



THE OFFICE OF BRONX BOROUGH PRESIDENT RUBEN DIAZ JR.

2009-2016 ANNUAL DEVELOPMENT REPORT



MARCH 2017

REPORT HIGHLIGHTS 2016

- **Investment: \$3,270,984,793**
 - Highest annual investment in 2009-2016
 - 37% higher than last year's \$2,385,476,138
- **Square Footage: 14,204,253** square feet
 - Highest from 2009-2016, 41% more than last year's 10,066,460
- **Residential Units: 5,234**
 - **Unsubsidized: 1,411 units**
 - 27% of 5,234 units were developed by private developers.
 - **Subsidized: 3,823 units**
 - 73% of 5,234 units were publicly funded. Highest from 2009-2016, 119% more than 2015's figure of 2,385
- **Investment by land use:**
 - **Residential:** \$1.7 Billion was invested, representing 52% of total investment
 - **Commercial:** \$1.3 Billion was invested, representing 41% of total investment
 - **Institutional:** \$228 Million was invested, representing 7% of total investment

REPORT HIGHLIGHTS 2009 - 2016

- **Investment:** \$12,764,686,465
 - Annual Average: \$1.59 Billion
- **Square Footage:** 68,551,954 square feet
- **Residential Units:** 29,058
 - **Unsubsidized:** 12,200 units have been developed by private developers
 - 45% of total residential units
 - **Subsidized:** 16,858 units have been developed with government funding
 - 55% of total residential units
- **Investment by Land Use:**
 - **Residential:** \$7.5 Billion have been invested
 - 60% of total investment
 - **Commercial:** \$2.6 Billion have been invested
 - 21% of total investment
 - **Institutional:** \$2.4 Billion have been invested
 - 19% of total investment

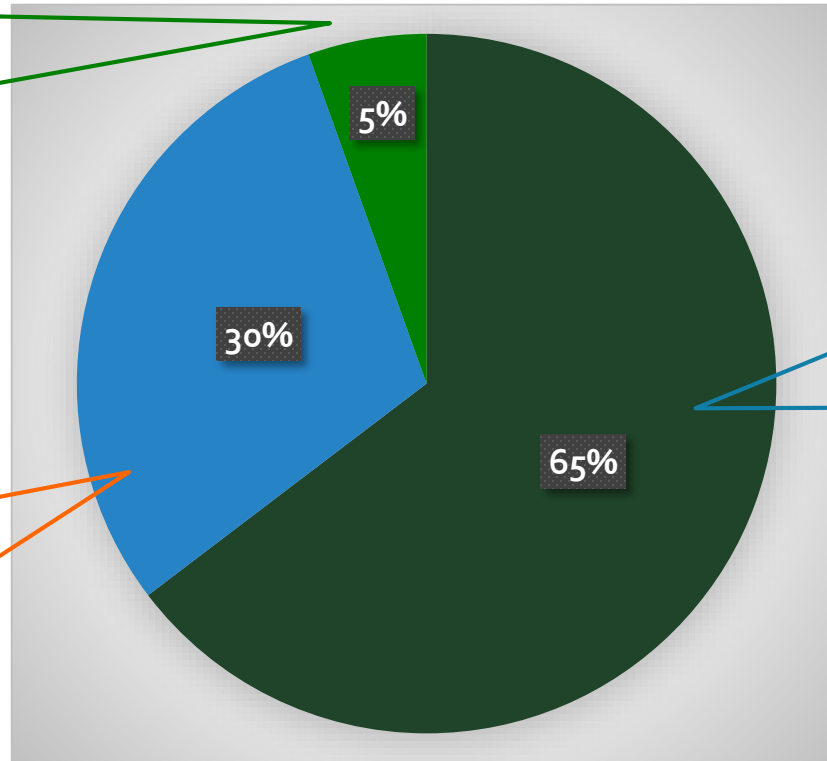
ADDRESSES ISSUED BY LAND USE CATEGORY 2016

Institutional Notable Developments

- ❑ P.S. 14 Expansion
- ❑ P.S. 19 & Horace Mann School Building Additions
- ❑ New School – South Bronx Classical Charter School
- ❑ Montefiore Hospital

Commercial Notable Developments

- ❑ Kingsbridge Armory
- ❑ York Studios
- ❑ 3 New Hotels
 - ❖ 2568 Park Avenue
 - ❖ 3466 Webster Avenue
 - ❖ 1996 Webster Avenue

