

Friday
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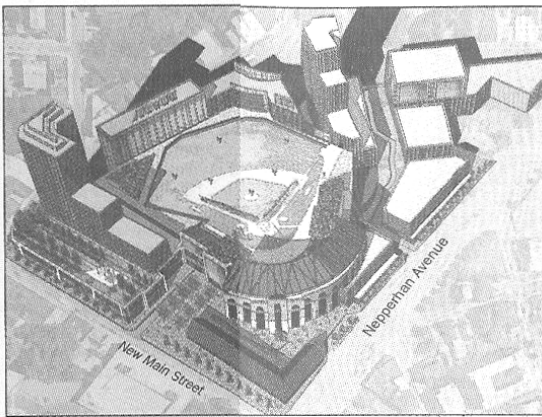
REDEVELOPMENT \$3.1B PROPOSAL UNVEILED

COMMUNITY VIEW: Not everyone ready to say 'play ball.' **4A**

OVERVIEW: A map of the plan's three phases. **4A**

EDITORIAL: A new ballgame for stadium proposal. **6B**

Yonkers' grand plan



The \$3.1 billion development plan proposed yesterday by developers Louis Cappelli, Bill Struever and Marc Berson would start with a six-month planning process and proceed in three phases.

KEY PLAYERS



Louis Cappelli, a Yonkers native, is one of Westchester's highest-profile developers, known for transforming downtown White Plains and New Rochelle.

3 builders envision ballpark, homes, stores, view of river

Michael Gannon
The Journal News

YONKERS — A sweeping, \$3.1 billion plan proposed by a new partnership involving developer Louis Cappelli would transform the downtown, waterfront and other long-neglected industrial areas into a network of new homes, stores and offices and build a long-awaited minor league ballpark.

The proposal, unveiled in a City Hall news conference yesterday, immediately becomes one of the most ambitious in the New York metropolitan area. It includes the redevelopment of a swath of land that stretches from the Saw Mill River Parkway west to the Hudson River.

It comes as a result of a new partnership between Cappelli, perhaps Westchester's pre-eminent developer, and a development team that has pursued similar plans downtown for almost a year.

Baltimore-based Struever Bros. Eccles & Rouse and the Millburn, N.J.-based Fidelco Group last year unveiled a \$1.2 billion plan for a 6,500-seat ballpark, which would have been home to an expansion independent Atlantic League franchise. The park would have been built at a city-owned parking lot known as Chicken Island and would have been an anchor for residential and retail properties and parkland. The project would have brought new residents and shoppers downtown.

The new plan includes the ballpark and opening stretches of the Saw Mill River that have long flowed underneath downtown and redeveloping the waterfront and Ludlow Park area, as the earlier Struever Fidelco plan did. But it also includes remaking the Alexander Street waterfront and the Nepperhan Valley corridor — large-scale projects the city had been pursuing independently.

"You're going to see the kind of development that five years ago, we could only dream of," Mayor Phil Amicone said in opening the news conference, flanked by the developers, members of the City Council and state Sen. Nicholas Spano, R-Yonkers.

The project dwarfs the \$600 mil-



Bill Struever of Baltimore's Struever Bros. Eccles & Rouse made his name redeveloping Baltimore's Inner Harbor. His projects have included work on ballparks like Camden Yards, where the Baltimore Orioles play.



Marc Berson's Fidelco Group, based in Millburn, N.J., has tackled major redevelopment projects including the former Military Ocean Terminal in Bayonne and other projects in Newark.

