

We are excited to share our latest

Urban Land Institute Case Study, focused on Hudson Park in Yonkers, New York.

This vibrant, transit-oriented multifamily development was built on a former industrial site on the banks of the Hudson River.

Our case study outlines the almost two-decade, three-phase history of the creative public-private partnership that set in motion the Hudson Park development and led to the revitalization of downtown Yonkers and its waterfront. The study was produced by the **Tri-State Land Use Council**, a regional partnership between ULI's **New York, Westchester/Fairfield, and Northern New Jersey District Councils** that provides elected and public officials with a nonpartisan platform for networking, learning, collaborating and action, addressing issues related to land use policy, urban and suburban growth, economic development, housing, transportation, and market trends.

Hudson Park, which includes close to 800 rental apartments and nearly 20,000 square feet of retail and office space, would not have been possible without coordinated efforts and hundreds-of-millions

of dollars in downtown capital improvements and transit infrastructure investments by public and private partners, including the Metropolitan Transportation Authority (MTA), the City of Yonkers, local non-profit organizations, and the developer, Collins Enterprises. Key investments included a new public library, a new parking structure, the daylighting of the Saw Mill River, and the restoration of the historic Yonkers train station.

After purchasing the land, the city and local organizations were able to create a master plan that ensured it would attract private investment, but that any development would provide a direct benefit for all current and future residents of the city.

This is the first of three case studies the **Tri-State Land Use Council** will be producing on the important role transit-oriented development plays in revitalizing communities within the tri-state region.

HUDSON PARK CASE STUDY HIGHLIGHTS:

- ✓ In Fiscal Year 2016-2017, Hudson Park generated over two-million dollars in city/school taxes and over \$300,000 in county taxes
- ✓ New restaurants and activities on the pier and along the waterfront
- ✓ Over 80,000 square feet in additional public open green space
- ✓ Additional parking spaces the entire city can utilize
- ✓ Catalyzed new development projects along the Hudson River

[CLICK HERE](#) to read the Hudson Park Case Study.

Please share this report with colleagues, friends, and on social media!

More information is available at newyork.uli.org/uli-in-action/tri-state-land-use-council