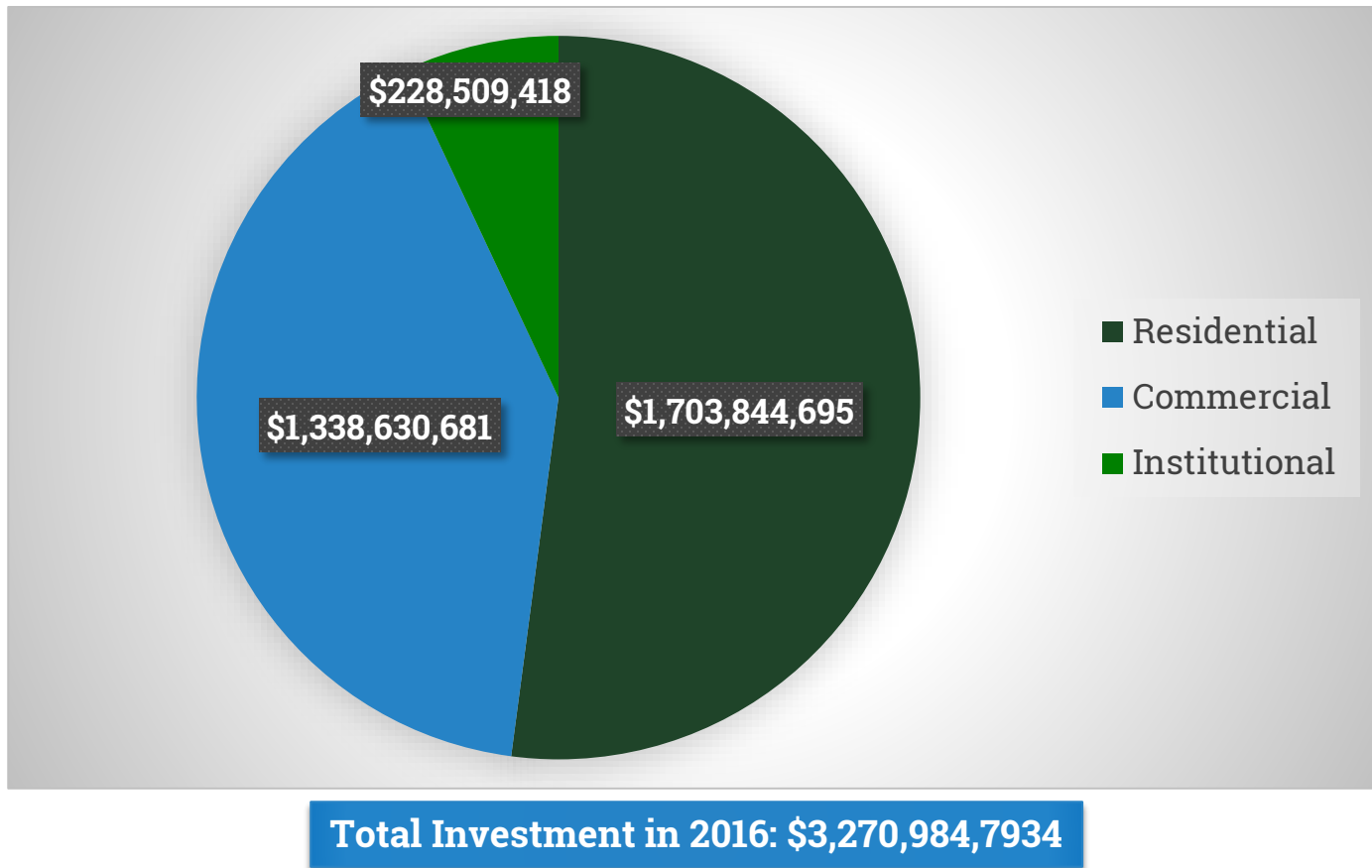


Residential Notable Developments

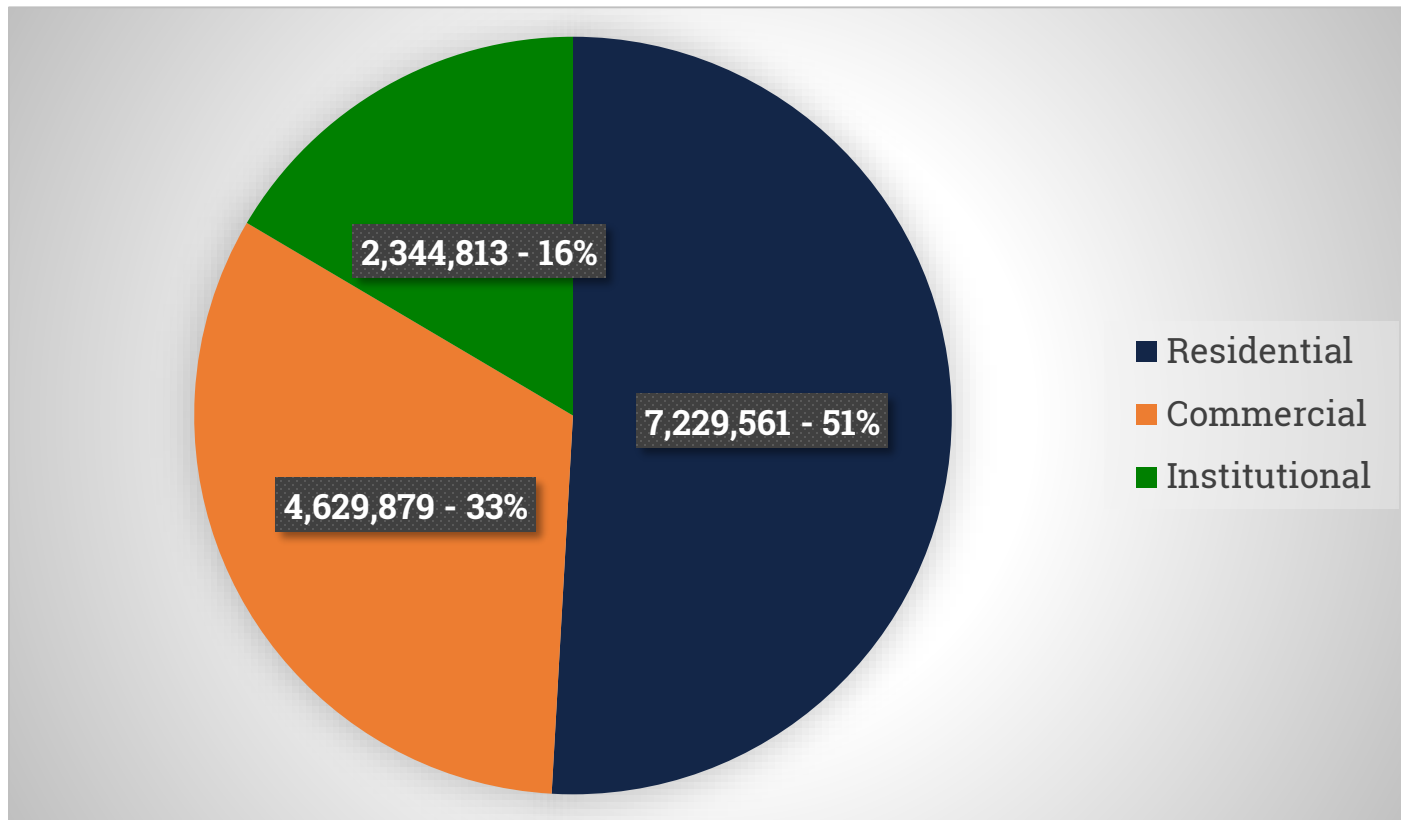
- ❑ 37 One-Family Houses
- ❑ 72 Two-Family Houses
- ❑ 16 Three-Family Houses
- ❑ 111 Multi-family Buildings
- ❑ 3 Supportive Housing Buildings