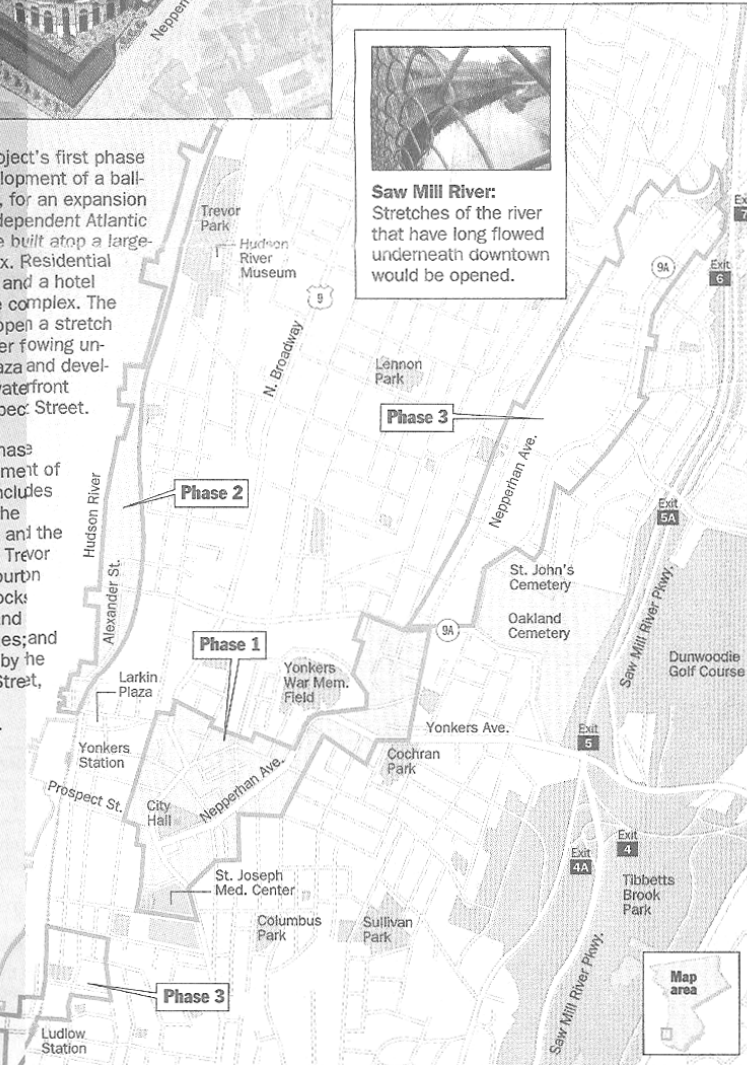


Saw Mill River: Stretches of the river that have long flowed underneath downtown would be opened.

Phase 1: The project's first phase would include development of a ballpark, shown above, for an expansion franchise of the independent Atlantic League. It would be built atop a large-scale retail complex. Residential units, office space and a hotel would surround the complex. The phase also would open a stretch of the Saw Mill River flowing underneath Larkin Plaza and develop city-controlled waterfront property near Prospect Street.

