INVESTING IN
SOUTH BROADWAY
YONKERS

Investing in South Broadway:
A Plan for New Housing, Strong Businesses, and Public Spaces



PUBLIC WORKSHOP #2 | November 5, 2026

BFJ Planning

Overview of Project

South Broadway has always been one of Yonkers' most vibrant neighborhoods — full of small businesses, longtime residents, and community pride.

The City is investing here: more housing choices, support for local businesses, safer and greener streets, and a planning process that puts your voice first.

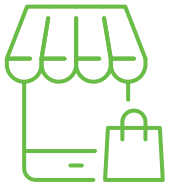
This isn't about changing what makes South Broadway special. It's about making sure that character lasts — and that the neighborhood has the investment it deserves.



Project Goals



BETTER STREETS AND PUBLIC SPACES



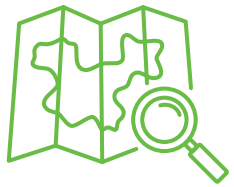
STRONGER LOCAL BUSINESSES



MORE HOUSING OPPORTUNITIES



PRESERVING COMMUNITY CHARACTER



COMMUNITY-DRIVEN PLANNING

Workshop Agenda

1. Project Overview
2. What We Heard From the Community
3. Zoning Ideas for South Broadway
4. Work Session: Your Thoughts & Feedback



01

Project Overview

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

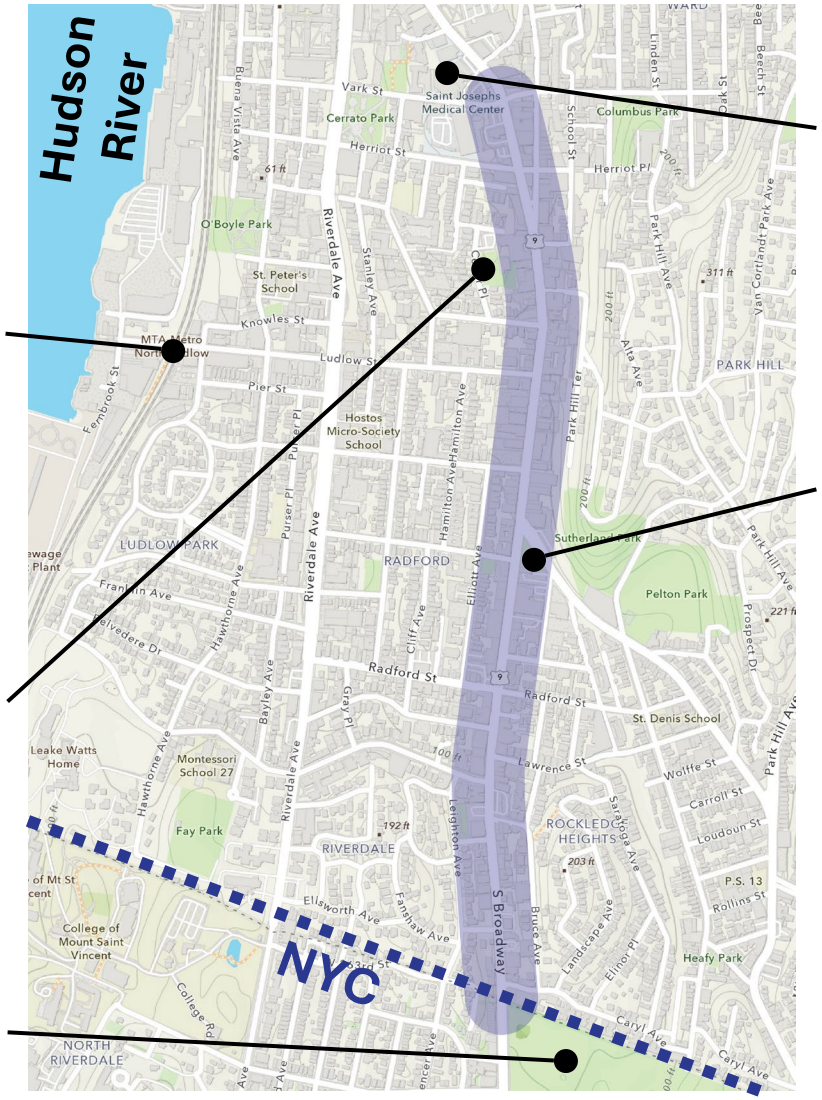


Nick Cerdera

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



Project Timeline

TODAY

Spring 2026	June 2026	Summer 2026	Fall 2026	Winter 2026	Spring-Summer 2027
Existing conditions research	Workshop 1: Gain community perspectives	Stakeholder interviews and preliminary recommendations	Workshop 2: Present preliminary recommendations	Incorporate public feedback into recommendations	Finalize zoning recommendations and priority public improvements

Want to know more about the project?

Stay tuned by visiting our website!