Total Addresses Issued in 2016: 365

TOTAL INVESTMENT BY LAND USE CATEGORY 2016

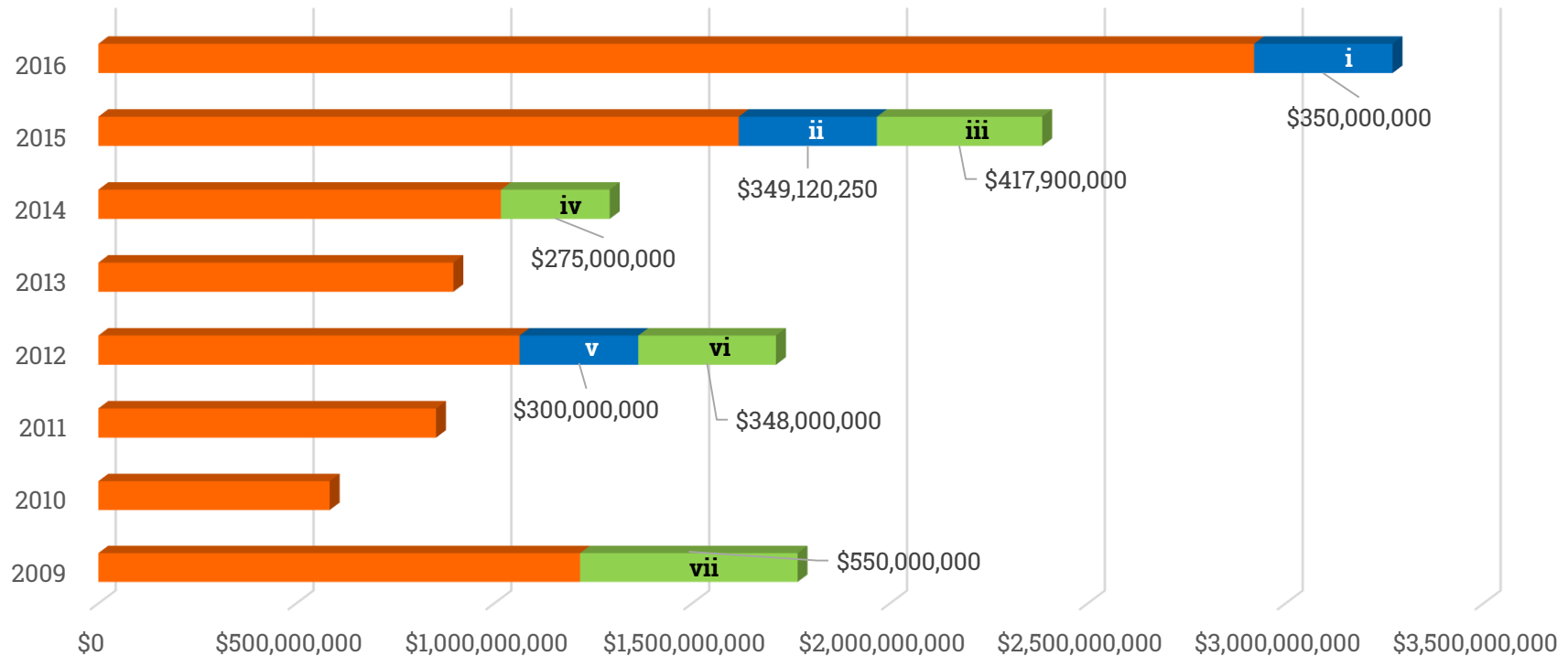


SQUARE FOOTAGE BY LAND USE CATEGORY 2016



Total Square Footage of Development in 2016: 14,204,253

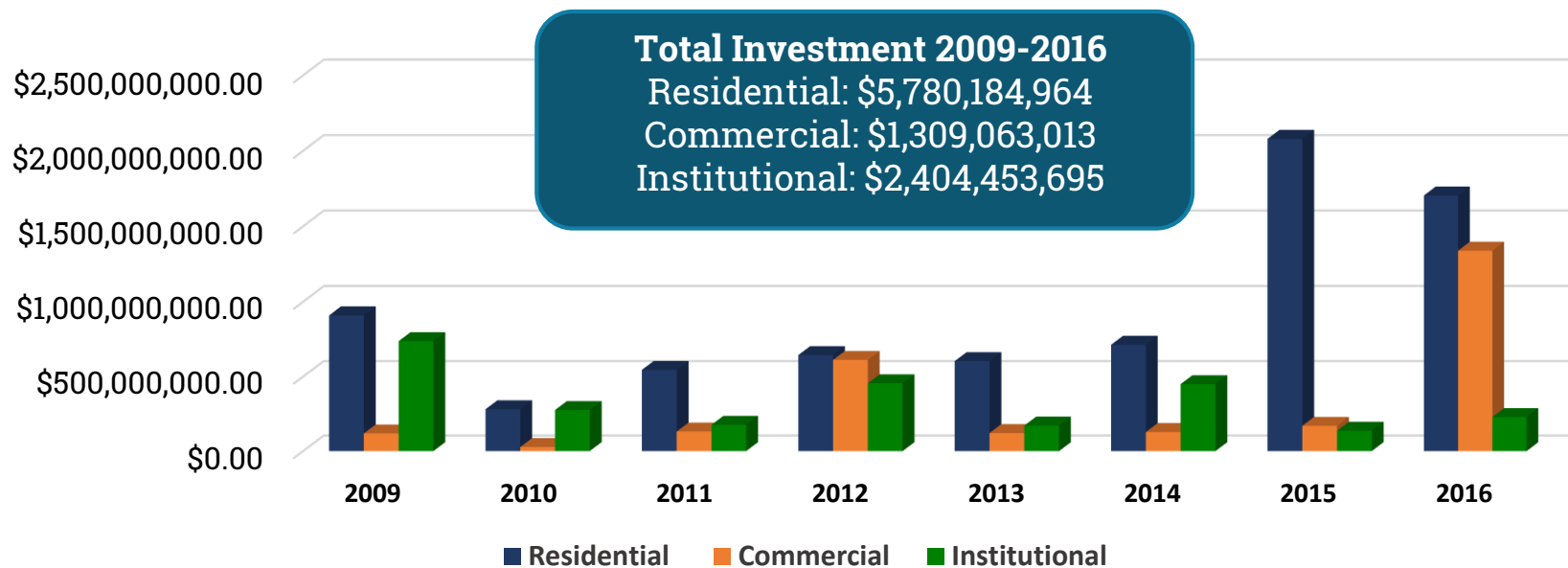
TOTAL INVESTMENT 2009 - 2016



i	ii	iii	iv	v	vi	vii
Kingsbridge National Ice Center	Somerset & Chetrit	La Central Building A, B, D & E	Bronx County Hall of Justice	Macy's at Bay Plaza	Bronx Psychiatric Center Redevelopment	PSAC II
\$350,000,000.00	\$349,120,250	\$417,900,000	\$275,000,000	\$300,000,000	\$348,766,000	\$550,000,000

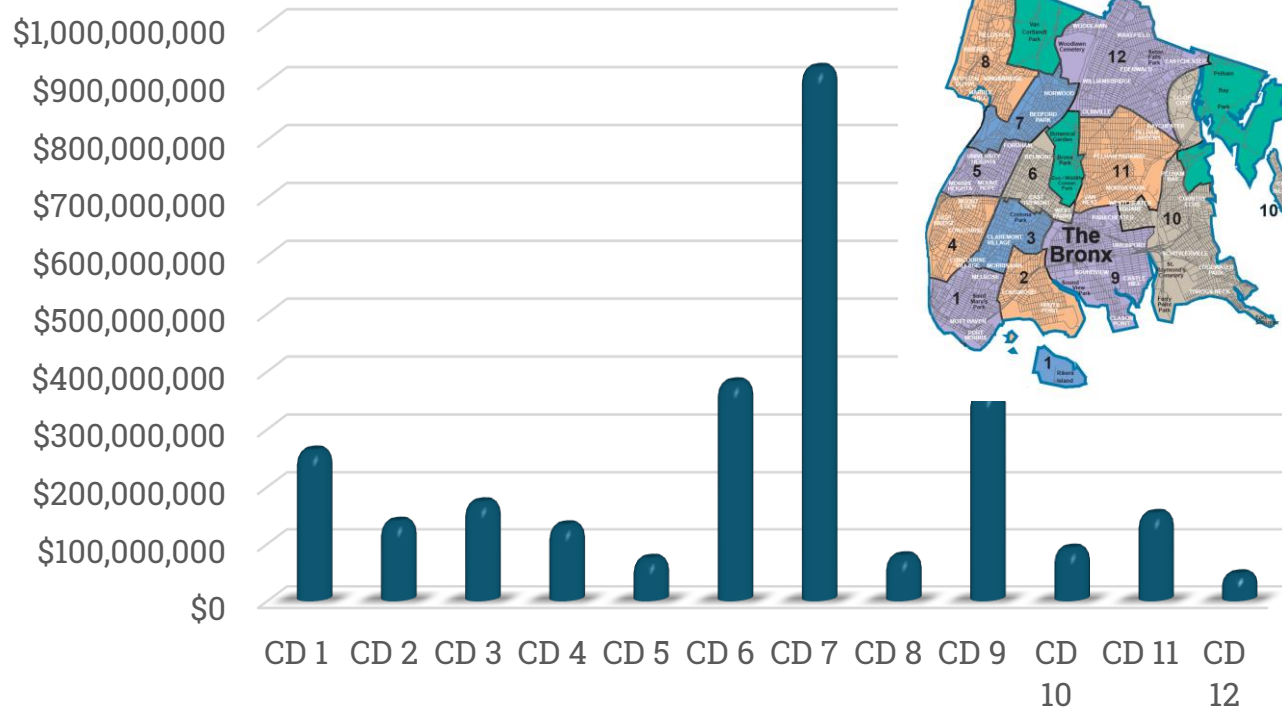
Total Investment in The Bronx 2009 – 2016: \$12,656,460,931

