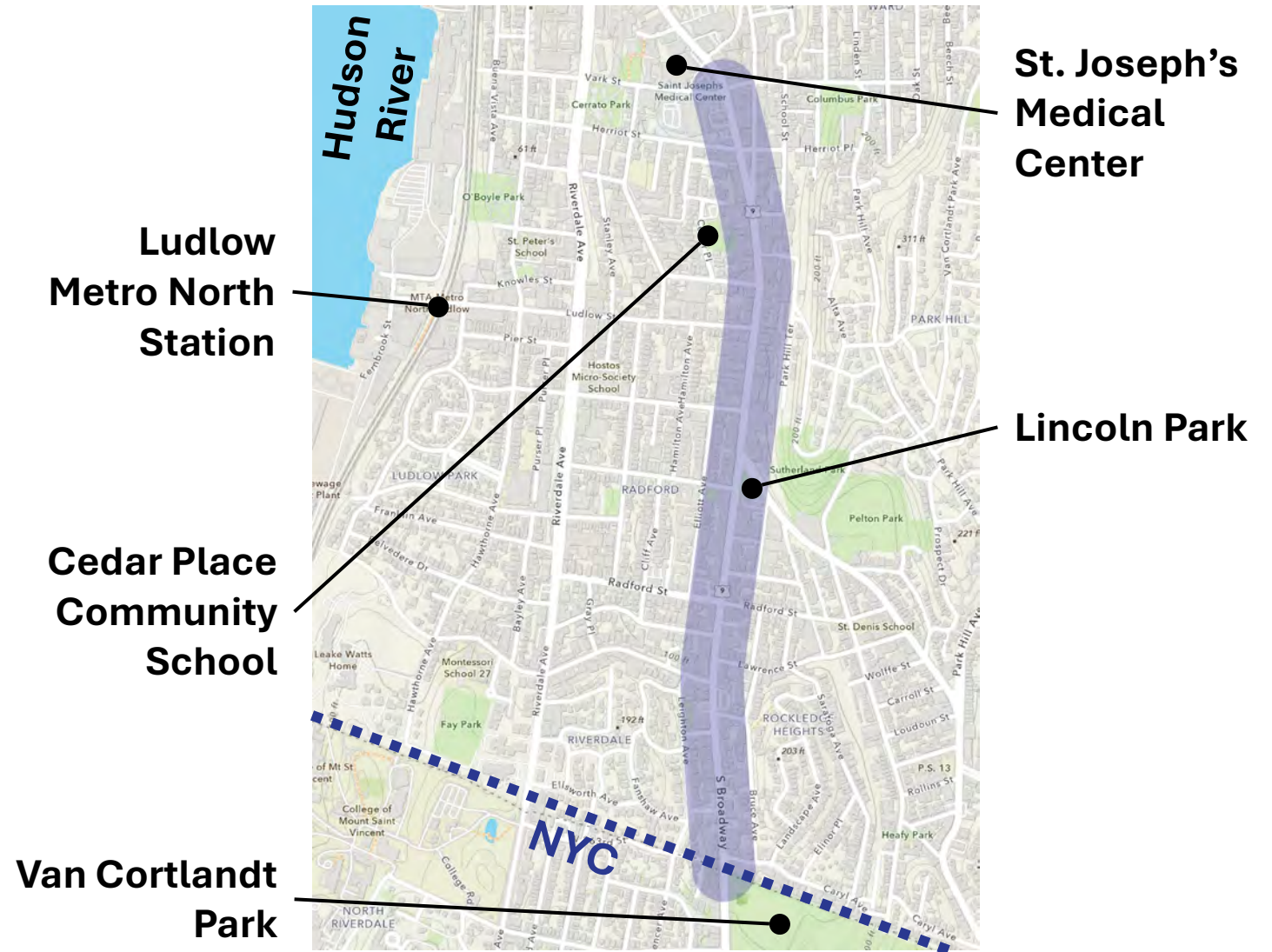


Nick Cerdera

Objective of Project

Develop a Plan and Updated Zoning Regulations that:

- Build on South Broadway's legacy as a vibrant mixed-use corridor
- Strengthen its role as a gateway to Yonkers and NYC
- Support sustainable growth, economic vitality, and quality of life



Previous 2009 Study



Completed in 2009

The Zoning Study evaluated the existing conditions of the time to

1. Provide recommendations for the management and stewardship of the corridor
2. Develop **zoning regulations** to encourage a lively, **pedestrian-friendly environment**

In 2011, the South Broadway Corridor was divided into four commercial-oriented subzones.



South Broadway Zoning Analysis

Prepared for the City of Yonkers

by Phillips Preiss Shapiro Associates, Inc.
Planning & Real Estate Consultants
September 2009

Project Timeline

Spring 2026

Start of Study:
Existing Conditions
Research

June 2026

Workshop 1:
Gain community
perspectives

**Summer
2026**

Develop Preliminary
Recommendations

Fall 2026

Workshop 2:
Present Preliminary
Recommendations

**Want to know
more about the
project?**

Stay tuned by visiting our website!

<https://tinyurl.com/SBwayForward>



Technical Advisory Committee (TAC)

- Charlene Indelicato, *Commissioner of Planning & Development*
- Paul Summerfield, *City Engineer*
- Jaime A. Martinez, *Planning Director*
- Dominic Micka, *Director of Traffic Engineering*
- John Michalak, *Mechanical Engineer*
- Frank Badalato, *Associate Corporation Counsel*
- Christine Carney, *Senior Planner*
- Daisy Colon, *Senior Special Project Coordinator*
- Dider Monteiro, *Planning Technician & Clerk*



Let's go on a virtual
walking tour of South
Broadway!









