

## City's new vision takes first steps

Here are milestones in the \$3 billion-plus series of redevelopment projects pursued by SFC Yonkers L.L.C.:

**Feb. 2:** Yonkers Mayor Philip A. Amicone announces plans for a \$3 billion extreme makeover of the city's commercial section, to be undertaken in phases by SFC Yonkers L.L.C. The partnership consists of Vuhalla developer Cappelli Enterprises Inc., Baltimore-based Struover Bros. Eccles & Rouse, and Fideleo Realty Group of Millburn, N.J.

**May 4:** Addressing the gala dinner capping Yonkers Business Week, Cappelli confirms Donald J. Trump's interest as a possible partner in a future SFC project.

**Aug. 28:** SFC discloses its first phase will be anchored by a mixed-use project to include apartments, stores, restaurants, office space and even a 150-key hotel.

**Oct. 12:** SFC submits plans to officials for its \$1.5 billion first phase. Its anchor is the 1.1-million-square-foot River Park Center, to include 950 apartments in two 500-foot-tall towers as well as stores, restaurants, a 15-screen movie theater and a 6,500-seat minor-league ballpark.

SFC's first phase also includes Palisades Point, which calls for 436 apartments in two 25-story buildings on the city's Hudson River shore; a Saw Mill River re-exposed to daylight thanks to \$34 million in state funds; a new 150,000-square-foot government office building; and a new 150-room hotel to rise next to the Cacaco Justice Center.

**Nov. 9:** SFC announces it wants to be the state's first developer to finance a project through tax-increment financing (TIF) bonds setting aside three-quarters of the increase in property taxes starting in 2010 to fund public works improvements.

**Nov. 16:** Amicone, Struover, Cappelli and Fideleo Chairman Marc Berson receive "Business Leadership" awards from the Westchester County Association.

**Dec. 1:** Scenic Hudson Inc. of Poughkeepsie calls for a minimum 150-day environmental review of SFC's first-phase projects. The group says it is crafting an alternative land-use plan for the city waterfront involving shorter buildings than those proposed by SFC at Palisades Point.

# Yonkers seeks artistic touch



An artist's rendering of a view along the proposed promenade.

## Artists are encouraged to submit proposals that will be accepted through January

As a proposal to daylight sections of the Saw Mill River through downtown Yonkers moves forward, Mayor Phil Amicone announced plans to enhance the project with public art along the river's main promenade in what is now Larkin Plaza. Amicone's plan calls for sculptures, unique landscaping and artistic functional elements — such as benches, lighting and street signs — to complement public spaces that will line dozens of shops, outdoor cafés and restaurants along the new riverwalk.

The city has issued an official Request for Qualifications (RFQ) soliciting proposals for public art projects that "complement the river environment and will be integrated

into the waterfront redevelopment efforts along the Saw Mill River promenade." The RFQ is open to any artist who can meet the project's qualifications.

**"We're about to create one of the most unique public spaces in the entire country right in the middle of downtown Yonkers, and I believe strongly that the public must be an essential component of the project in order to maximize the appeal of the riverwalk promenade."**

— Mayor Phil Amicone

"We're about to create one of the most unique public spaces in the entire country right in the middle of downtown Yonkers, and I believe strongly that the public must be an essential component of the project

in order to maximize the appeal of the riverwalk promenade. Our goal is to garner a number of creative proposals that complement the beauty and grandeur of both the Saw Mill and Hudson rivers, which will then be narrowed down by a panel of artists, architects and city and community representatives," Amicone said.

The RFQ was developed through a contract with the city's Office of Economic Development by Yonkers artist Barbara Segal and JMC Art Partners, Westchester-based public arts consultants. It specifies a total public art budget, including all criteria for design, fabrication, installation and artist's fees, of approximately \$200,000.

Specific location for the commissioned artwork will be determined in collaboration with the selected artist, who will be chosen by a committee of artists and non-artists appointed by the city and JMC Art Partners.

Interested artists have until Jan. 22 to submit their work. Late submittals will not be considered. Applicants must submit their proposals in accordance with specifications laid out in the RFQ.

A complete version of the RFQ is available for download on the city's Web site at: <http://www.cityofyonkers.com/includes/downloads/Yonkers-Larkin-RFQ-9.pdf>.



Amicone

# for new streetscape



## Larkin Plaza Daylighting

Scheme A - Landscape Plan



## Request for Qualifications (RFQ)

Deadline: Jan. 22, 2007, 4 p.m. EST

### Artwork design for Larkin Plaza, Yonkers

#### City of Yonkers

Located on the Hudson River just north of Manhattan, Yonkers is the fourth largest city in the state of New York with a culturally and economically diverse population of 200,000. The original settlement was founded by Adrien Van der Donck in 1646 at the confluence of the Hudson and the Nepperhan/Saw Mill rivers, which was the source of the power that enabled Yonkers to become a leading industrial center.

In the 19th century the Saw Mill River was paved over to accommodate the growth of the city. Its course altered and corralled into tunnels under Yonkers' busy streets. As Hudson River cities lost their prominence as ports of industry during the 20th century, Yonkers suffered a similar fate. Previously known as the "City of Gracious Living," Yonkers is undergoing a dramatic \$3.1 billion dollar revitalization of its downtown. Now recognized as the "City of Vision," Yonkers is reclaiming its stature as an economically vibrant Hudson River waterfront city.

Complementing Yonkers' redevelopment plan will be an ambitious undertaking to daylight the Saw Mill, uncovering sections of the river for the first time in more than 100 years. This will play a vital role not only in restoring the Saw Mill to its natural beauty, but also in revitalizing the entire downtown area of Yonkers.

#### Project description

The city of Yonkers is seeking artists to develop innovative, original permanent artwork(s) for Larkin Plaza, one of the key districts included in the plans to daylight the Saw Mill River. Larkin Plaza is centrally located in downtown Yonkers adjacent to the main library and the Metro-North Yonkers train station, with easy access to the waterfront. The four-block-long design

for the plaza will incorporate different experiences of the river — pool, stream and tidal zone — along the walkways. The public will be able to engage with the water through diverse venues such as piers, shore lawns, stepping stone and observation platforms. Flanking the riverwalks will be new restaurants, outdoor

cafes and retail stores.

The selected artwork will complement the river environment and be integrated into the waterfront redevelopment efforts. Opportunities may include but are not limited to sculptural installation, lighting, landscaping and functional elements (street furniture, signage, railings, pavers etc.)

#### Project budget

The estimated total public art budget, including all criteria for design, fabrication, installation and artist's fee is approximately \$200,000. The specific location for the commissioned artwork will be determined in collaboration with the selected artist.