TOTAL INVESTMENT BY LAND USE CATEGORY 2009-2016



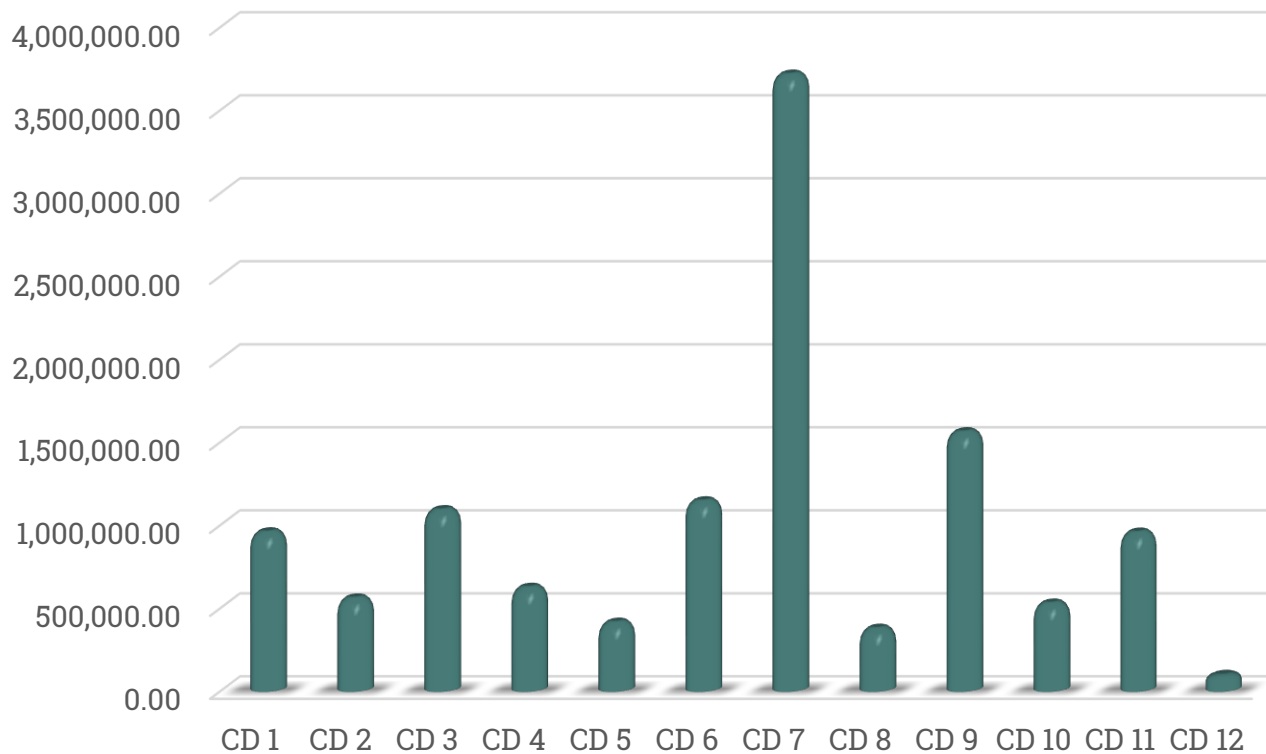
	2009	2010	2011	2012	2013	2014	2015	2016
Residential	\$910,072,282	\$281,429,767	\$545,510,314	\$644,904,939	\$604,509,502	\$714,607,806	\$2,079,150,354	\$1,703,844,694
Commercial	\$118,630,000	\$27,619,660	\$131,537,510	\$612,187,739	\$121,259,567	\$128,124,353	\$169,704,184	\$1,338,630,681
Institutional	\$738,624,228	\$275,803,447	\$176,509,446	\$455,565,550	\$171,612,524	\$449,716,900	\$136,621,600	\$228,509,418

INVESTMENT BY COMMUNITY DISTRICT 2016



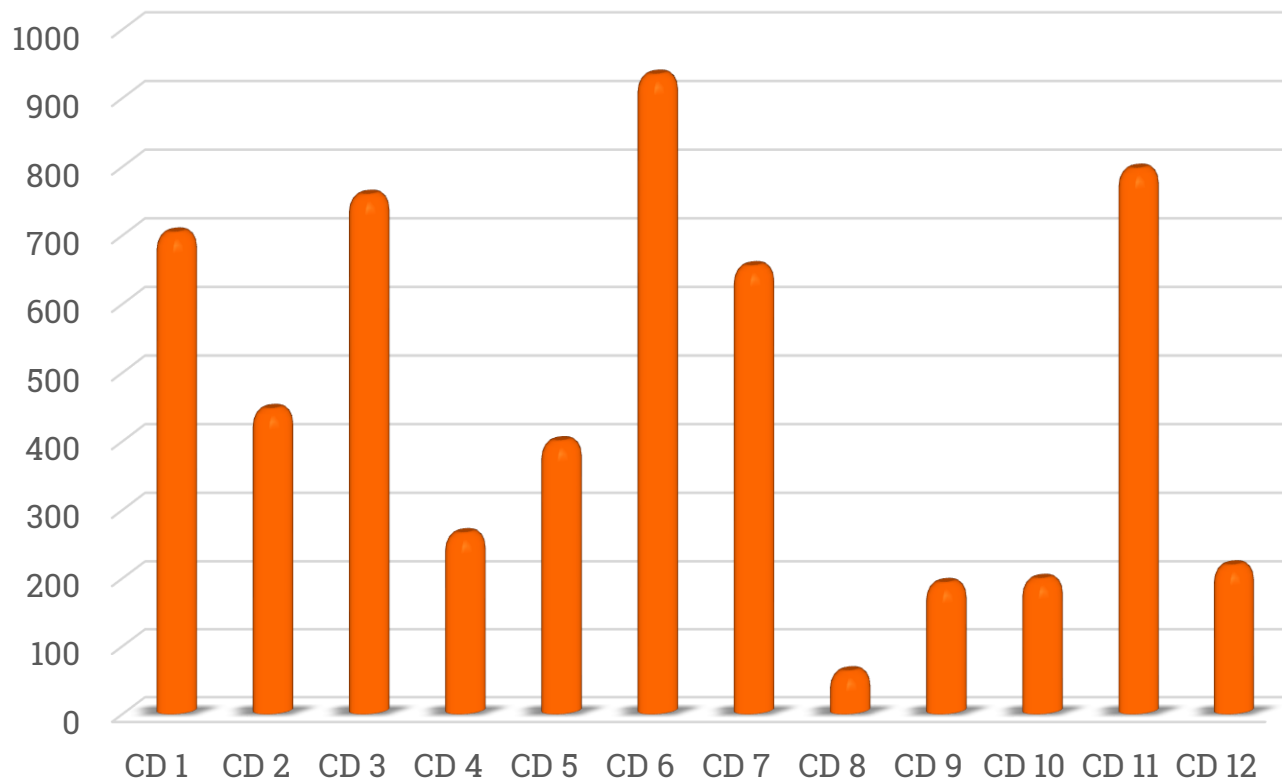
Community District	Investment
CD 1	\$263,535,008
CD 2	\$139,213,671
CD 3	\$173,186,040
CD 4	\$132,868,000
CD 5	\$74,173,500
CD 6	\$381,362,865
CD 7	\$924,544,905
CD 8	\$78,573,220
CD 9	\$364,331,399
CD 10	\$91,957,848
CD 11	\$152,860,132
CD 12	\$46,653,205

SQUARE FOOTAGE DEVELOPMENT BY COMMUNITY DISTRICT 2016



Community District	Square Footage Development
CD 1	956,687
CD 2	558,124
CD 3	1,090,230
CD 4	622,685
CD 5	412,323
CD 6	1,143,589
CD 7	3,713,884
CD 8	375,935
CD 9	1,559,723
CD 10	527,582
CD 11	955,108
CD 12	95,698.80

