

# N o d i n e H i l l V i s i o n S t a t e m e n t

## City of Yonkers Neighborhood Master Plan

**Nodine Hill** has great potential to be a desirable place to live and work. The community's two biggest assets - its residents and its location - have served it well in the past, but lately it has experienced deterioration of roads, sidewalks and other public facilities, as well as



disinvestment and neglect of some of its private properties. But these assets can be leveraged in a careful effort to improve conditions and to better link its future to the energy and renaissance of the City as a whole.

The City of Yonkers acknowledges Nodine Hill's decline in conditions and desirability in recent decades. Having initially focused on cataloging the community's deficits, the City now proposes to address these deficits through a **Neighborhood Master Plan** in order to improve the community for its residents and for Yonkers as a whole.

The City's remarkable return to vibrancy – most notably in its waterfront and downtown, but in its neighborhoods as well – can also benefit Nodine Hill. The extensive renewal activities in the Ravine and Ashburton Avenue corridors, and comprehensive redevelopment projects between Getty Square and Nepperhan Avenue, present an opportunity to support efforts to upgrade conditions in Nodine Hill as well. The City, therefore, is proposing this **Master Plan** with concrete actions under a defined timeline to restore the community's vitality.

Nodine Hill's resources of moderately-priced housing, proximity to transit and major regional roads, views toward the Hudson River and the Palisades beyond, and its principally low-rise residential scale are valuable strengths for its residents. The existing housing stock's moderate density, the neighborhood's mixed-uses of housing and streetfront commercial, and its convenient access to center-city Yonkers are assets that the **Master Plan** will recommend to be maintained and supported.

Nodine has many other assets that **The Master Plan** can reinforce. The neighborhood's currently unused Cochran Park, situated at one of the highest points in the City, with commanding views of the City and the lower Hudson Valley, can join nearby Fleming and Sullivan Oval Parks as community recreational assets. Cochran Park's unique position and limited access can be leveraged to benefit residents, and the park should emerge as a signature landmark for the whole City.

The neighborhood's streets, sidewalks, curbs, gutters, pedestrian crossing zones, street trees and water delivery systems are in poor condition, in many cases. **The Master Plan's** attention to these critical supporting elements – and its call for their significant improvement – will benefit residents and will prepare the neighborhood for decades of use to come.

The neighborhood's commercial corridor on Elm Street provides many residents with their daily needs, but lacks some services and will benefit from shop front and streetscape improvements and assistance in bringing focus and upgrades to the corridor.

Street trees and other elements of a more pedestrian-friendly public space will partially address a sagging appearance, in many places in the neighborhood. The community's aesthetics will be improved in the public realm, but addressing neglected private properties, vacant lots, and dumping will also improve its appearance.

The neighborhood's historic origin as a residential community, with easy access to nearby factory jobs, has dwindled greatly. As the economy has become regional, residents depend upon personal vehicles for mobility in addition to public transit, but the neighborhood lacks adequate parking capacity. **The Master Plan** will address this long-term problem with increased parking facilities for residents.

Redevelopment is proposed in specific locations, many of which currently contain either vacant properties or seriously deteriorated structures. Such redevelopment would be designed to help knit the community more tightly together, principally to benefit current residents. In addition, **The Master Plan** will identify expanded employment opportunities generated, in part, by the redevelopment occurring elsewhere in Yonkers.