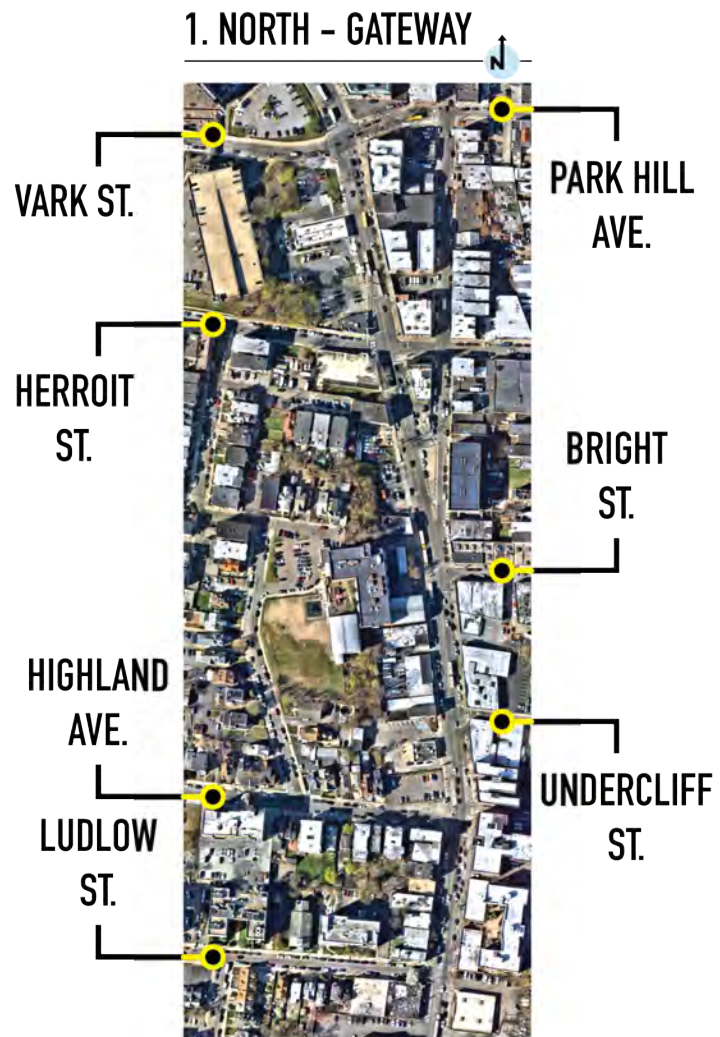




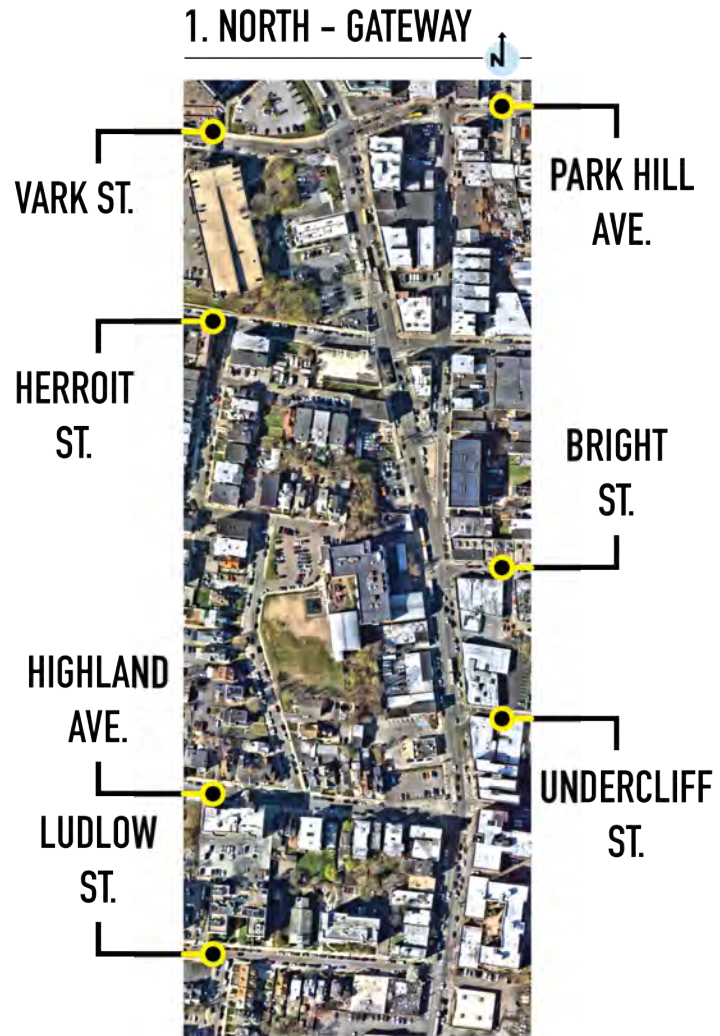




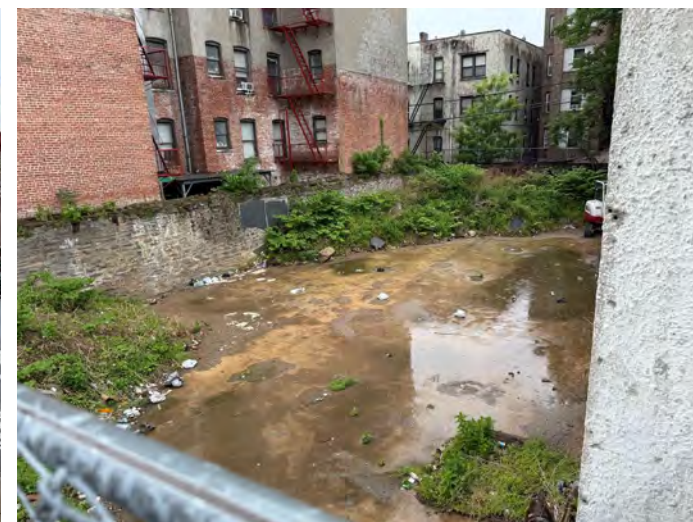
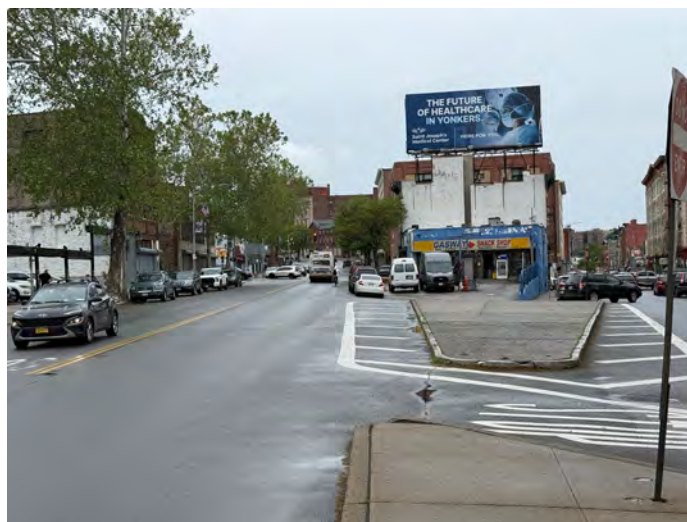
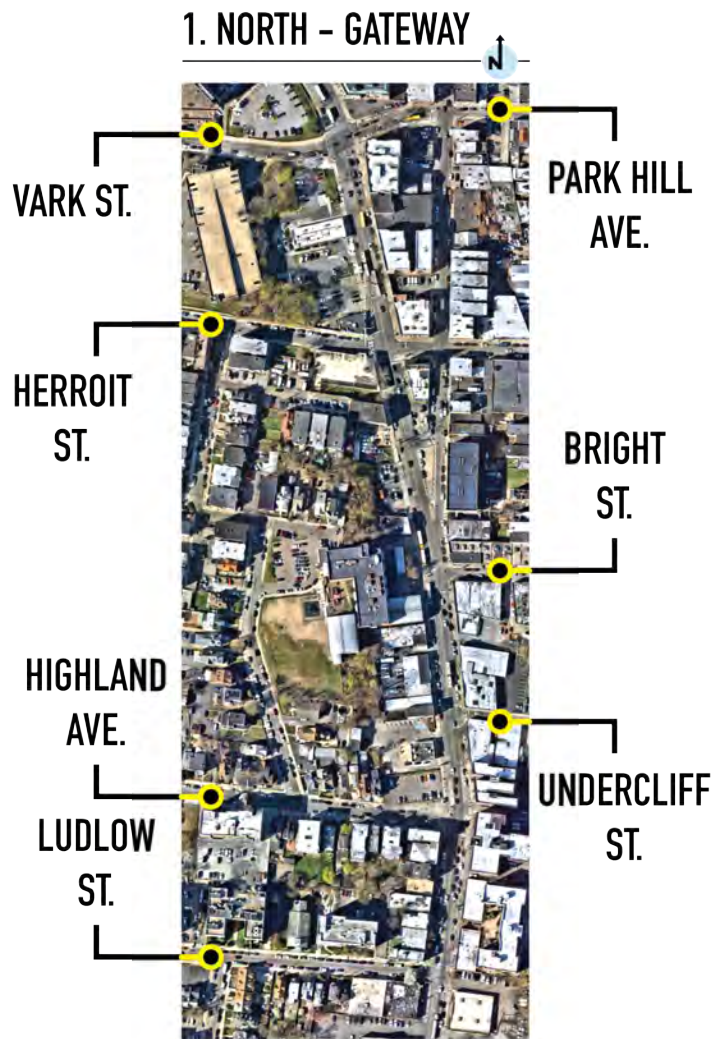
Stop 1: North-Gateway



Stop 1: North-Gateway



Stop 1: North-Gateway























Stop 2: Ludlow Stretch



Stop 2: Ludlow Stretch

2. LUDLOW STRETCH

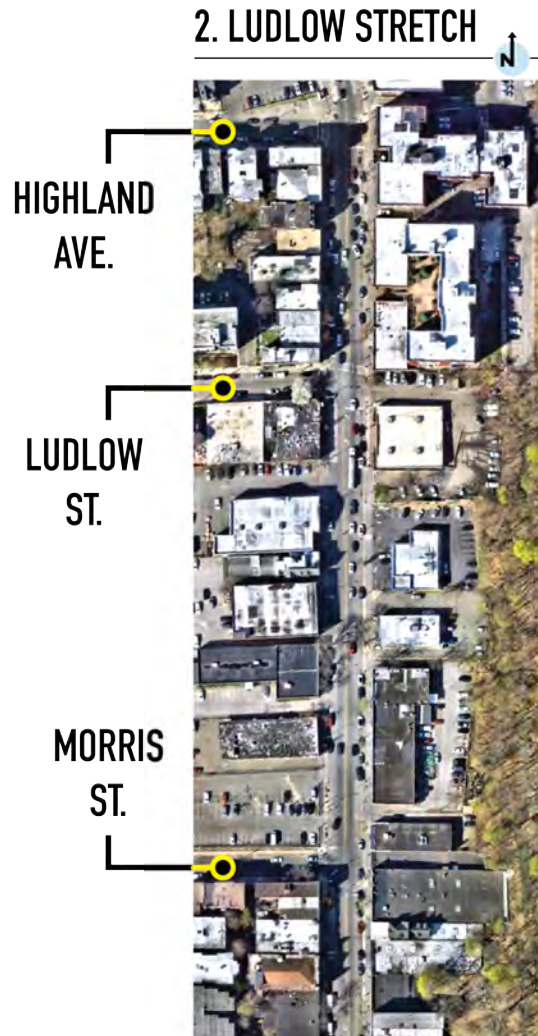
HIGHLAND
AVE.

LUDLOW
ST.

MORRIS
ST.