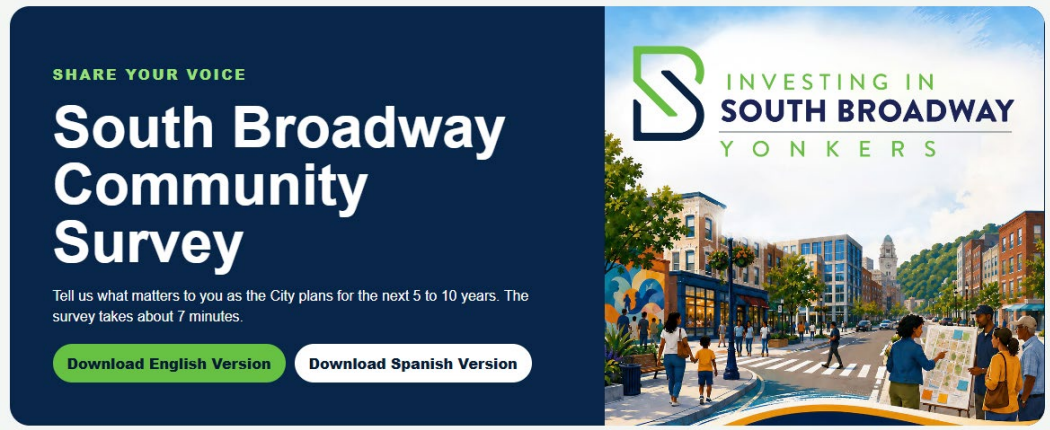
www.investinginsouthbroadway.com

Recent Public Engagement

STAKEHOLDER INTERVIEWS

- South Broadway BID
- Westchester Latinos Unidos and Yonkers Hub
- Westchester Jewish Community Services
- Mexican Chamber of Commerce
- Park Hill Association
- Mexican American Yonkers Association
- One Paso
- Yonkers Hispanic Cultural Foundation
- Dominican Chamber of Commerce
- Groundwork
- San Andres Episcopal Church

ONLINE SURVEY



- 120 submissions.
- Gathered community input on housing, transportation, streetscape, and development to guide future investment on the corridor.



02

What We Heard From the Community

BETTER STREETS AND PUBLIC SPACES

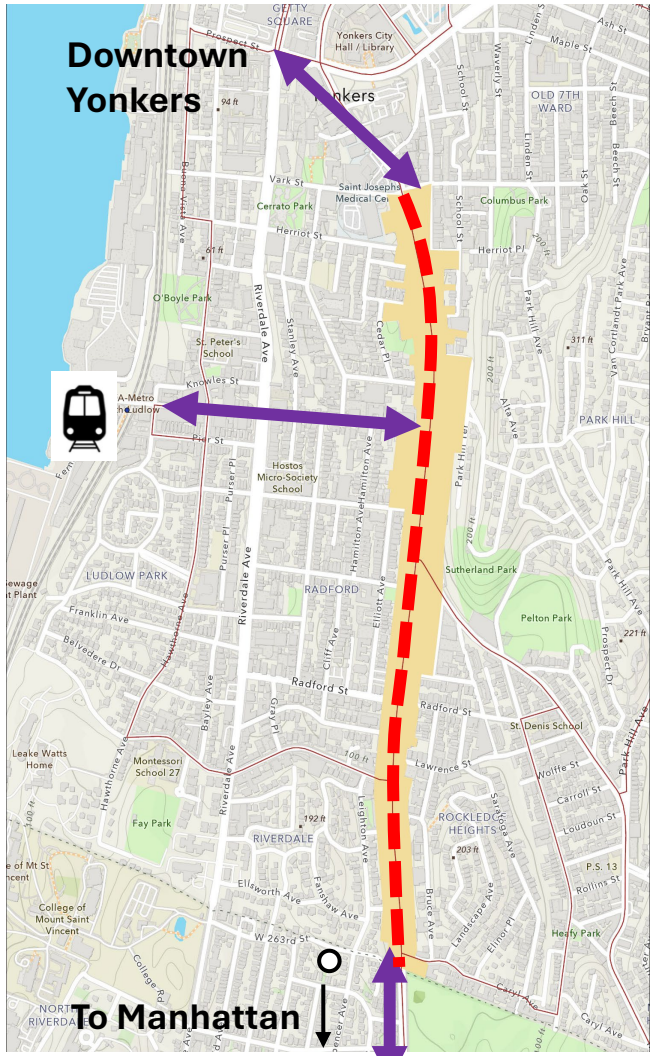
REGIONAL CONNECTIVITY

Close to Downtown Yonkers
(walking distance)

Access to Ludlow Station
½ mile walk down Ludlow Street

Bus Service
3 lines serve the entire corridor, 2 more serve portions of the corridor

Access to NYC
Leads directly to Subway and Van Cortlandt Park





St. Joseph's Medical Center is directly North of the Corridor



Van Cortlandt Park – 242 St is accessible by County Bus Service

BETTER STREETS AND PUBLIC SPACES

WHAT WE HEARD

Streets needs some TLC
What can we do to improve sidewalk conditions?

Sidewalk width feels narrow
Is there an opportunity to create more space to walk?

Trash is an issue
Can we put more trash cans along the corridor?









BETTER STREETS AND PUBLIC SPACES

WHAT WE HEARD

Pedestrian lighting needs improvement
What can we do to make the street feel safer at night?

Very few street trees
How should we provide more trees and make sure they are cared for?

There aren't many places to sit
Can we make corridor more welcoming for visitors?







BETTER STREETS AND PUBLIC SPACES

LINCOLN PARK

Parque de los Viejitos
Before renovations, park was used more frequently by seniors.

