



Simone Development breaks ground on \$35 million Boyce Thompson Center project

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Simone Development Companies joined with city officials for the groundbreaking of a redevelopment project that will transform the former Boyce Thompson Institute property into a 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 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, free-standing 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. The architect is Design Development and the general contractor is MCG Construction.

"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. "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."

Simone also announced at the groundbreaking event that St. John's Riverside Hospital in Yonkers has signed a lease for the entire 15,000 s/f freestanding glass building for medical offices.

"Boyce Thompson is a case study in adaptive re-use, demonstrating that with the right developer we can preserve an old building and make it viable in the new economy," said Yonkers mayor Mike Spano. "This project is yet another example of the tremendous amount of energy and excitement happening in Yonkers right now. Simone Development, which is responsible for some of New York

City's biggest developments, recognizes Yonkers' momentum, so we are extremely pleased that Joe Simone and his team are bringing their talents and their investment dollars here."

The Boyce Thompson Center is conveniently located directly off Executive Boulevard with easy access to the Saw Mill River Parkway and North Broadway. New York Thruway (I-95), Bronx River Parkway and Cross County Parkway are only minutes away. The Boyce Thompson Center is an ideal location for medical offices and ambulatory services with St. John's Riverside Hospital less than a mile away.

Simone Development manages more than 100 properties comprising over 5 million s/f, many of which are located in the Yonkers area. Simone Development has owned and managed properties in the City of Yonkers for more than 30 years. The company recently purchased 1034 North Broadway, a two-story building containing eleven retail and business tenants.

Shown (from left) are: Yonkers commissioner of planning Wilson Kimball; Yonkers city councilman Michael Breen; Yonkers city council president Liam McLaughlin; Simone Development president Joseph Simone; Yonkers mayor Michael Spano; deputy county executive Kevin Plunkett; Yonkers city council majority leader John Larkin and Yonkers city council minority leader Michael Sabatino.

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