Stop 2: Ludlow Stretch

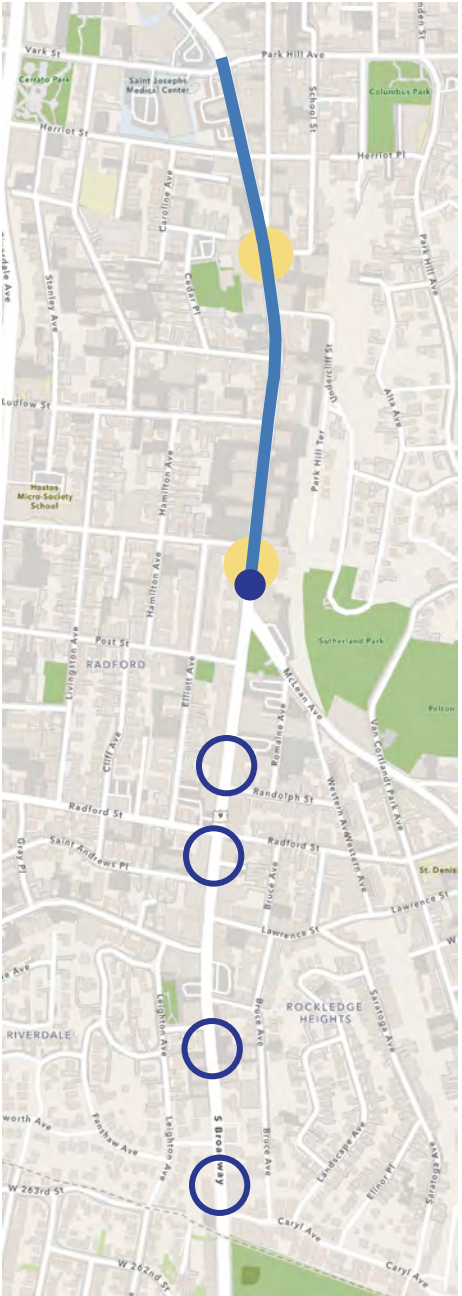


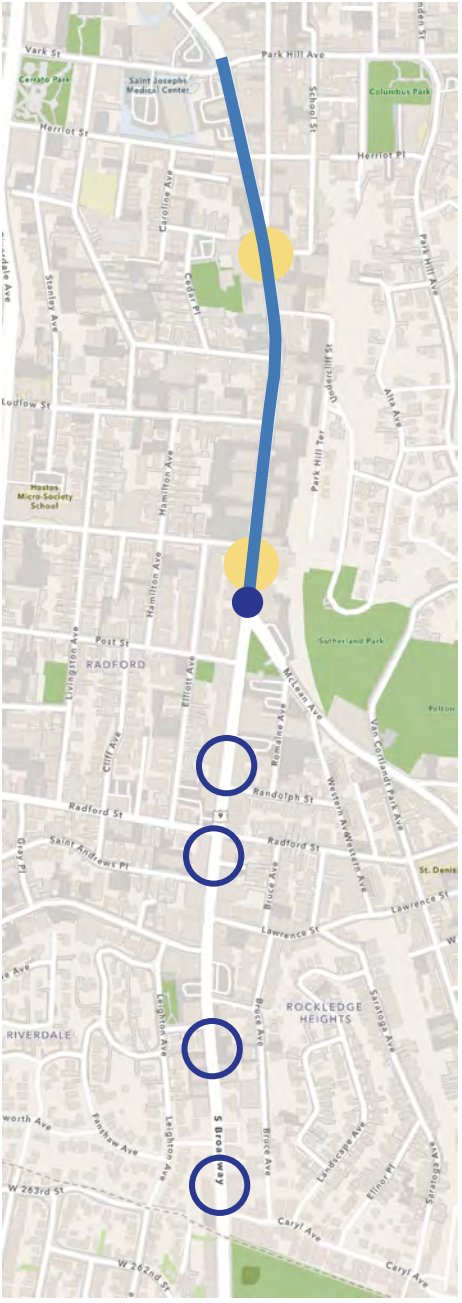
Stop 2: Ludlow Stretch

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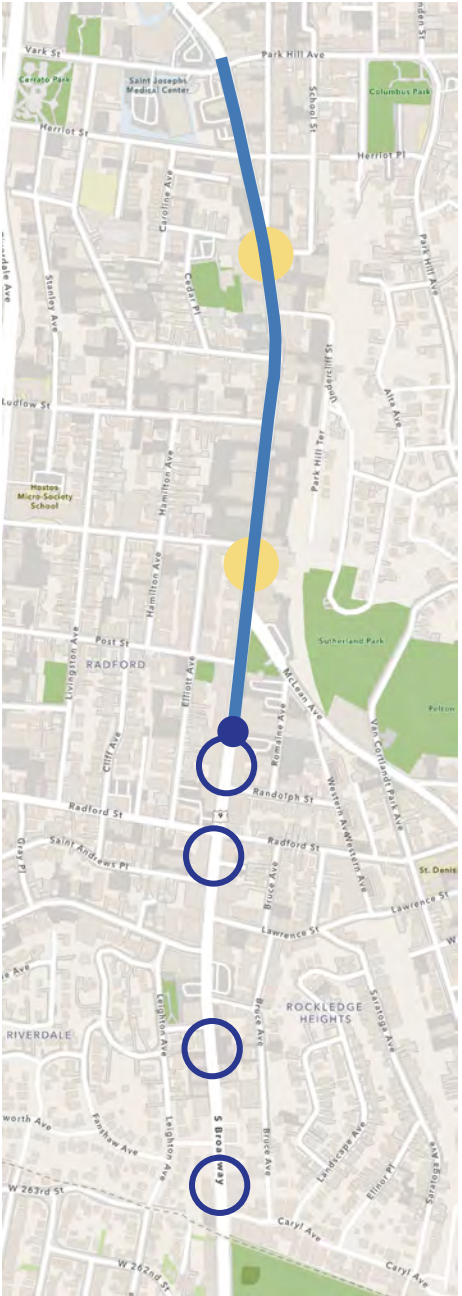