Are there opportunities to improve upon recent renovations? Stakeholders prioritized the following needs:

- Additional seating
- More shade and heat mitigation
- Dedicated space for events and community gatherings
- Improved access to green space









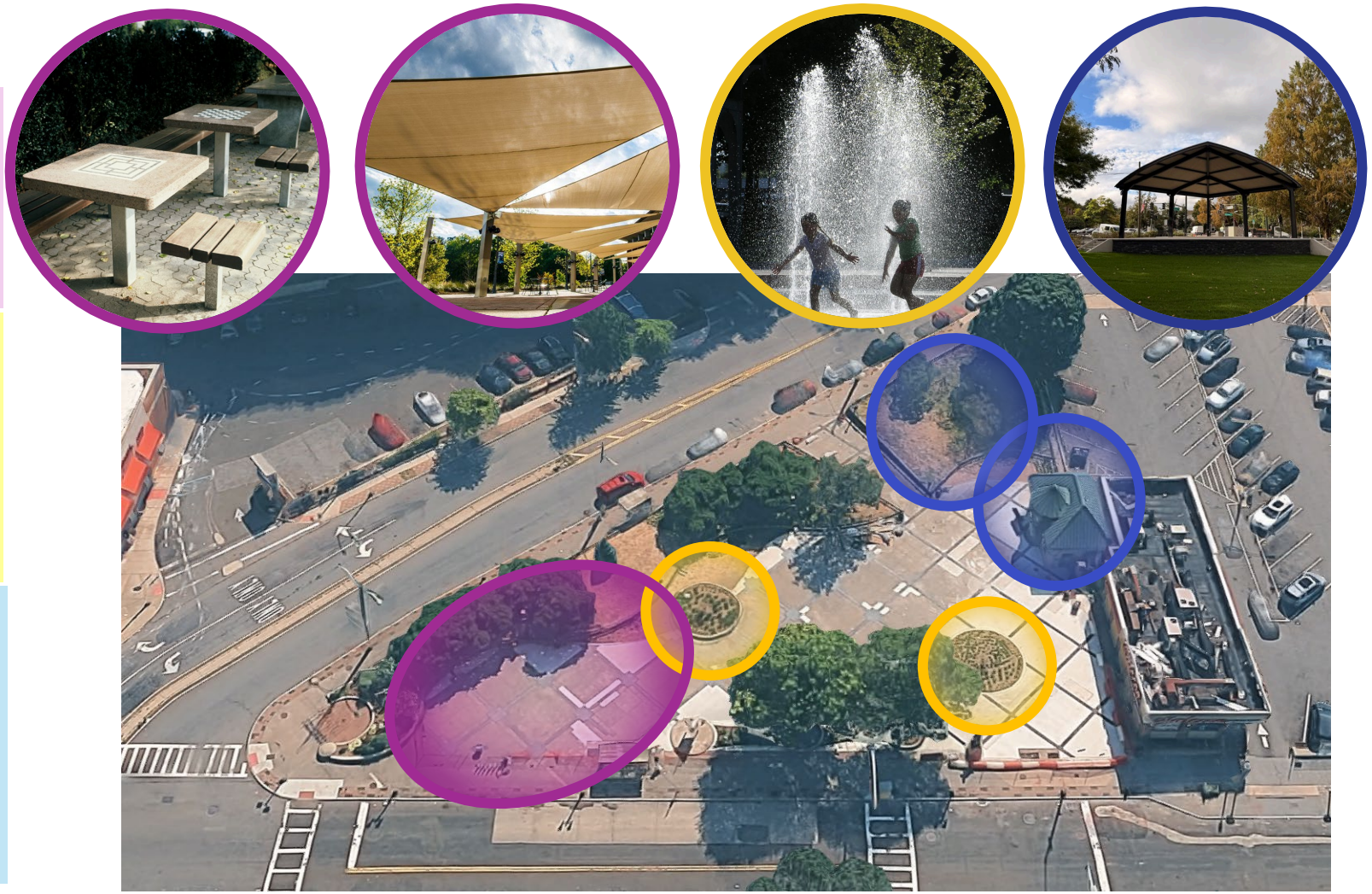
BETTER STREETS AND PUBLIC SPACES

LINCOLN PARK: SOME IDEAS...

Better Seating and Shade:
The northern area near bus stop could accommodate additional seating and shade structures.

Cooling Features:
A misting area or splash pad could replace existing, fenced off green circles to open the space and help cool people down.

Space for Events:
A clamshell structure pointed towards the existing open space could serve both needs. Additionally, the underused precinct office could function as a staging space for events



BETTER STREETS AND PUBLIC SPACES

YONKERS GREENWAY: PLANNED IMPROVEMENTS

The Yonkers Greenway Plan consists of adding **bike lanes** to South Broadway, as well as:

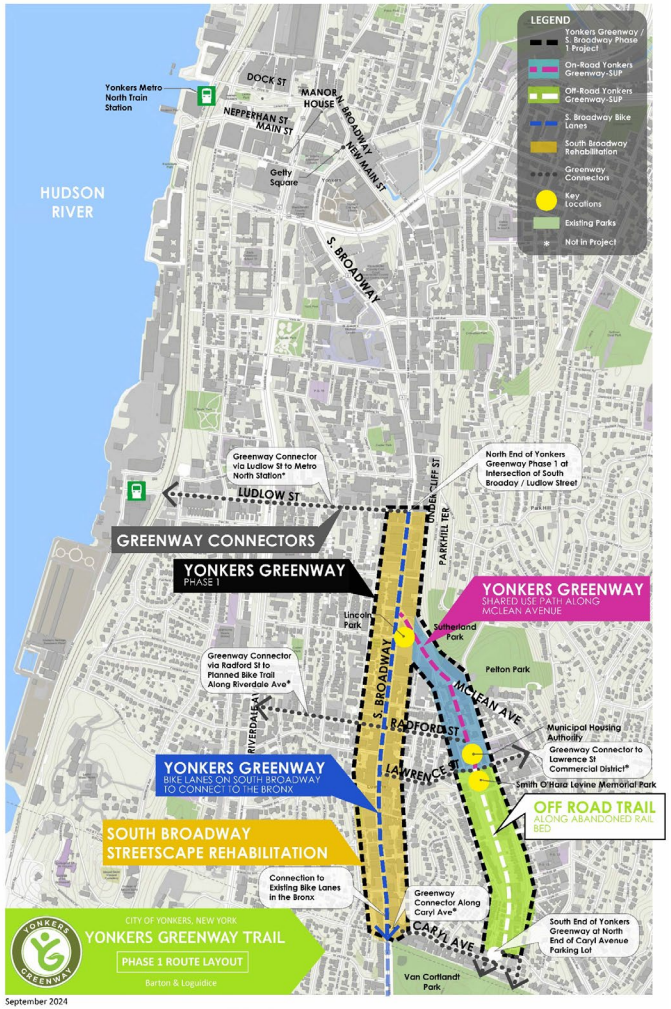
- Additional street trees
- Trash receptacles
- Decorative lighting
- Benches
- Bike racks
- Sidewalk replacement