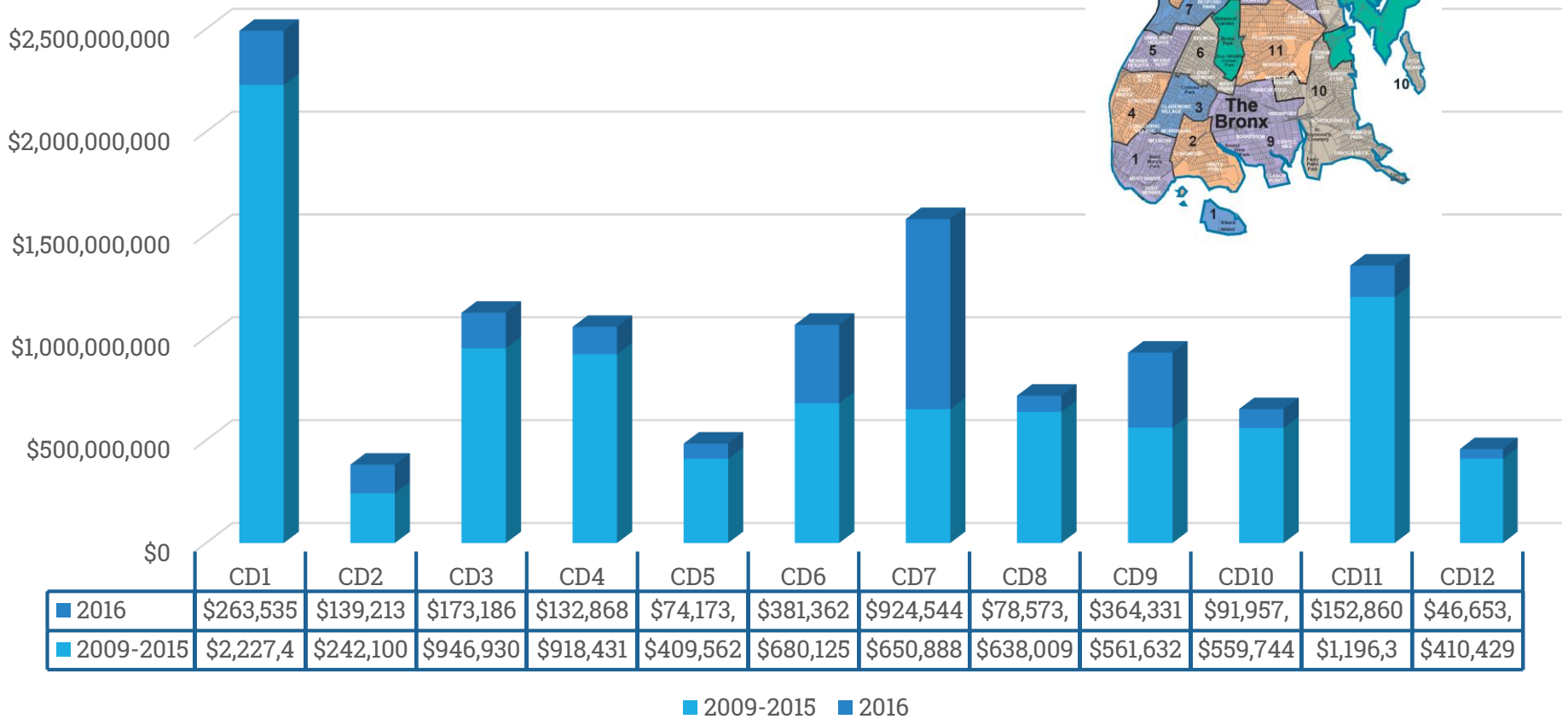
NEW RESIDENTIAL UNITS BY COMMUNITY DISTRICT 2016



Community District	New Residential Units
CD 1	702
CD 2	445
CD 3	757
CD 4	264
CD 5	398
CD 6	932
CD 7	653
CD 8	61
CD 9	191
CD 10	197
CD 11	795
CD 12	217

