



Brooks Shopping Centers leads the multi-phase makeover for a Yonkers classic: Cross County Shopping Center

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Changes are underway at the Cross County Shopping Center as owners Brooks Shopping Centers, LLC continue to move forward with a multi-million dollar, multi-phased redevelopment project.

The redevelopment of this historic shopping center—managed, leased and developed by the Macerich company, began in 2006 and includes the complete transformation of the center from a new architectural design to opening a collection of new retailers to the addition of new amenities such as a 5-level parking garage that adds nearly 700 spaces to the existing 5,000 parking spaces, children's play areas and comfortable outdoor seating.

This year the outdoor center welcomed a collection of "aspirational luxury" type retailers including A|X Armani Exchange, bebe, H&M, American Eagle Outfitters, Guess, The Body Shop, Victoria's Secret Pink, an expanded New York & Company and Victoria's Secret. In November Forever 21 opens a 26,000 s/f, two-level space.

"Cross County Shopping Center is undergoing a dramatic transformation," said James Stifel, chief investment officer for Benenson Capital Partners, LLC and executive vice president for Brooks Shopping Centers, LLC. "Not only are we restoring the architecture and landscaping, we also are introducing very exciting brands to the center's merchandise mix that are a perfect enhancement of current offerings and meet the needs of our shoppers."

One of the most visually impactful elements of the redevelopment includes improvements to the center's hardscape and landscape, which are now underway. The outdoor spaces are being redesigned to showcase a delightful area for shoppers and visitors to enjoy year-round. Plans include excavating existing asphalt which will be replaced with colored concrete and brick pavers throughout the entire shopping center. Additionally off-site traffic improvements will ease access into and out of the shopping center.

"The new hardscape and landscape improvements are going to transform the look and feel of the center so that our shoppers and guests will enjoy shopping in a relaxed contemporary atmosphere," said Stifel. "New outdoor seating, water features, children's play areas and enhanced lighting and promenades will complement the new architectural design of the retail buildings and dramatic store fronts by new retailers such as H&M, and Forever 21."

Changes are also taking place at Cross County's Macy's, as the store moves forward with a 100,000 s/f expansion. Nearly every department of the current anchor will be transformed by the expansion, which began in the summer of 2009. In addition, two new entrances will be added, making this store even more accessible to its loyal customers.

In an effort to fulfill the needs of its shoppers, the Macy's remodel will improve the layout of the store to become even more customer friendly, creating a dynamic shopping environment that reflects contemporary shopping trends.

Specific changes to Macy's are as follows:

- * Redesigned Main Floor;
- * 14,500 s/f of Women Shoes;
- * 21,800 s/f of Fashion Accessories & Handbags;
- * 16,000 s/f of Cosmetics, Fine Jewelry, Watches and Fragrances;
- * 46,000 s/f of Men's;
- * 3,300 s/f of Men's Shoes;
- * Enhanced 2nd floor;
- * 12,000 s/f of Misses, Petites Sportswear & Dresses;
- * 6,500 s/f of Women's Suits;
- * 9,300 s/f of Women's Ready-To-Wear;
- * Remodeled Moderate and Better Sportswear Departments;
- * Kids Department on 3rd floor expanded by 11,500 s/f; and
- * New MAC, Estee Lauder, Clinique and Lancome shops.

Cross County Shopping Center is located at the junction of the Cross County Parkway and the New York State Thruway (I-87).

Cross County Shopping Center Project Team

Construction Manager Whiting-Turner Construction

Civil Engineer/Traffic/Land Dev. Consultant JMC Engineers

Architect of Record/Structural Engineer AECOM

MEP Engineer OLA Engineering

Geo-tech Engineer CSA Associates

Site Development Contractor Montesano Bros.

Landscape Architect Leonard Design Associates

Legal Counsel DDWWW, LLP

Landscape/Masonry Contractor Tony Casale, Inc.

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