

ICSC New York

85,000 S/F MIXED-USED COMPLEX IN YONKERS

Simone celebrates groundbreaking of \$35m Boyce Thompson Center

YONKERS, NY Simone Development Companies joined with Yonkers City officials for the groundbreaking of an innovative redevelopment project that will transform the former Boyce Thompson Institute property in Northwest Yonkers into a



Joseph Simone

modern 85,000 s/f mixed-used complex.

Located at the intersection of North Broadway and Executive Blvd., the new Boyce Thompson Center will include office space for business and medical use on the upper floor of the building with the front and rear grade levels housing medical offices, retail stores, banking and two restaurants.

The historic Boyce Thompson building, which was built in the 1920s, will be restored to its original character using materials to match or offset the period architecture. The 6.5-acre site was once the home of the Boyce Thompson Institute, a horticulture research center which moved to Cornell University in the 1970s. The property has remained abandoned for some 40 years with the main building and greenhouses



falling into disrepair.

Simone's plan includes construction of a new 18,000 s/f addition that will be attached at the south end of the building to resemble the existing 52,000 s/f structure. A glass "greenhouse" will connect the new building with the existing building and will house an information gallery honoring the Boyce Thompson legacy.

A two-level 15,000 s/f, freestanding glass and aluminum building will be built at the corner of Executive Blvd. and Executive Plaza for either business or medical use. Parking areas will be paved, landscaped and illuminated using materials selected to complement the architecture.

The \$35 million project is expected to require 20 months including renovation of the existing structure, the addition to the Boyce Thompson

building and the new glass building.

"Today's groundbreaking is a momentous occasion for our company and the city of Yonkers as we begin the transformation of this historic property into an architecturally stunning mixed-use development that acknowledges an illustrious past while embracing an exciting future," said Joseph Simone, president of Simone Development Cos. "This property, which has been an eyesore for many years, will soon become a thriving business and retail center creating new jobs and generating new revenue for the city of Yonkers. Yonkers has emerged as one of the region's most dynamic cities and we are very pleased to be part of the economic renaissance under way in the city," said Simone.

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