STRONGER LOCAL BUSINESSES

LOCAL CONTEXT

Strong neighborhood-serving retail
How can we protect the core "main-street" area.

Diverse mix of businesses
How can we embrace and celebrate corridor's ethnic diversity.

Consistency of retail frontage
Should city provide some design guidance to help strengthen look/feel?

"Starter corridor" for first time businesses
How can we provide resources that enable new businesses to grow?





STRONGER LOCAL BUSINESSES

WHAT WE HEARD

Rents are going up.
How can we address displacement concerns, particularly if redevelopment occurs?

Signage and storefront conditions vary significantly
How can we make it less difficult and expensive for businesses to invest in their properties?

Hard to find full-day parking for employees
Can we address employee parking off-street and leave on-street parking for shoppers?





STRONGER LOCAL BUSINESSES

WHAT WE HEARD

Theater and more things to do in the evening

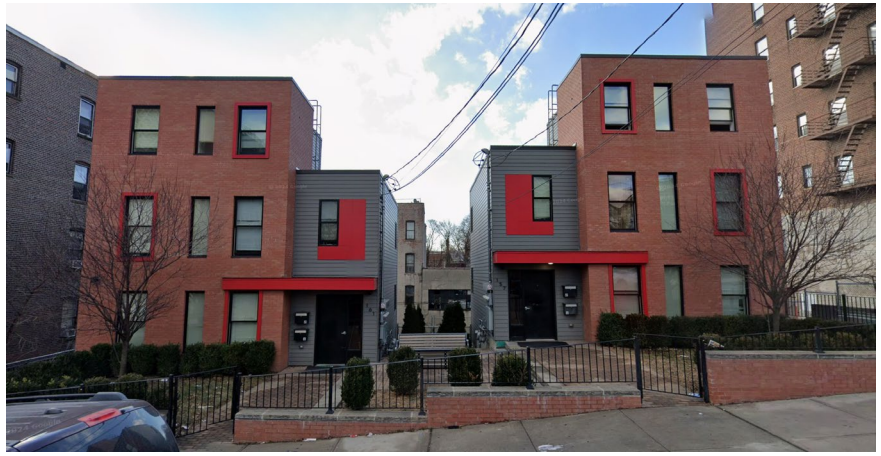
Community hub where community-based orgs can co-locate, collaborate and leverage programs and services



MORE HOUSING OPPORTUNITIES

WHAT WE HEARD

Affordable housing emerged as the top housing priority among survey participants.



IMPORTANT CONSIDERATIONS

Lower market rents compared to waterfront and Downtown.

Current market-rate apartment rents are generally at affordable median income levels for Westchester County.

$1,913/month for 765 SF apartment = affordable at 60% Area Median Income (AMI)



PRESERVING COMMUNUTY CHARACTER

Existing Conditions

Ludlow Metro North Station



SOUTHERN AREA

Several vacant large sites

CENTRAL AREA

Much larger parcels, some with large parking areas.

NORTHERN AREA

Some vacant sites but with smaller land areas.

PRESERVING COMMUNUTY CHARACTER

WHAT WE HEARD

Concern about building design:
New development should be appropriately scaled to complement the corridor's existing character.

Survey Responses:

68% favored 5-story buildings with apartments above retail.

74% favor of the development example depicting a redesigned corridor with new housing, active storefronts, street trees, and inviting public spaces.





PRESERVING COMMUNUTY CHARACTER

PARKING - WHAT WE HEARD

Concern about parking spillover into adjacent residential neighborhoods.



ADDRESSING THE ISSUE

Ensure new development provides adequate parking.

Other parking management strategies to explore:

- Increase municipal parking
- Employee parking areas.
- Encourage shared parking agreements.
- Other strategies to reduce car dependency (i.e. encourage public transit, biking, walking)



03

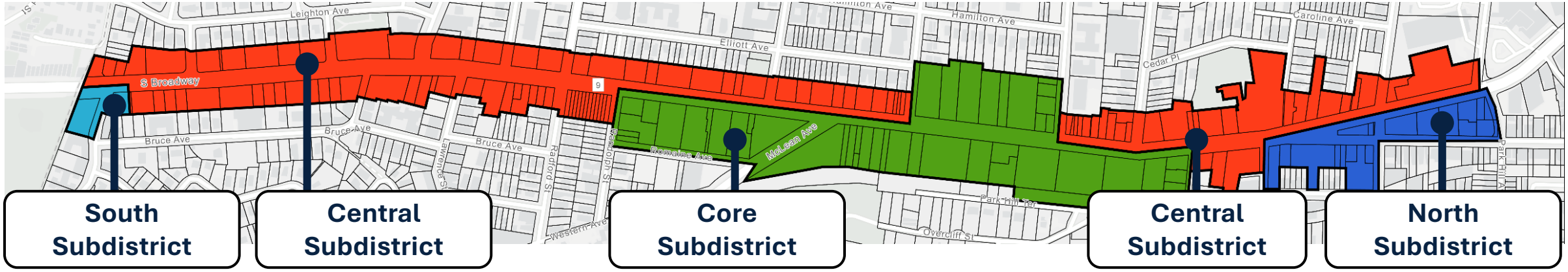
Zoning Ideas for South Broadway

What is Zoning

Zoning is a tool communities use to decide what can be built where, and how big buildings can be.