INVESTMENT BY COMMUNITY DISTRICT

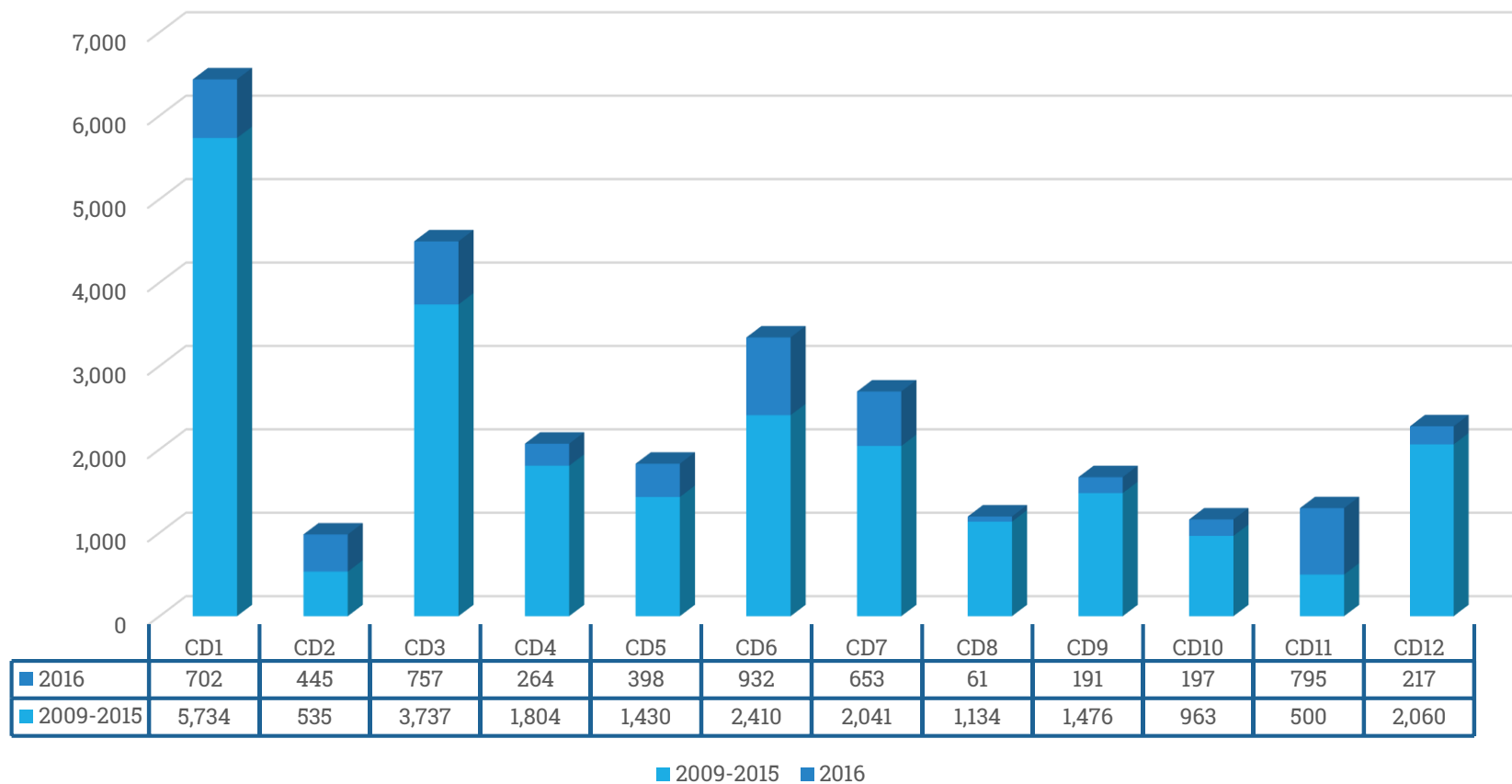
2009-2016



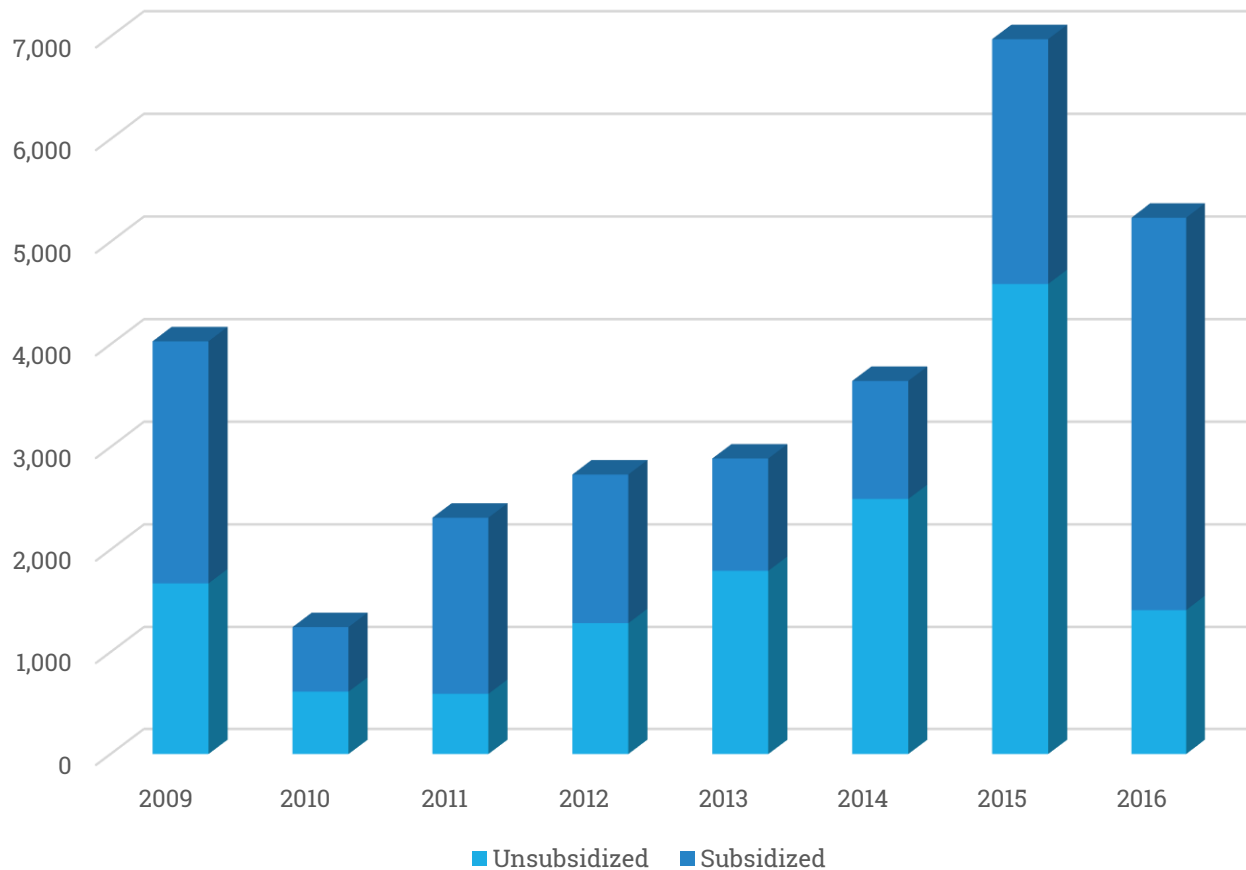
SQUARE FOOTAGE DEVELOPMENTS BY COMMUNITY DISTRICT 2009-2016



NEW RESIDENTIAL UNITS BY COMMUNITY DISTRICT 2009-2016



NEW RESIDENTIAL UNITS 2009-2016

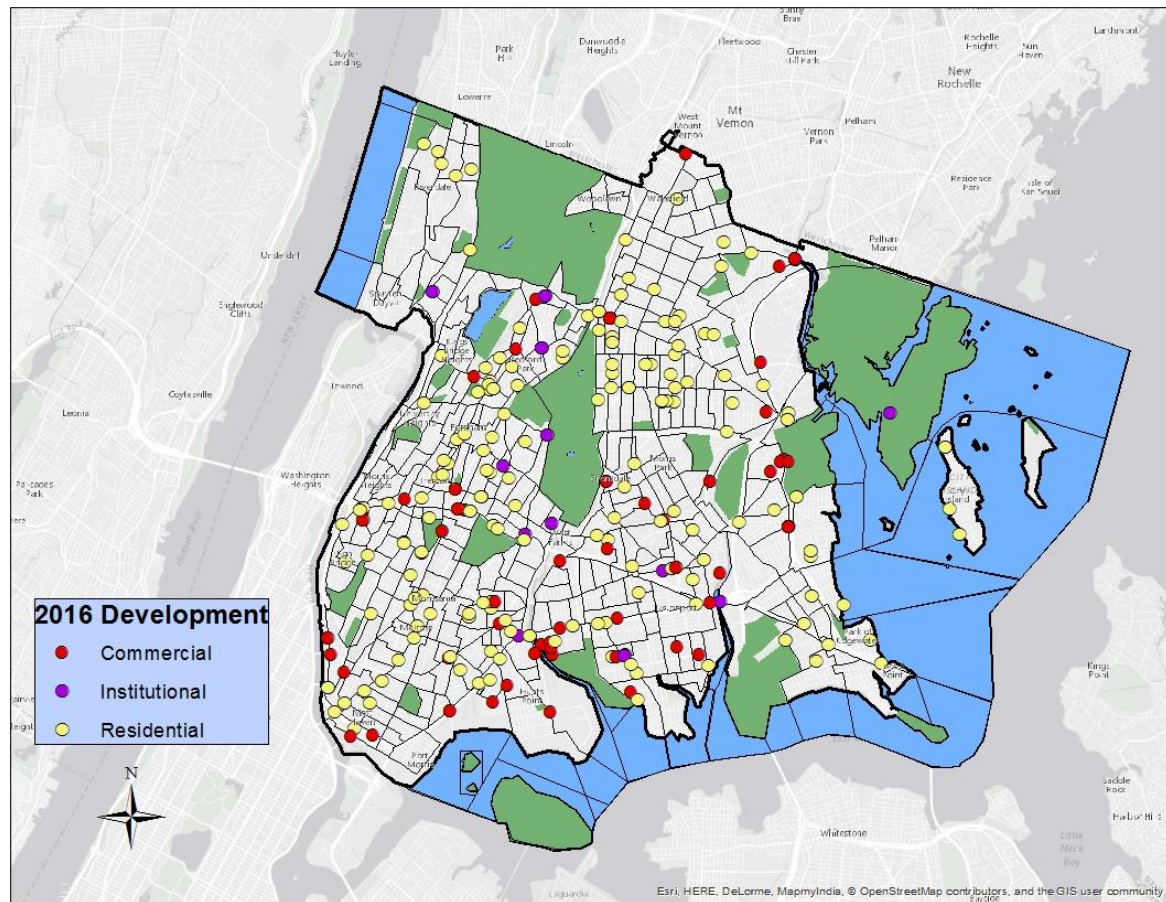


	New Units	Subsidized	Unsubsidized
2009	4,030	58%	42%
2010	1,245	51%	49%
2011	2,311	74%	26%
2012	2,732	53%	47%
2013	2,888	38%	62%
2014	3,644	32%	68%
2015	6,974	34%	66%
2016	5,234	73%	27%

Subsidized Units: 14,446
 Unsubsidized Units: 14,612
 Total Number of New Units:
 29,058