Stop 3: Lincoln Park Gateway

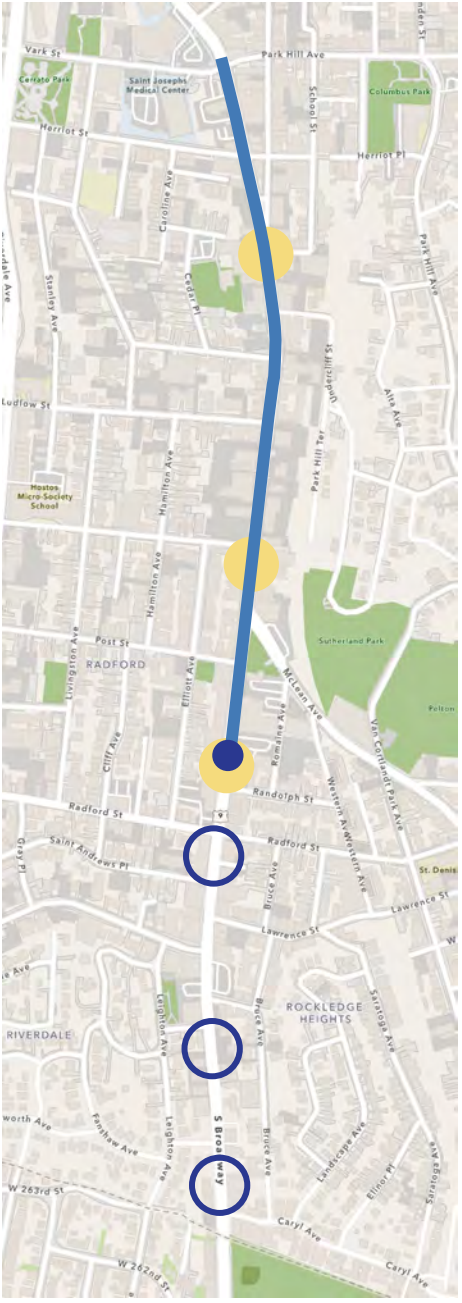
3. LINCOLN GATEWAY

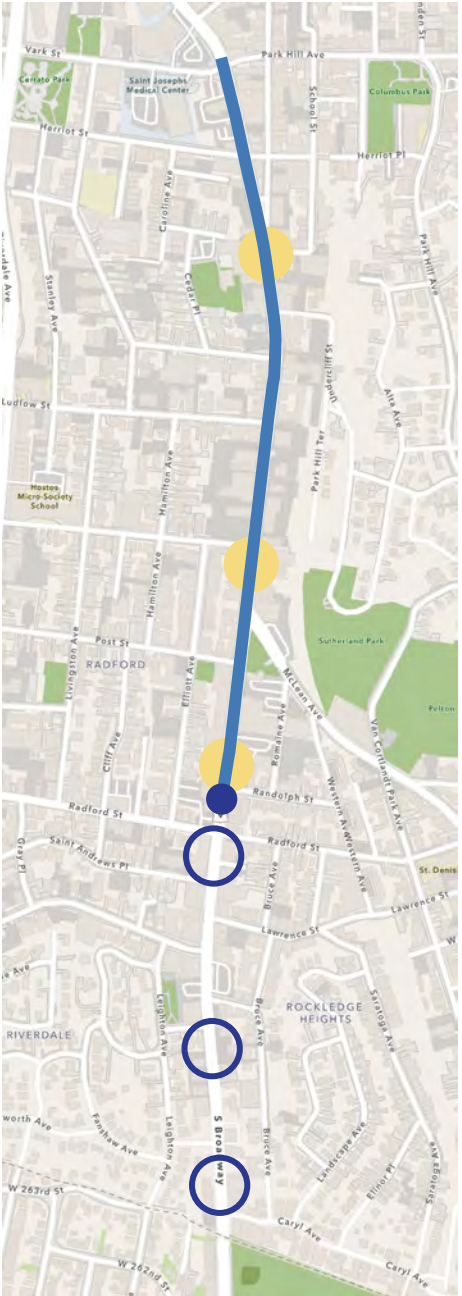


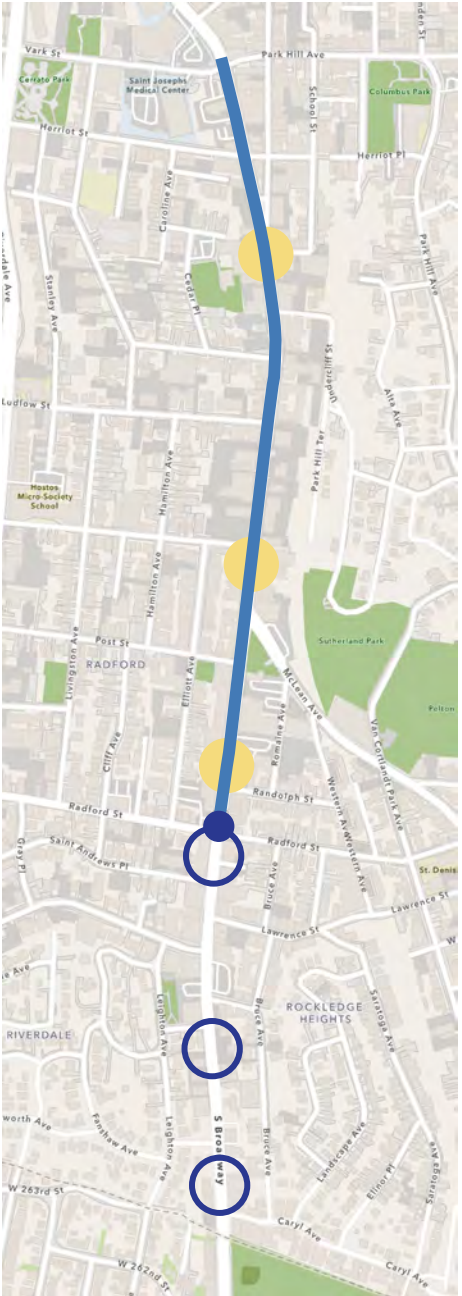
Stop 3: Lincoln Park Gateway

3. LINCOLN GATEWAY









Stop 4: South Broadway “Main Street”

4. “MAIN STREET”



Stop 4: South Broadway “Main Street”

4. “MAIN STREET”



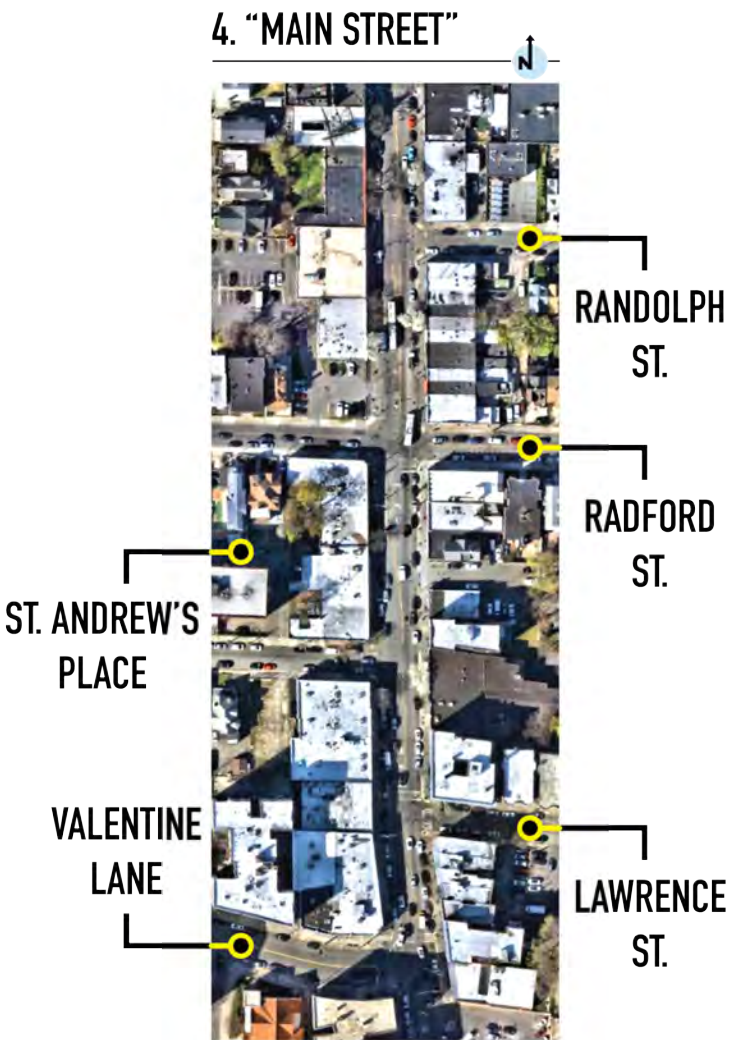
RANDOLPH
ST.

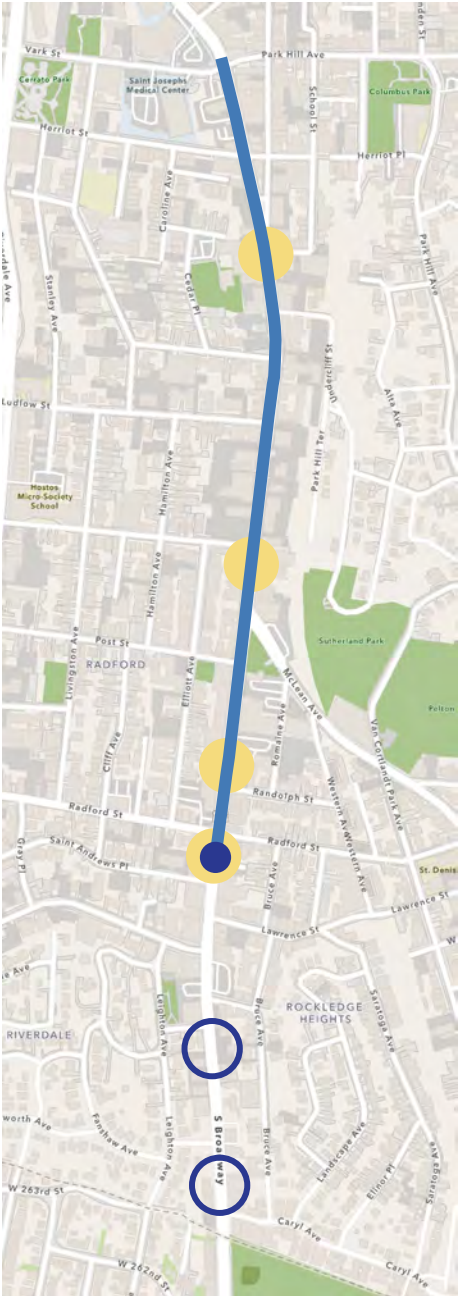
RADFORD
ST.

LAWRENCE
ST.



Stop 4: South Broadway “Main Street”







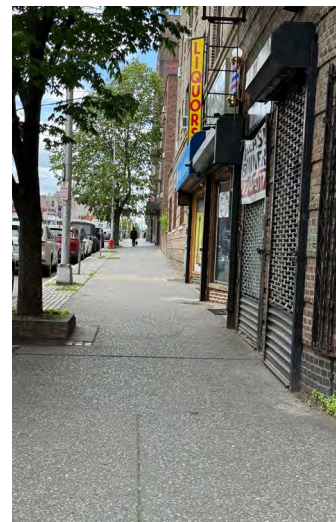
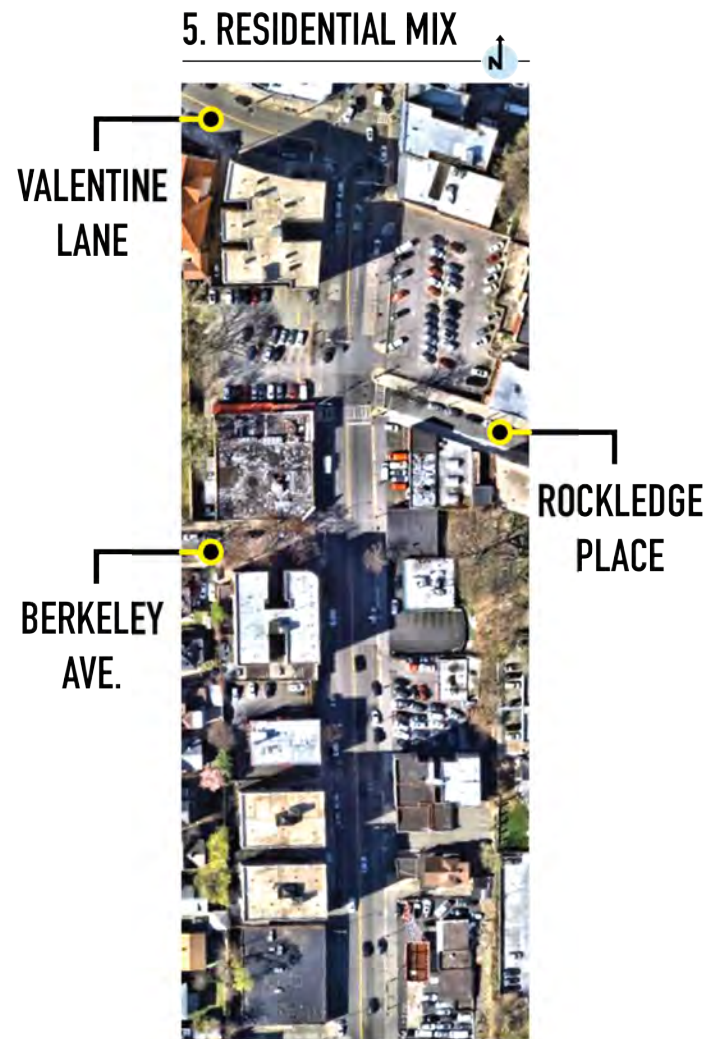