- Defines what land uses and development types are allowed.
- Establishes standards for building size, height, parking, and site design.
- Helps balance growth with community priorities such as housing, economic development, transportation, and neighborhood character.

Existing Zoning (South Broadway Subdistricts)



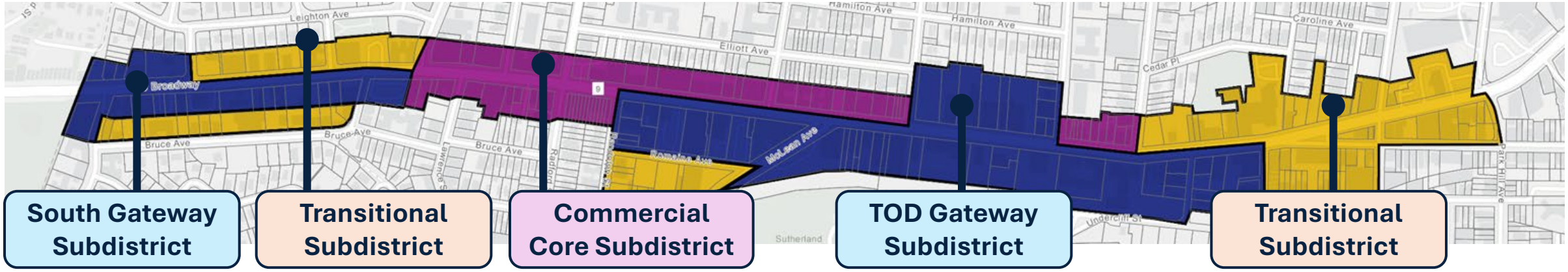
Preliminary Zoning Approach – Big Ideas

Encourage the development of housing that will support local economy.

Focus growth in areas where redevelopment potential is higher.

Revitalize gateways to the corridor and city.

Maintain character of the existing commercial core.



Broad Principles for Preliminary Zoning Approach

Allow residential apartments on upper floors
Only work/live currently allowed in many areas



Areas that do not currently allow apartments

Incentivize Community Space
(i.e. with additional allowable built area)

Increased Sidewalk Space
5-foot additional front yard setback



Off-Street Parking
Encourage shared parking arrangements and provide flexibility for the adaptive reuse and redevelopment of existing commercial buildings

South Gateway Zoning Approach

BIG IDEAS

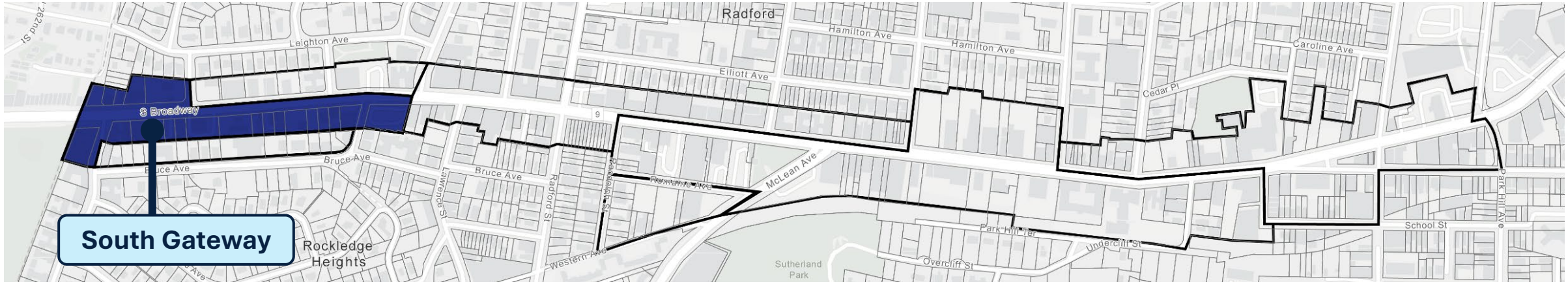
1. **Focused Housing Growth**
2. **Signature Gateway**
3. **Community Spaces, Office, and Retail**