NEW DEVELOPMENT IN THE BRONX BY LOCATION AND LAND USE

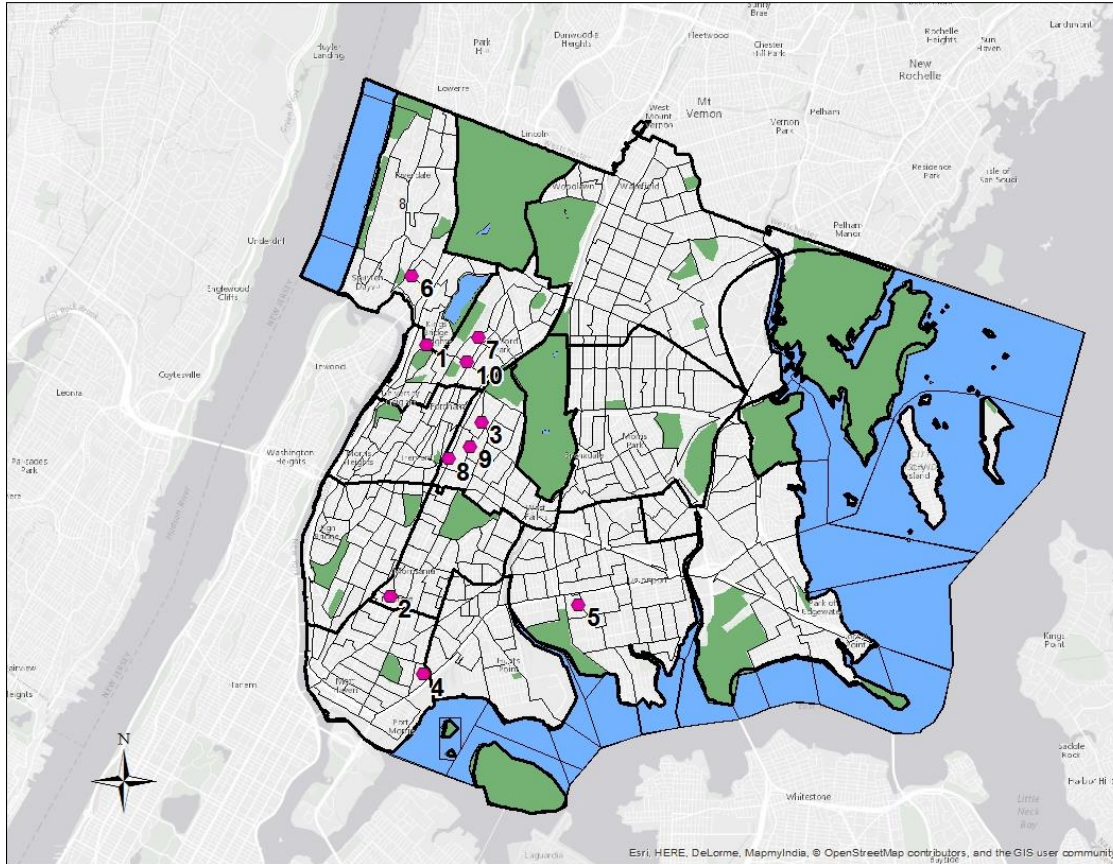
2016



	Addresses Assigned for New Buildings and Alterations
Residential	217
Commercial	52
Institutional	14

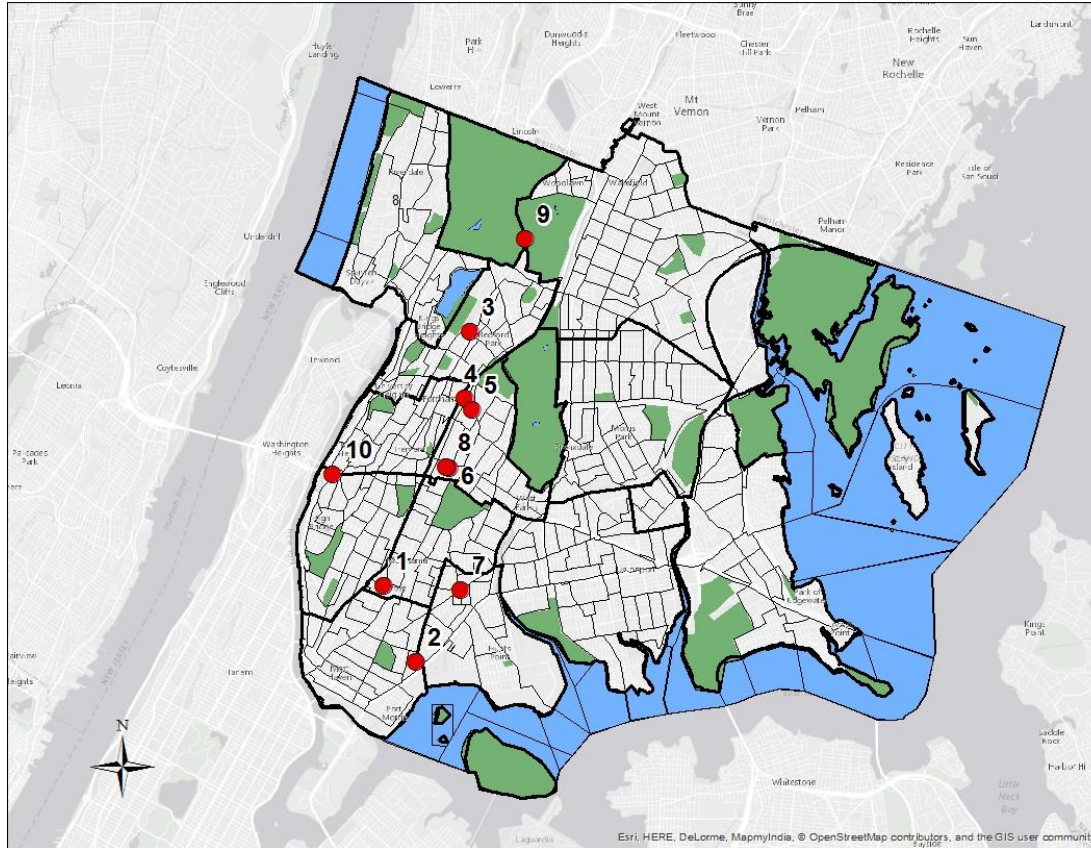
TOP TEN DEVELOPMENTS IN THE BRONX

2016



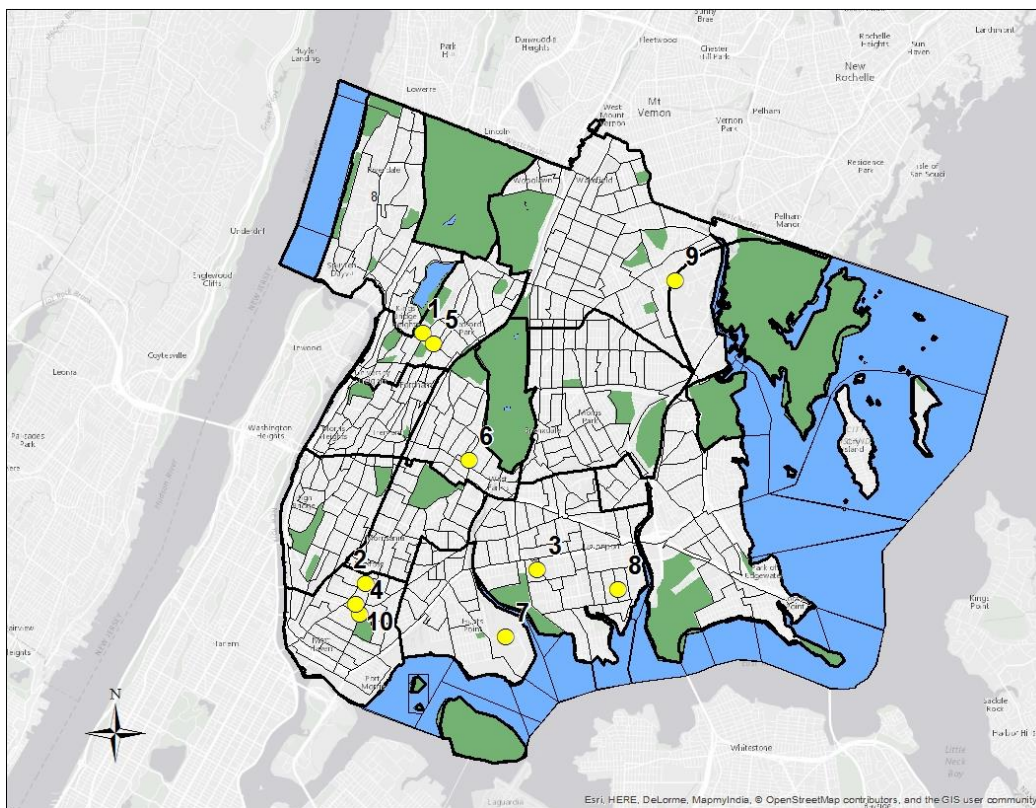
	Project	Developer	Investment
1	Kingsbridge National Ice Center	New York City Economic Development Corporation	\$350,000,000
2	Melrose Commons (445 E. 162 nd Street)	Phipps/Briarwood/CPC	\$140,000,000
3	St. Barnabas Hospital (4511 Third Avenue)	L&M Development	\$89,960,000
4	East 147 th Street	Radson Development	\$64,000,000
5	York Studios (1410 Story Avenue)	York Studios	\$59,014,550
6	Horace Mann School	Horace Mann School	\$55,000,000
7	2865 Creston Avenue	Project Renewal	\$49,900,000
8	2980 Park Avenue	Omni New York	\$48,000,000
9	4433 Third Avenue	L&M Development	\$46,675,000
10	558 Grand Concourse	Young Woo & Associates	\$43,000,000