Stop 5: Residential Mix Stretch

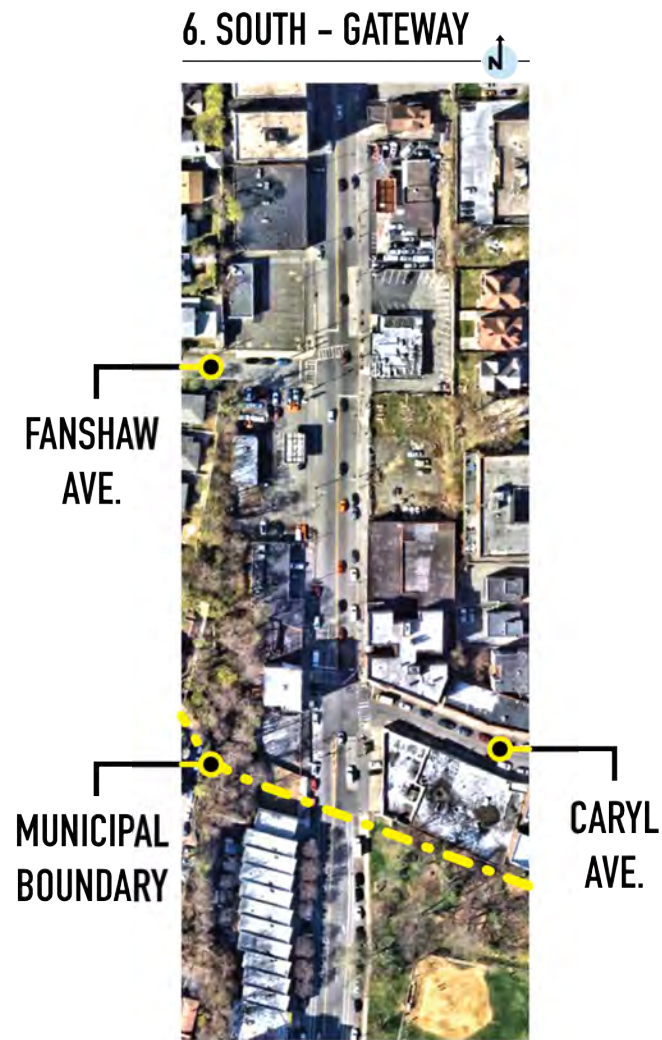








Stop 6: South-Gateway



Stop 6: South-Gateway

6. SOUTH - GATEWAY



FANSHAW
AVE.

MUNICIPAL
BOUNDARY

CARYL
AVE.



Stop 6: South-Gateway

6. SOUTH - GATEWAY



FANSHAW
AVE.

MUNICIPAL
BOUNDARY

CARYL
AVE.



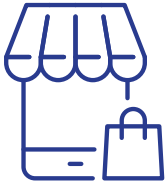




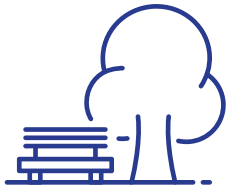
Principles for Smart Growth (Preliminary)



SUPPORT HOUSING, AFFORDABILITY, AND
NEIGHBORHOOD STABILITY



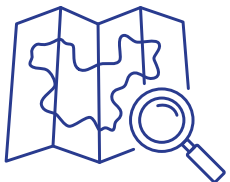
STRENGTHEN LOCAL BUSINESSES AND ECONOMIC
VITALITY



IMPROVE THE PUBLIC REALM, WALKABILITY, AND
SAFETY



GUIDE CONTEXT-SENSITIVE GROWTH, DESIGN
QUALITY, AND GATEWAY IDENTITY



FOCUS GROWTH ON STRATEGIC INFILL AND
REINVESTMENT SITES

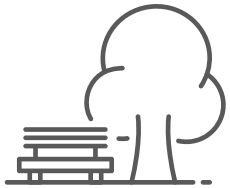
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**SUPPORT HOUSING, AFFORDABILITY, AND
NEIGHBORHOOD STABILITY**



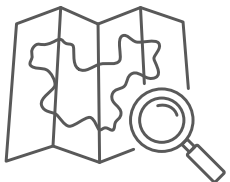
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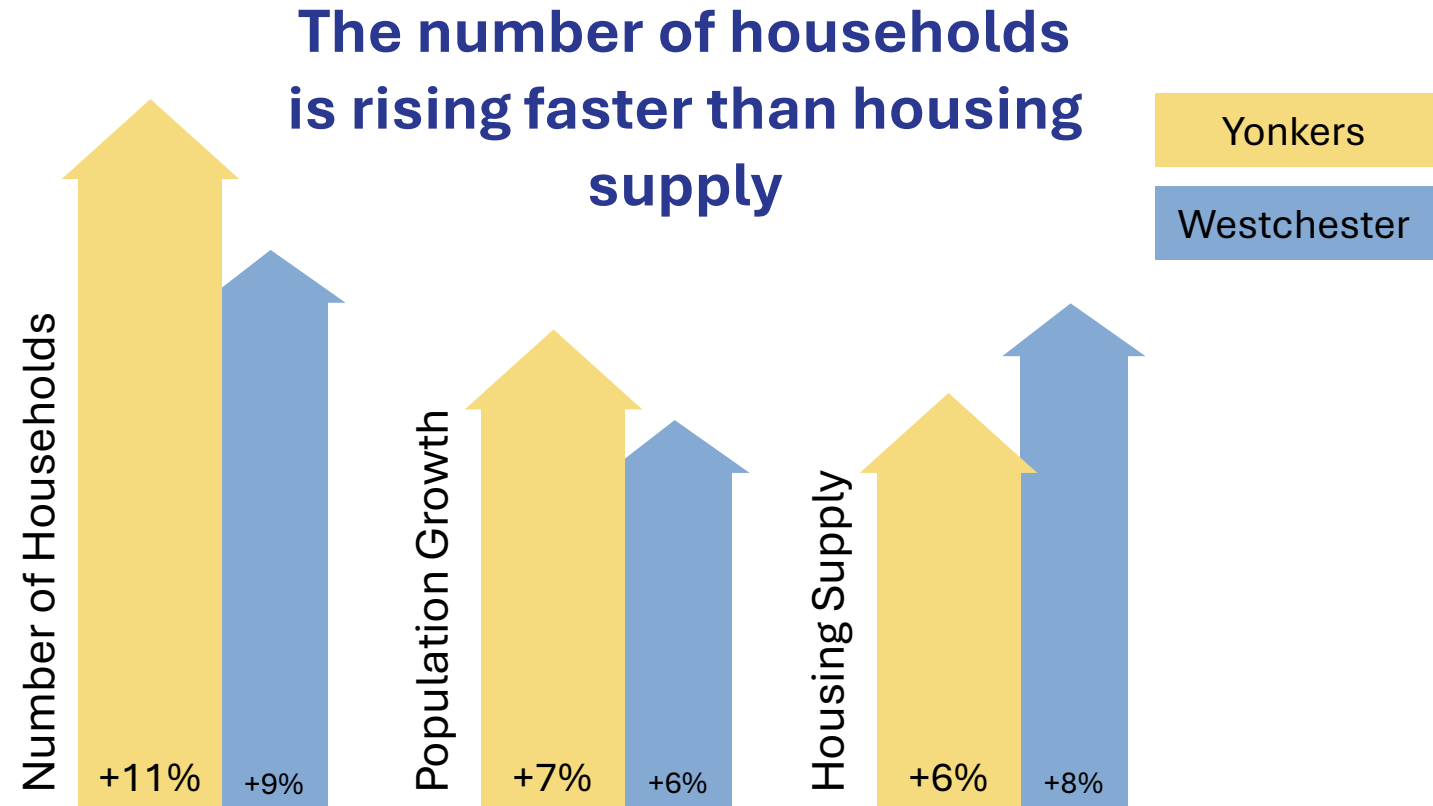


**FOCUS GROWTH ON STRATEGIC INFILL AND
REINVESTMENT SITES**

SUPPORT HOUSING, AFFORDABILITY, AND NEIGHBORHOOD STABILITY

Regional Trends

- Affordability challenges are increasingly impacting middle-income households
- Regional housing supply has not kept pace with demand due to long-term underproduction
- Extremely low vacancy rates across the region indicate intense housing competition



SUPPORT HOUSING, AFFORDABILITY, AND NEIGHBORHOOD STABILITY

Local Context

- Naturally occurring affordable leads to generally lower housing prices along South Broadway
- In Yonkers
 - Rental vacancies have dropped by half
 - About 55% of Yonkers renters are rent burdened
- Concern of potential risk for displacement if redevelopment occurs



SUPPORT HOUSING, AFFORDABILITY, AND NEIGHBORHOOD STABILITY

Goals

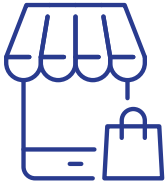
- Increase overall housing supply to meet demand, ease cost pressures, and support a wider range of households.
- Direct growth toward underdeveloped and underutilized sites.
- Encourage both mixed-income and affordable housing
- Encourage development at a scale sufficient to deliver a meaningful share of affordable units.