Upper stories set back to reduce visual impact

Street wall is same elevation as existing buildings

Increased sidewalk width & landscaping

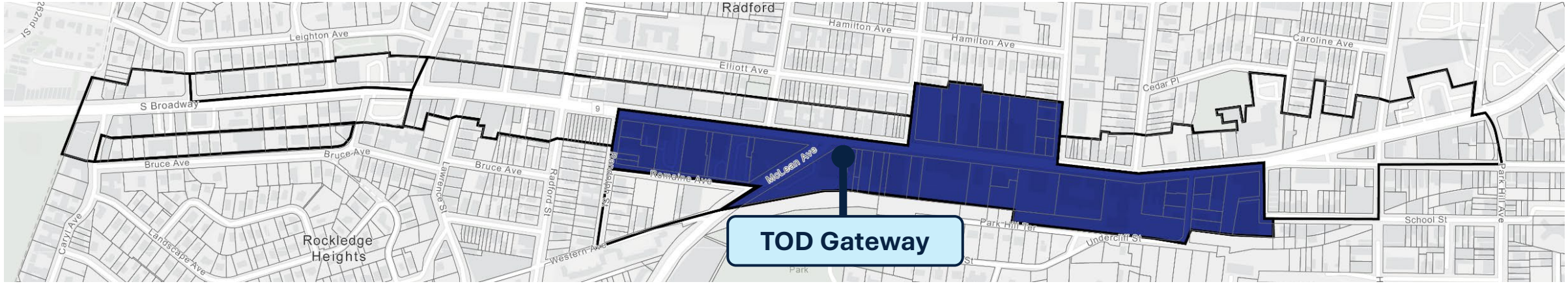


TOD Gateway Zoning Approach

BIG IDEAS

1. **Housing Growth Near Transit and Amenities**
2. **Walkable Gateway District**
3. **Right-sized Development**



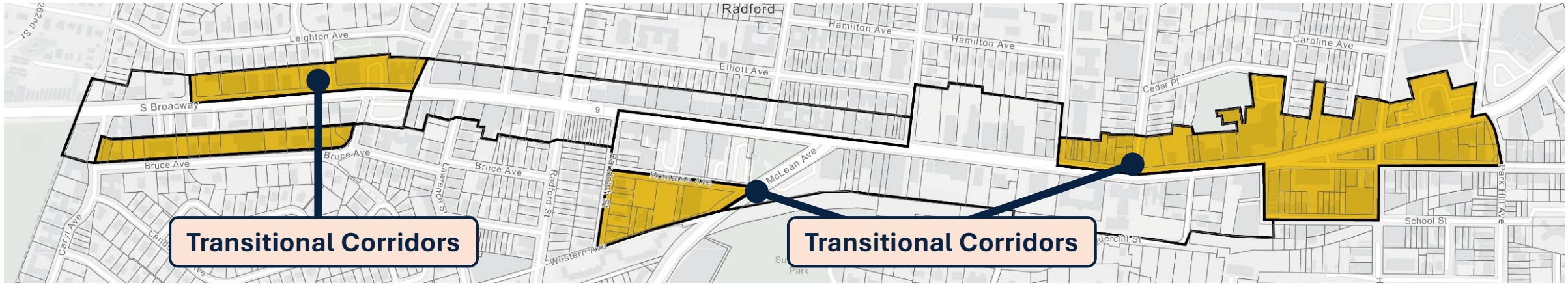


Transitional Corridors Zoning Approach

BIG IDEAS

1. Allow Housing
2. Ensure New Development Fits with Existing Neighborhood Character
3. Maintain Commercial Activity in Key Locations



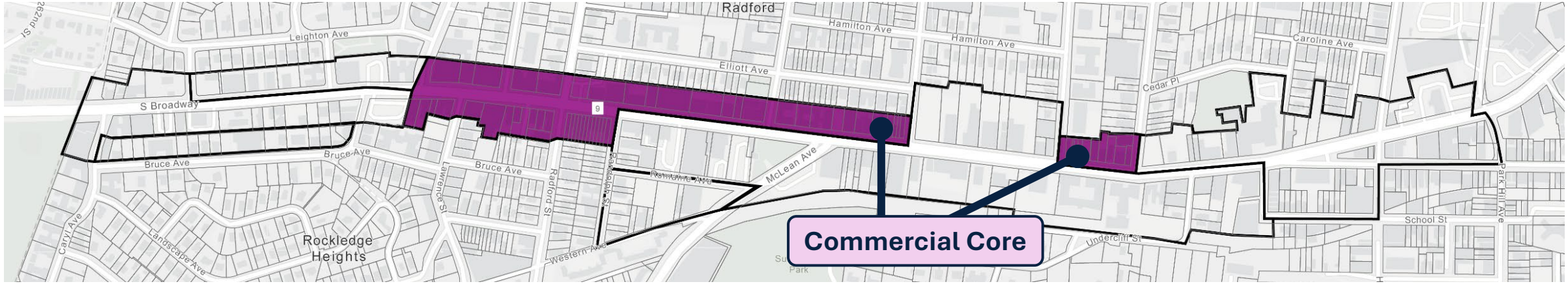


Commercial Core Zoning Approach

BIG IDEAS

1. **Preserve the Corridor's Main Street Character**
2. **Reinforce the Existing Scale of Development**
3. **Allow Compatible Infill Housing**