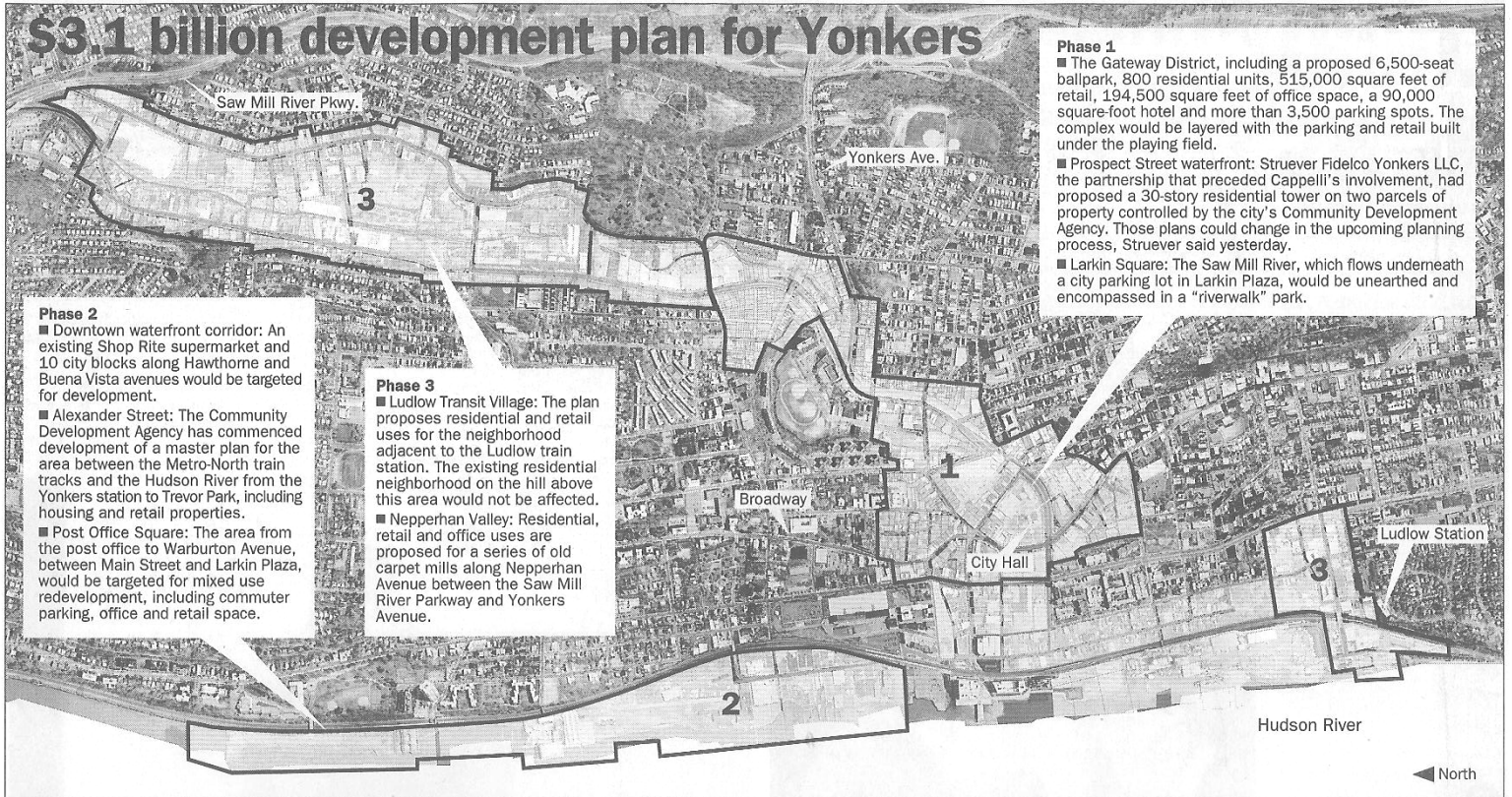
Phase 2: This phase expands redevelopment of the waterfront. It includes property between the Metro-North tracks and the Hudson River from Trevor Park south to Ashburton Avenue; 10 city blocks along Hawthorne and Buena Vista avenues; and the area bordered by the post office, Main Street, Larkin Plaza and Warburton Avenue.

Phase 3: The final phase would redevelop the area surrounding the Ludlow train station, excluding the existing neighborhood on the hill, and the Nepperhan Valley corridor, from the Saw Mill River Parkway to Yonkers Avenue.



Photos by Frank Becerra Jr. and Stephen Schmitt/Graphic by John Cornell

Please see **YONKERS, 4A**



Phase 1
 ■ The Gateway District, including a proposed 6,500-seat ballpark, 800 residential units, 515,000 square feet of retail, 194,500 square feet of office space, a 90,000 square-foot hotel and more than 3,500 parking spots. The complex would be layered with the parking and retail built under the playing field.
 ■ Prospect Street waterfront: Struever Fidelco Yonkers LLC, the partnership that preceded Cappelli's involvement, had proposed a 30-story residential tower on two parcels of property controlled by the city's Community Development Agency. Those plans could change in the upcoming planning process, Struever said yesterday.
 ■ Larkin Square: The Saw Mill River, which flows underneath a city parking lot in Larkin Plaza, would be unearthed and encompassed in a "riverwalk" park.