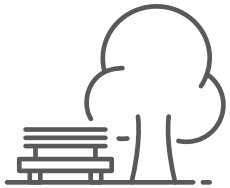
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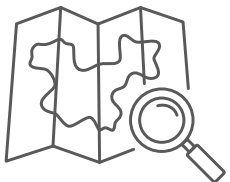
**STRENGTHEN LOCAL BUSINESSES AND ECONOMIC
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IMPROVE THE PUBLIC REALM, WALKABILITY, AND
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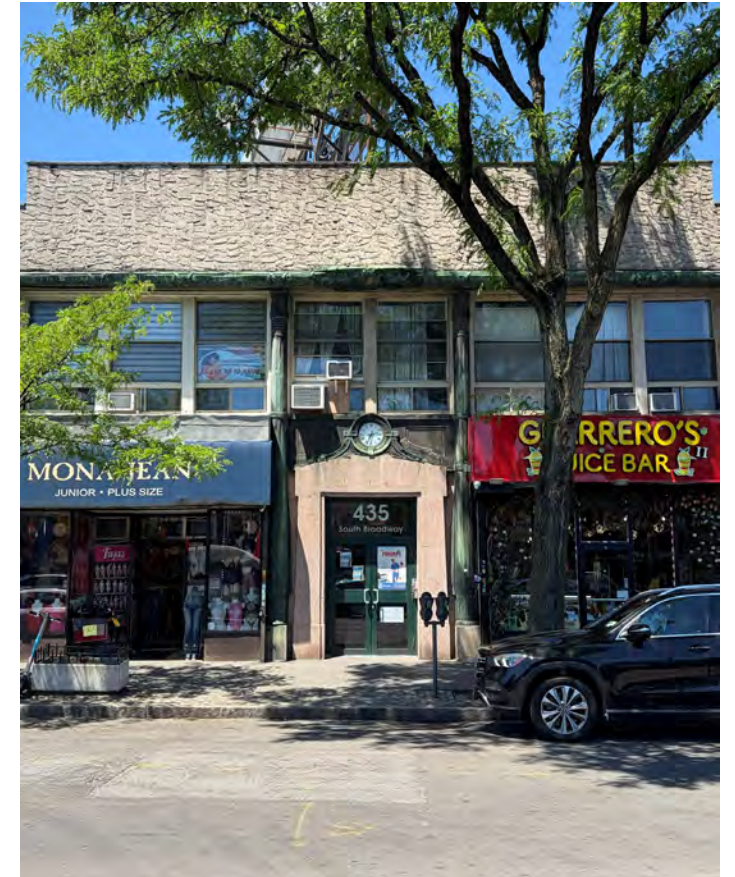


FOCUS GROWTH ON STRATEGIC INFILL AND
REINVESTMENT SITES

STRENGTHEN LOCAL BUSINESSES AND ECONOMIC VITALITY

Local Context

- Strong neighborhood-serving retail corridor with steady local demand
- Diverse mix of businesses, including Latin American, Italian, Caribbean, West African, and South Asian retail and services
- Serves as a “starter corridor” for first-time, locally owned businesses with relatively affordable rents
- Evolving retail mix contributes to higher turnover and varied storefront conditions
- Concern of potential risk for commercial displacement if redevelopment occurs



STRENGTHEN LOCAL BUSINESSES AND ECONOMIC VITALITY

Goals

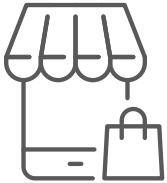
- Activate vacant and underused properties to support reinvestment and expand the tax base
- Leverage new residential development to increase foot traffic and local demand
- Encourage active ground-floor uses and street appeal
- Support existing small-scale and neighborhood-oriented retail – and encourage business retention
- Support opportunities for local entrepreneurship



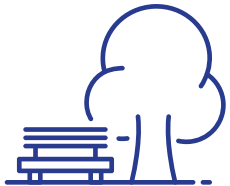
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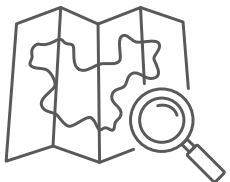
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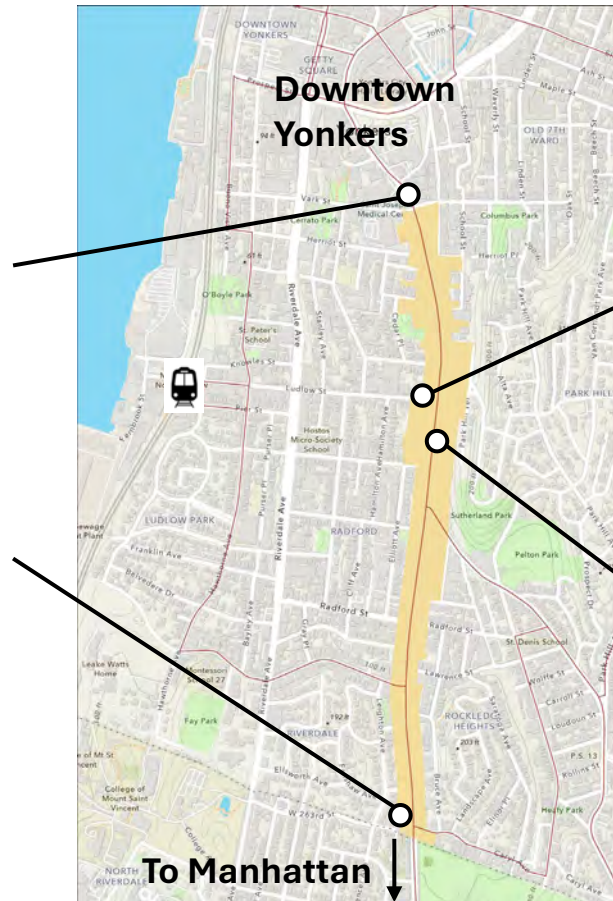
FOCUS GROWTH ON STRATEGIC INFILL AND
REINVESTMENT SITES

IMPROVE THE PUBLIC REALM, WALKABILITY, AND SAFETY

Regional Access from South Broadway

Downtown Yonkers is only a few minutes walk away from the Corridor

South Broadway leads directly to New York City



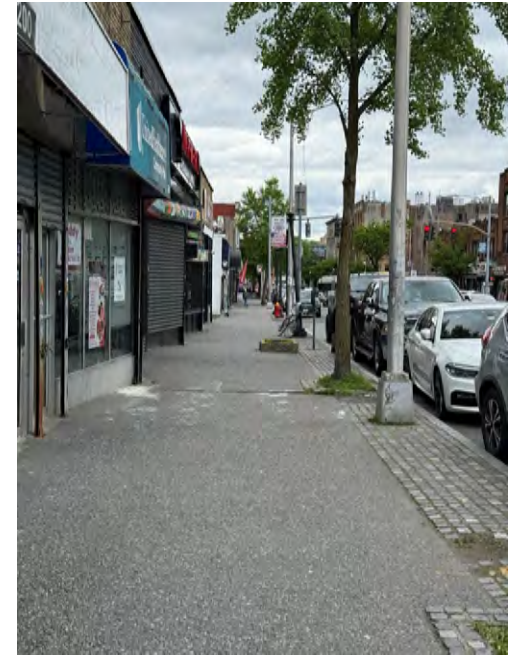
Ludlow St. directly connects to the Ludlow Metro-North station

3 bus lines serve the entire corridor, 2 more serve portions of the corridor

IMPROVE THE PUBLIC REALM, WALKABILITY, AND SAFETY

Local Context and Considerations

- Opportunities to improve streetscape and public realm
- Traffic congestion and parking management are key issues
- Coordination with potential South Broadway Greenway



IMPROVE THE PUBLIC REALM, WALKABILITY, AND SAFETY

Potential South Broadway Greenway



IMPROVE THE PUBLIC REALM, WALKABILITY, AND SAFETY

Goals

- Improve sidewalks, lighting, crossings, and overall pedestrian safety
- Expand and improve open space, including plazas, pocket parks, and streetscape enhancements
- Identify and deliver public benefits such as mobility improvements, community services, and public realm upgrades



IMPROVE THE PUBLIC REALM, WALKABILITY, AND SAFETY

Goals (continued)

- Enhance transit connections and access to train and bus stations
- Promote active, pedestrian-friendly development aligned with transit to reduce car dependency
- Discourage uses that detract from a walkable commercial corridor, such as auto-oriented or inactive uses