05

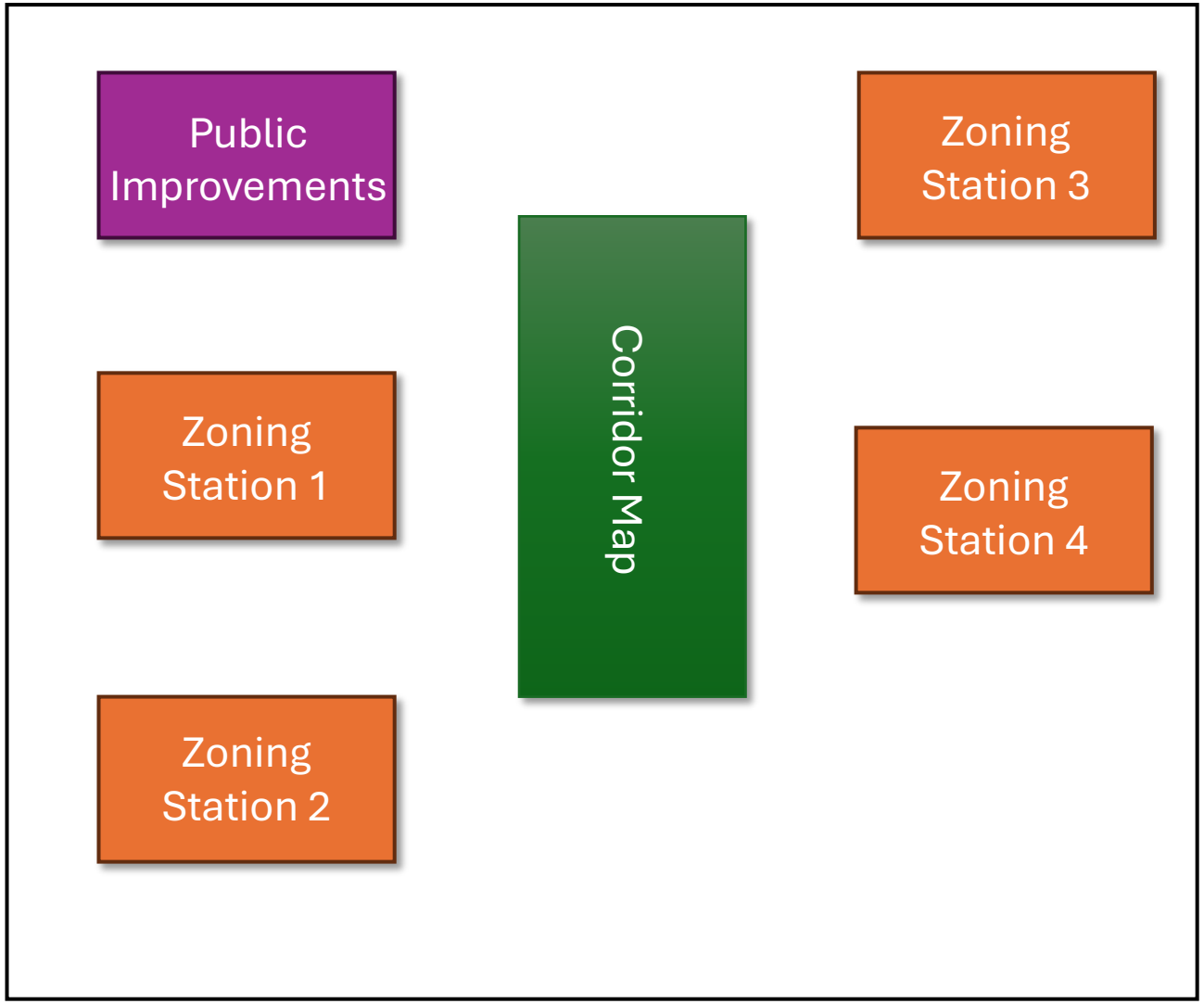
Work Session: Your Thoughts & Feedback

Workstations

Take some time to walk around the boards.

1. **Corridor Map:** Highlight key issues and opportunities.

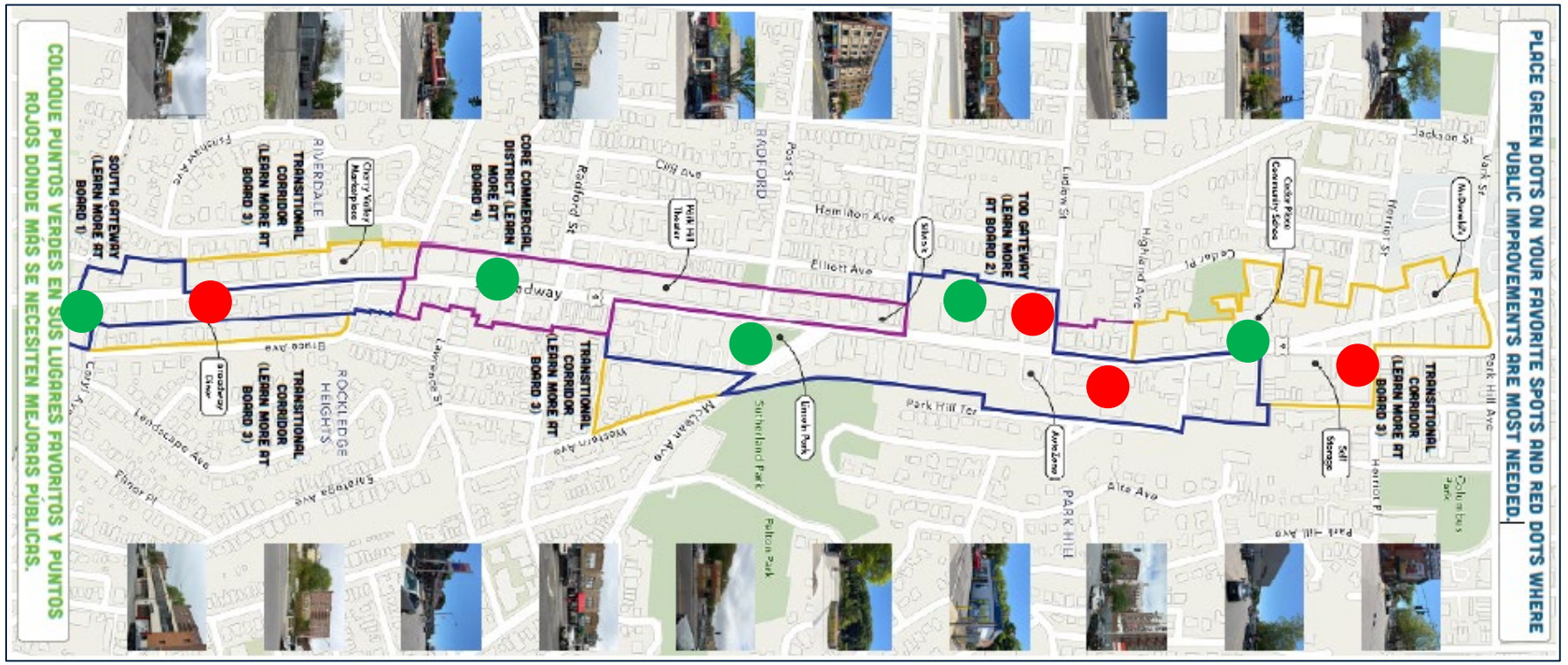
- **Public Improvements:** Prioritize ideas for streetscape, pedestrian, and public space improvements.
- **District Zoning Concepts:** Learn more about proposed zoning concepts for each district.