Phase 2
 ■ Downtown waterfront corridor: An existing Shop Rite supermarket and 10 city blocks along Hawthorne and Buena Vista avenues would be targeted for development.
 ■ Alexander Street: The Community Development Agency has commenced development of a master plan for the area between the Metro-North train tracks and the Hudson River from the Yonkers station to Trevor Park, including housing and retail properties.
 ■ Post Office Square: The area from the post office to Warburton Avenue, between Main Street and Larkin Plaza, would be targeted for mixed use redevelopment, including commuter parking, office and retail space.

Phase 3
 ■ Ludlow Transit Village: The plan proposes residential and retail uses for the neighborhood adjacent to the Ludlow train station. The existing residential neighborhood on the hill above this area would not be affected.
 ■ Nepperhan Valley: Residential, retail and office uses are proposed for a series of old carpet mills along Nepperhan Avenue between the Saw Mill River Parkway and Yonkers Avenue.

Not all residents ready to say 'play ball'

3 builders put together \$3.1B plan for city

Some welcome project; others fret over traffic, impact

Ken Valenti
 The Journal News

YONKERS — A massive development plan announced yesterday with a minor league ballpark would give Yonkers a name in the region, bringing people from other areas to visit, if you ask Angel Gago.

"At least, we'd have something on the map," said Gago, a 53-year-old maintenance worker who was talking to a friend in Getty Square.

The ballpark idea has been discussed for years. But the announcement yesterday of a sweeping \$3.1 billion revitalization plan with a team of developers brought new attention to Yonkers' attempts to enliven the area.

Tommy Parks, a mortician's assistant who walks through Getty Square almost every day, said he believed the projects are more likely to come to life now that major Westchester developer Louis Cappelli is on board, with his track record of getting things built.

"His name is on 85 percent of the stuff I see go up," he said.

He was not sure if that was a good thing. Parks had mixed feelings about the project, saying it would bring jobs, but would hurt businesses that would have to move.

"In some ways, it's good, but then it's going to hurt people," he said.

The owners of C.H. Martin, a Getty Square department store, oppose the ballpark plan, saying it would not help revive the area.

Leon Falkowitz, owner of the Swiss Watch Hospital, a small store for repairing watches and jewelry at 11 N. Broadway, thought the development would clog the area with traffic.

"Mainly, I think there would be a big traffic problem down here," said Falkowitz, 79, who travels to the store from Nassau County on Long Island four days a week.

But Moahid Shah, 49, a partner in MAWA USA Wireless at 106 New Main St., said the area could use more life.

"This is a very poor neighborhood," he said. "They need to do some development so business can boom."

Others also talked about the jobs that would come.

Linda Jackson, a 31-year-old hairdresser who was talking to Gago, said it would help give young people more to do than hang out in Getty Square.

"That's an opportunity to get a job, maybe cleaning the park, (or serving) food," said Jackson, who moved to Yonkers a year ago.

Gago, 53, agreed that a ballpark would be a good place "for the youngsters to go and stay out of trouble."

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YONKERS, from 1A

lion Ridge Hill Village proposed by Brooklyn developer Forest City Ratner on the city's East Side. In fact, it is more on scale with Ratner's \$3.5 billion Atlantic Yards project in Brooklyn, where he is proposing a new arena for the New Jersey Nets of the National Basketball Association.

A development agreement signed by Amicone yesterday calls for the new partnership, called Struever Fidelco Cappelli LLC, to enter a six-month, intensive planning process that will solicit extensive community input.

The vast majority of the property in the proposed development area is privately owned, Amicone said. The developers reserve the right to use the city's power of condemnation to acquire property — something Struever Bros. Chief Executive Bill Struever has said previously he would not do.