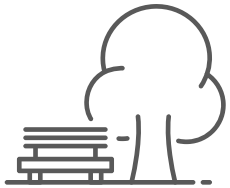
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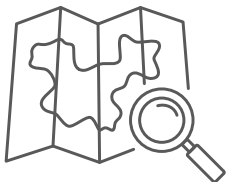
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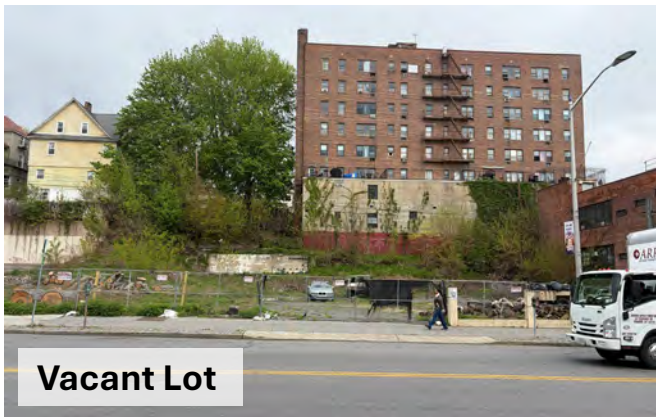
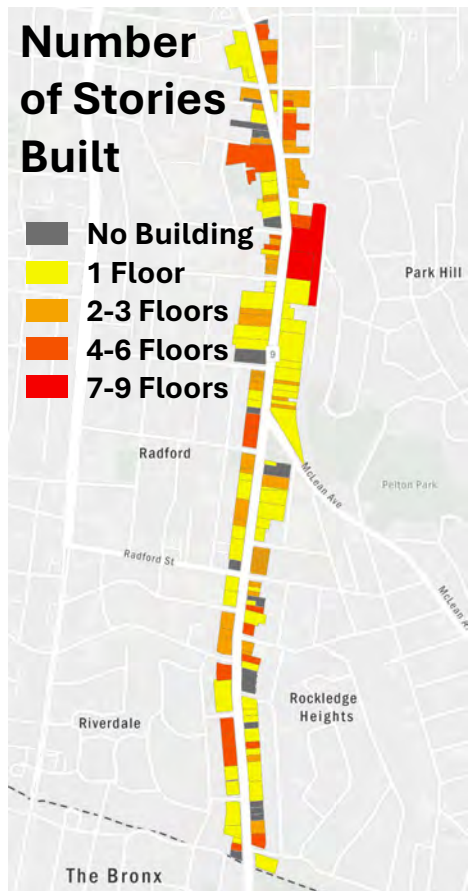
**GUIDE CONTEXT-SENSITIVE GROWTH, DESIGN
QUALITY, AND GATEWAY IDENTITY**



FOCUS GROWTH ON STRATEGIC INFILL AND
REINVESTMENT SITES

GUIDE CONTEXT-SENSITIVE GROWTH, DESIGN QUALITY, AND GATEWAY IDENTITY

Existing Conditions



GUIDE CONTEXT-SENSITIVE GROWTH, DESIGN QUALITY, AND GATEWAY IDENTITY

Goals

- Promote high-quality architecture, materials, and site design that enhance the corridor's identity as a gateway to the City
- Establish appropriate building scale, height, and setbacks for new development
- Promote active and engaging building frontages along the corridor



GUIDE CONTEXT-SENSITIVE GROWTH, DESIGN QUALITY, AND GATEWAY IDENTITY

Goals (continued)

- Provide appropriate massing transitions to nearby residential areas
- Encourage practical parking approaches that strike a balance between providing parking and encouraging other modes of transportation



Principles for Smart Growth (Preliminary)



SUPPORT HOUSING, AFFORDABILITY, AND
NEIGHBORHOOD STABILITY



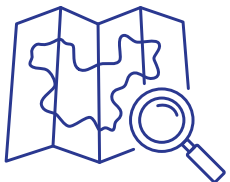
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**FOCUS GROWTH ON STRATEGIC INFILL AND
REINVESTMENT SITES**

FOCUS GROWTH ON STRATEGIC INFILL AND REINVESTMENT SITES



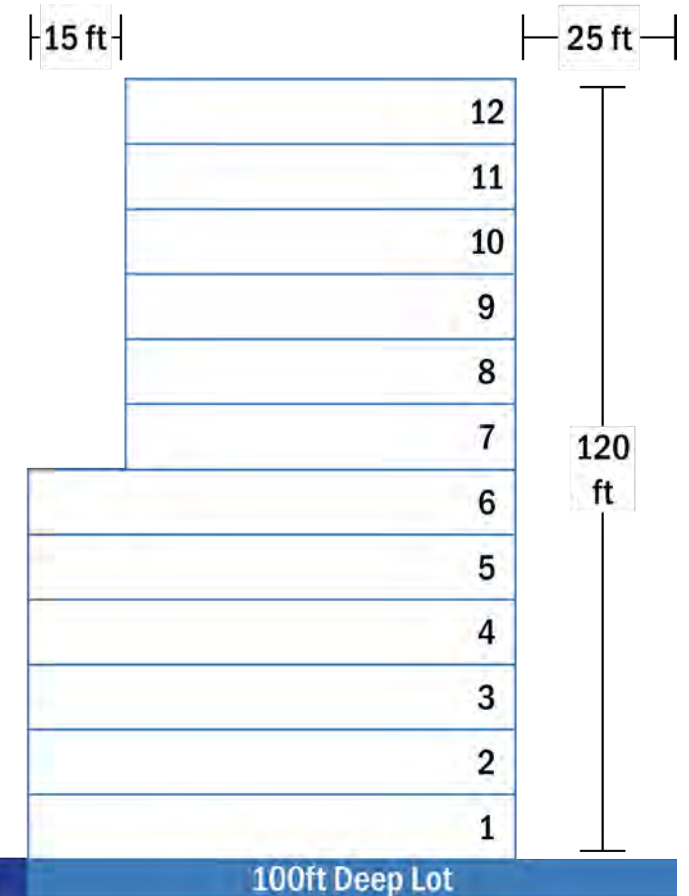
North and South Subdistricts

Area and Bulk Requirements

- FAR: 10
- Height: 120-feet, with a 60-foot base

Notes

- Full FAR can not be attained with current height restrictions
- Ground-floor commercial is not required

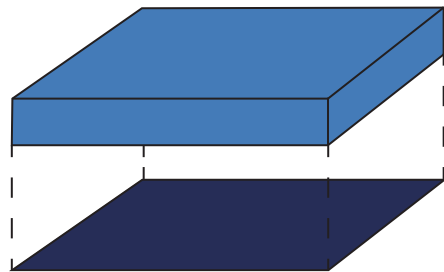


FOCUS GROWTH ON STRATEGIC INFILL AND REINVESTMENT SITES

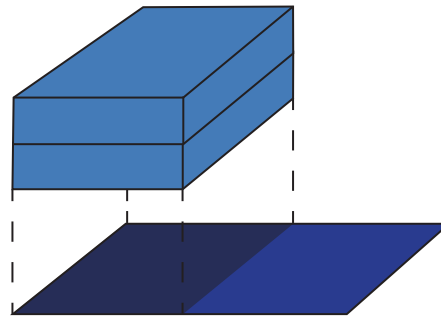
What is FAR?

FAR, or Floor to Area Ratio, is the ratio of a building's total floor area to the size of the piece of land upon which it is built.

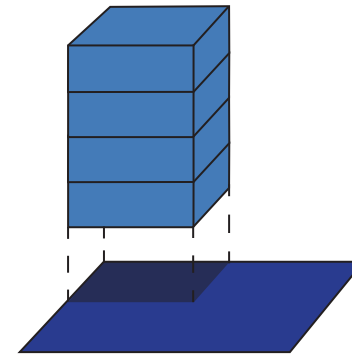
Below is an example of three structures, all of which have an FAR of 1.