Interactive Exercise: Corridor Map

Place **green dots** on your favorite spots.

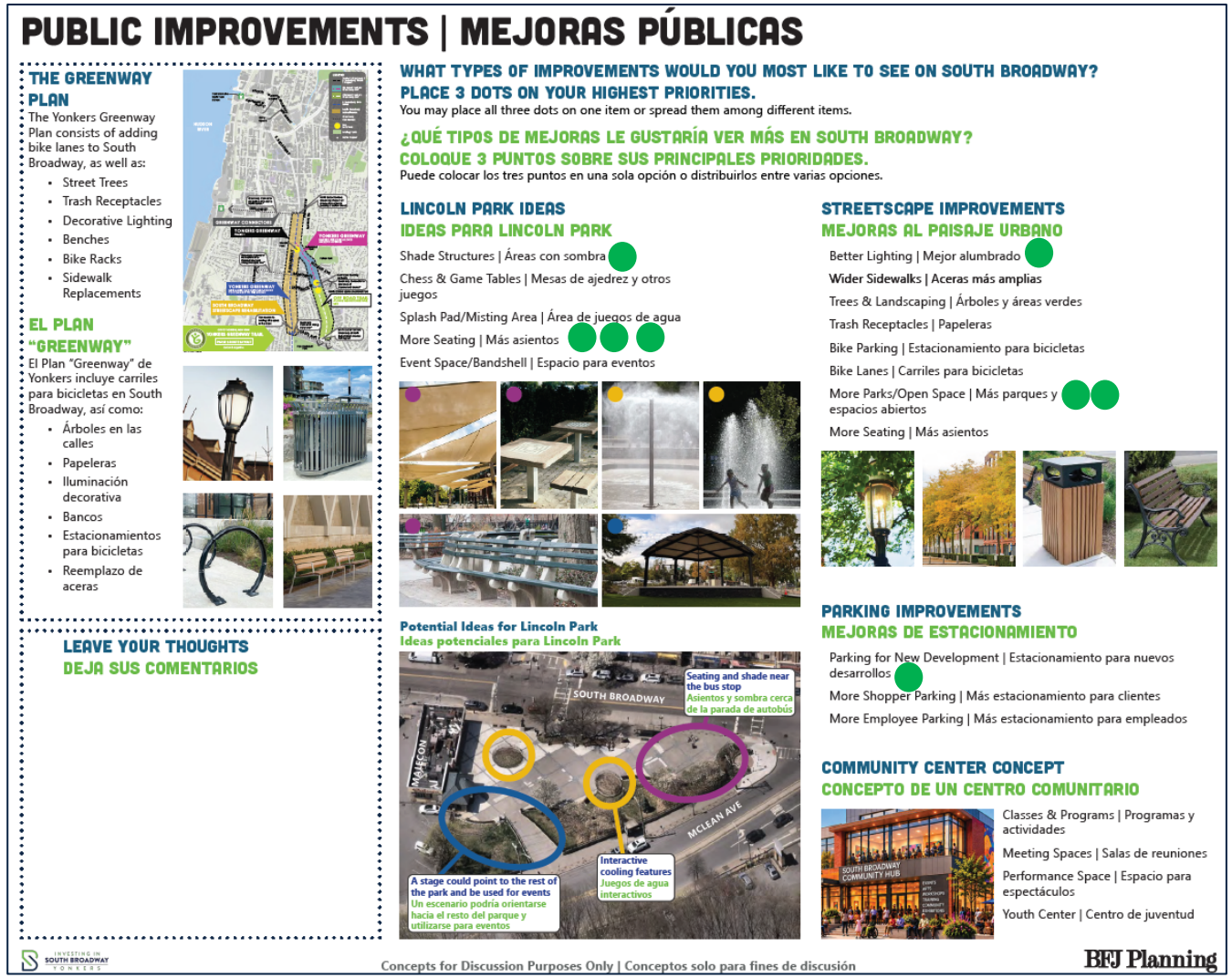
Place **red dots** where public improvements are most needed.



Add sticky notes with your thoughts.



Interactive Exercise: Public Improvements



What types of improvements would you most like to see on South Broadway?

Place 3 dots on your highest priorities.

You may place all three dots on one item or spread them among different items.

Add sticky notes with your thoughts.





06

Next Steps

Next Steps in the Planning Process

1. We want to hear from you tonight!

2. BFJ Team will incorporate public feedback into recommendations.

3. BFJ Team will work with City to finalize zoning recommendations and priority public improvements.

Want to know more about the project?

Stay tuned by visiting our website!

www.investinginsouthbroadway.com