The ballpark plan has stalled several times and has been through three developers since it was proposed in 2002. Bringing in Cappelli, a Yonkers native who has gained acclaim for remaking downtown White Plains and New Rochelle, was a no-brainer, Struever said.

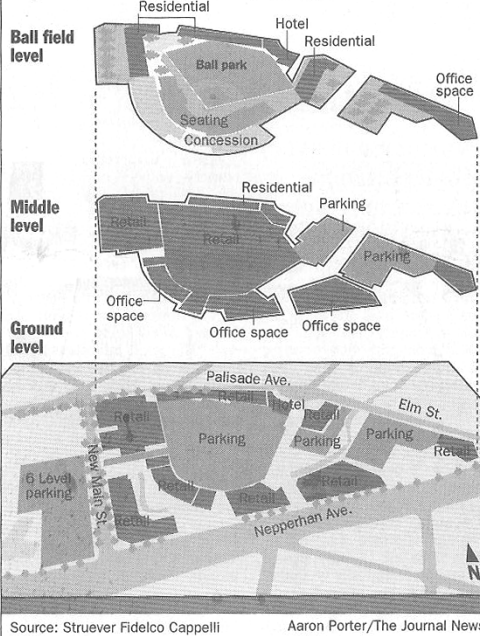
"The opportunity to team up with somebody that was born and bred in Yonkers, to really be kind of the hometown energy into the future, we thought this was just terrific," he said.

For Cappelli, the homecoming was an emotional one. After being introduced by Amicone, he spoke of growing up in the city, working as a boy in his grandfather's shoe repair shop and breaking into the contracting business through his father's electrical business on McLean Avenue.

"Yonkers has the potential to redevelop itself, not only as the greatest city in Westchester County, but next to New York City, I think

6,500-seat minor league ballpark

Scarcity and value of downtown property forces developers to maximize available space, Louis Cappelli says. Here, the plan calls for a three-tiered complex that layers the ballpark and residential units over a major retailer, which sits over a large parking structure.



Source: Struever Fidelco Cappelli Aaron Porter/The Journal News

opment of the residential area near the Ludlow train station and the Nepperhan Valley, a neglected industrial area.

The ballpark and surrounding area are the closest to getting done, as an environmental study was completed in 2003. The major changes to that plan, which envisioned a \$3 million ballpark and retail complex, will require a supplemental to the existing environmental review.

But nearby businesses that have fought the plan are concerned that they are again a target of acquisition. Cappelli said he had already bought 50 percent of the property he needs, and is close to controlling 75 percent.

One major roadblock remains. The owners of C.H. Martin department store have battled the ballpark plans in court for several years. Cappelli appealed to the store's owners, proposing that space in the new retail complex could be set aside for C.H. Martin to return, if the store cooperates with the plan. Cappelli kept a similar promise with a property owner in White Plains.

"There's no time to fight long, protracted battles," Cappelli said. "This plan will die, and I submit to you that a healthy redeveloped Yonkers is in everybody's best interests. Be a partner in our project. It's not about retail development and just a ballpark. It's about a dream becoming a reality."

Yesterday, Debra Cohen, the store's attorney, said neither she nor her client had yet been contacted by Cappelli. They were, however, willing to listen to any overtures.

"Today, they were talking the talk," Cohen said. "Now, let's see if they walk the walk."

Reach Michael Gannon at mgannon@thejournalnews.com or 914-694-5080.

Yonkers can be one of the greatest cities in New York state," Cappelli said. "Yonkers has irreplaceable assets. The waterfront, the railroad access, and it even has a river running through it."

The plan would be carried out in three phases. The first would encompass the ballpark and sur-

rounding area, now being called the "Gateway District," and would open the river and develop a piece of waterfront property near Prospect Street.

The second phase would include the Alexander Street waterfront and other nearby areas. The third phase would tackle redevel-