**100% Cover
1 Floor**



**50% Cover
2 Floors**



**25% Cover
4 Floors**

FOCUS GROWTH ON STRATEGIC INFILL AND REINVESTMENT SITES



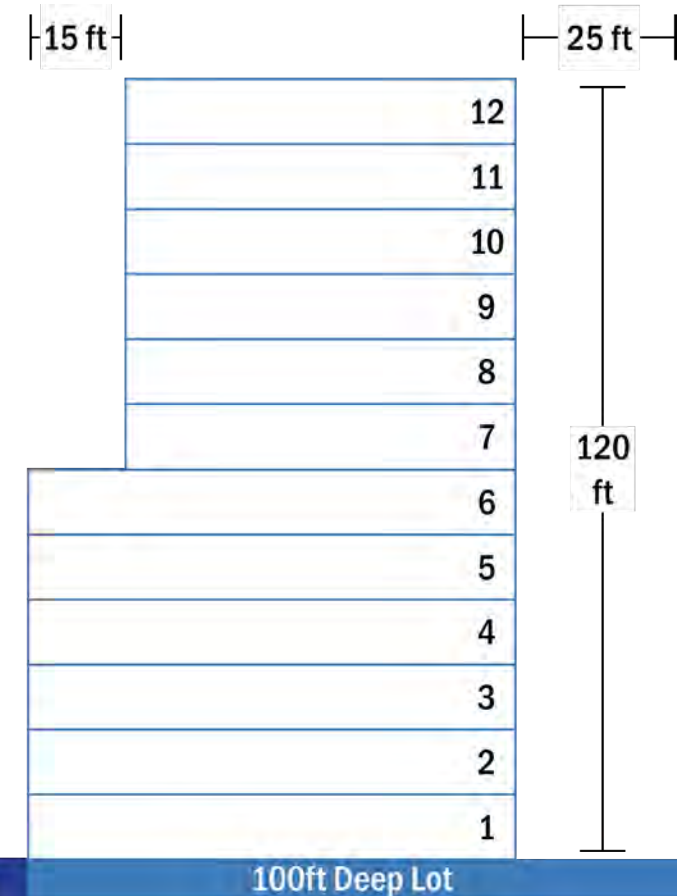
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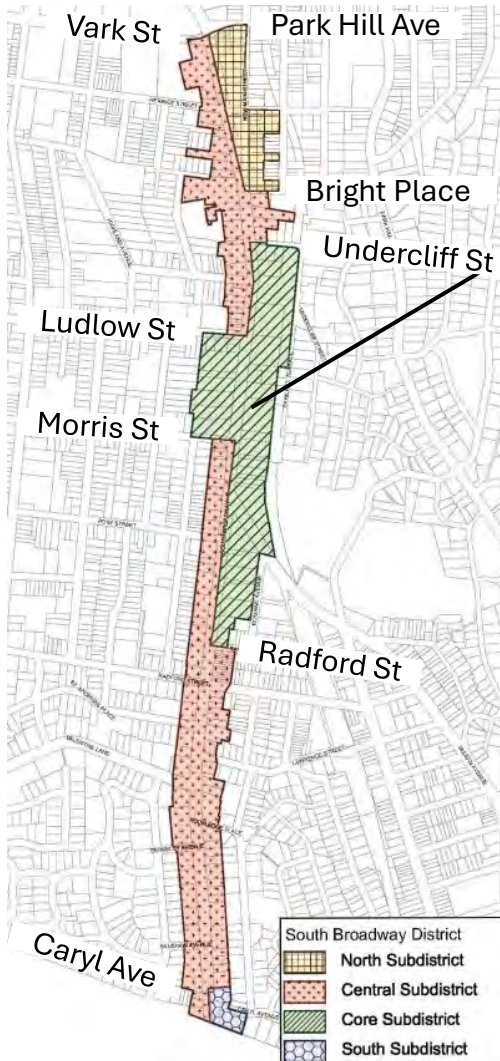
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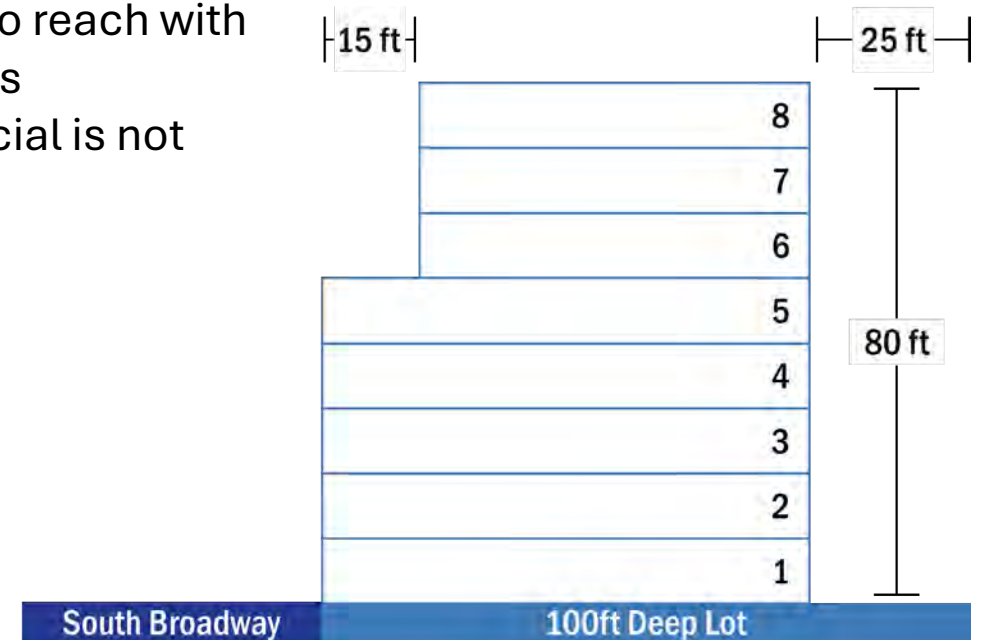
Core Subdistrict

Area and Bulk Requirements

- FAR: 3
- Height: 80-feet, with a 50-foot base

Notes

- Max height is difficult to reach with current FAR restrictions
- Ground-floor commercial is not required



FOCUS GROWTH ON STRATEGIC INFILL AND REINVESTMENT SITES



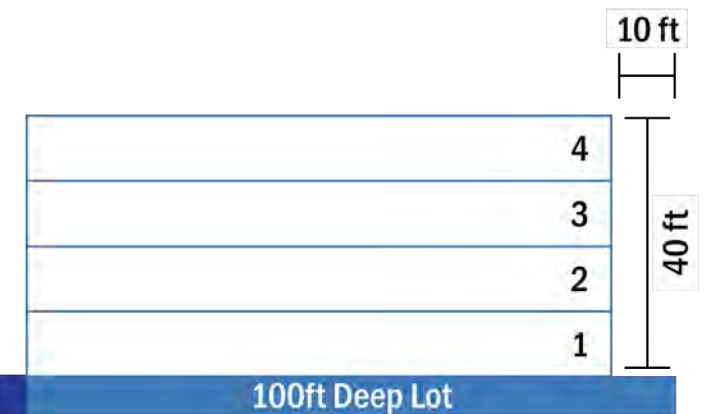
Central Subdistrict

Area and Bulk Requirements

- FAR: 4
- Height: 40-feet

Notes

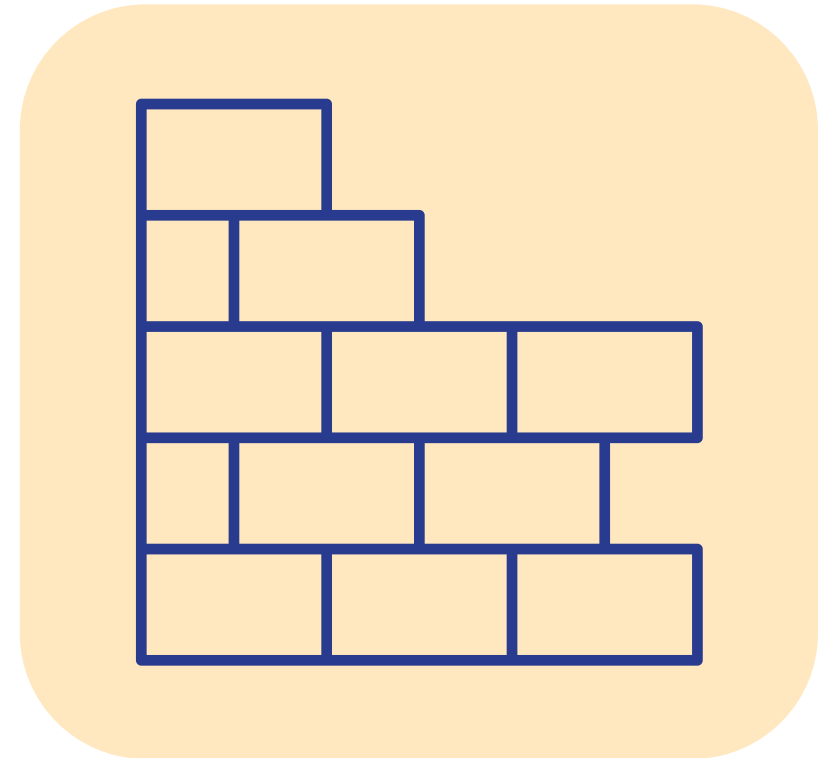
- Apartments and Senior Citizen uses are not permitted in this subdistrict.
 - However, many current structures are multifamily housing
- Full FAR can not be attained with current height restrictions.



FOCUS GROWTH ON STRATEGIC INFILL AND REINVESTMENT SITES

Goals

- Prioritize redevelopment of vacant lots, surface parking, and underperforming properties
- Identify clusters of sites that can support meaningful phased development
- Direct growth sensitively to minimize impacts on adjacent stable residential areas and toward appropriate locations



Round Table Discussion

- 30 Minute Discussion
 - *1 Note Taker*
 - *1 Presenter*
- Report Back



Round Table Discussion

1. Introductions (name, your relationship to South Broadway)
2. On the map put a
 - Green sticker on your favorite place and tell us about it
 - Red sticker on the place that is in most need of improvement
3. Reviewing the goals, do they seem correct? Which mean the most to you? Is anything missing?

South Broadway Gateway Comprehensive Smart Growth Plan

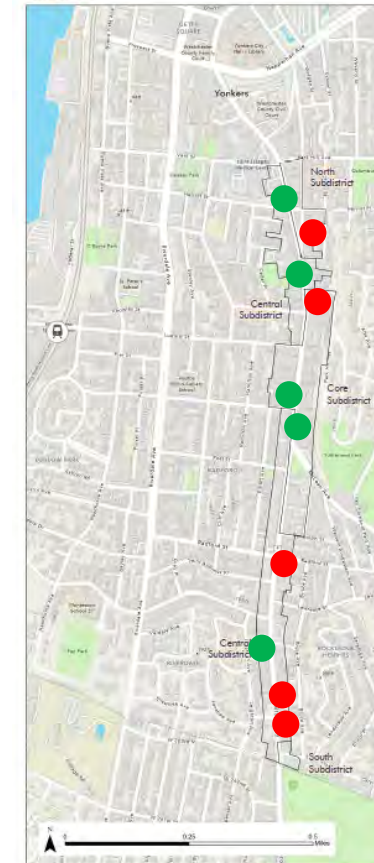
Please go around the table and introduce yourself. Say your name and your relationship to South Broadway.

On Map A put a

- 1) Green sticker on your favorite place and tell us about it
- 2) Red sticker on the place that is in most need of improvement

Please review the Project Goals. Do they seem correct? Which mean the most to you? Is anything missing?

MAP A



MAP B



Next Steps in the Planning Process

1. BFJ Team will develop recommendations over the summer.
2. Another public workshop will be held in the Fall to review the draft recommendations.
3. BFJ Team will incorporate public feedback into recommendations.

**Want to know
more about the
project?**

Stay tuned by visiting our website!
<https://tinyurl.com/SBwayForward>