TOP TEN RESIDENTIAL DEVELOPMENTS 2016



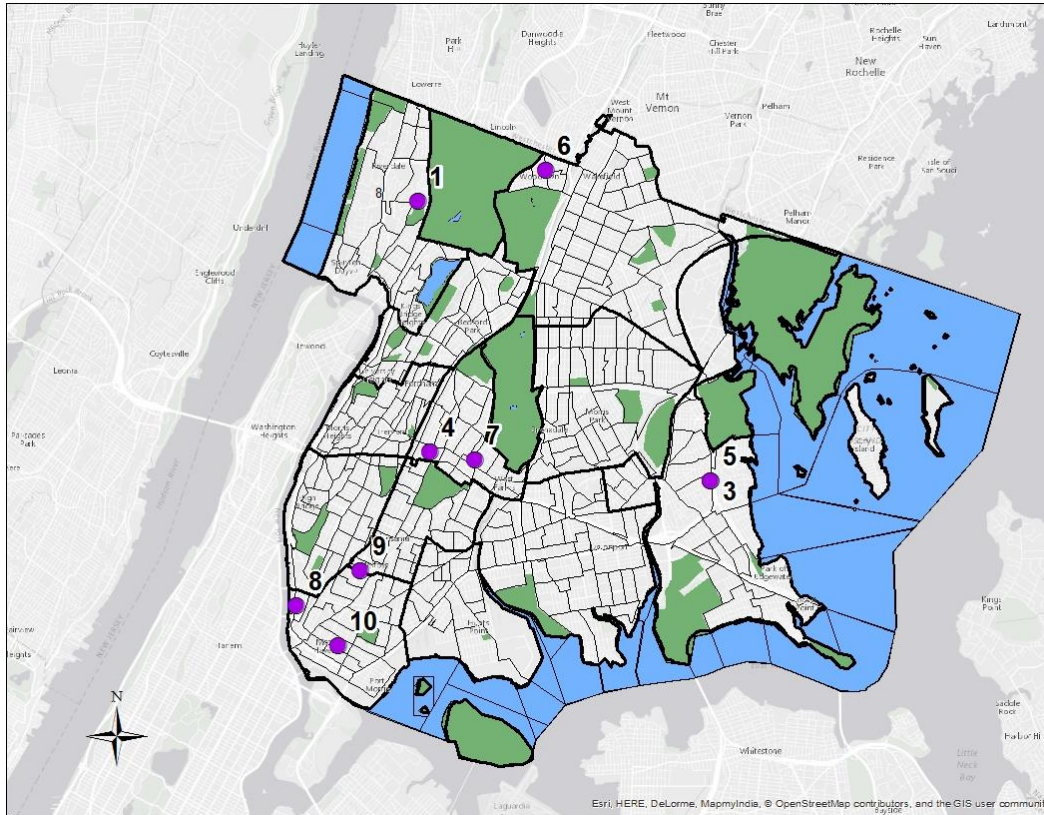
	Project	Developer	Investment
1	Melrose Commons (446 E.163 rd Street)	Phipps/ Briarwood/CP C	\$140,000,000
2	East 147 th Street	Dan Rad	\$64,000,000
3	2865 Creston Avenue	Project Renewal	\$49,900,000
4	2980 Park Avenue	Omni New York	\$48,000,000
5	4433 Third Avenue	L&M Development	\$46,675,000
6	4183 Third Avenue	Israel Schwartz	\$42,732,000
7	1000 Fox Street	Property Resources Corporation	\$40,000,000
8	1880 Bathgate Avenue	Israel Schwartz	\$38,242,000
9	2700 Jerome Avenue	Community Builders	\$36,000,000
10	1434 Undercliff Avenue	Services for the Underserved	\$32,000,000

TOP TEN COMMERCIAL DEVELOPMENTS 2016



	Project	Developer	Investment
1	Kingsbridge National Ice Center	New York Economic Development Corporation	\$350,000,000
2	York Studios (1410 Story Avenue)	York Studios	\$59,014,550
3	558 Grand Concourse	Young Woo Bristol	\$43,000,000
4	567 East 149 th Street	Daniel Diehl	\$43,000,000
5	1070 Southern Boulevard	Urban Health Plan Inc.	\$43,000,000
6	155 Food Center Drive	New York Economic Development Corporation	\$34,000,000
7	1600 Randall Avenue	Aurora Zepeda	\$22,000,000
8	346 Baychester Avenue	Michael Stone	\$18,000,000
9	5 Westchester Avenue	Thomas Casey	\$15,000,000
10	1750 Bathgate Avenue	Mitch Newman	\$10,000,000

TOP TEN INSTITUTIONAL DEVELOPMENTS 2016



	Project	Developer	Investment
1	Horace Mann School (4652 Tibbett Avenue)	Gordon Jensen	\$55,000,000
2	El Rio Residence (4733 East 179th Street)	Communilife Inc.	\$22,000,000
3	P.S. 14 (3047 Bruckner Blvd.)	SCA	\$15,000,000
4	South Bronx Classical Charter School (3458 Third Avenue)	Kiumarz Geula	\$14,000,000
5	P.S. 14 (3041 Bruckner Blvd.)	SCA	\$7,000,000
6	P.S. 19 (4318 Katonah Avenue)	SCA	\$3,000,000
7	Crotona Academy High School (1211 Southern Blvd.)	Yechiel Landau	\$2,258,040
8	Family Life Academy Scharter School III (370 Gerard Avenue)	Tamela Steeris	\$1,645,008
9	Melrose Commons Playground (411 E. 159 St.)	NYC Parks	\$1,500,000
10	Saw Mill Playground (485 E. 139 St.)	NYC Parks	\$1,500,000

2016 TOP TEN PROJECTS BY TOTAL INVESTMENT

1	Kingsbridge National Ice Center (10 West 195 th Street)
Land Use	Event Center/Ice Sports Complex
Investment	\$350,000,000
Developer	New York Economic Development Corporation



2016 TOP TEN PROJECTS BY TOTAL INVESTMENT

2	Melrose Commons (446 E. 163 rd Street)
Land Use	303 Unit Mixed-Use Building
Investment	\$140,000,000
Developer	Phipps/Briarwood/CPC



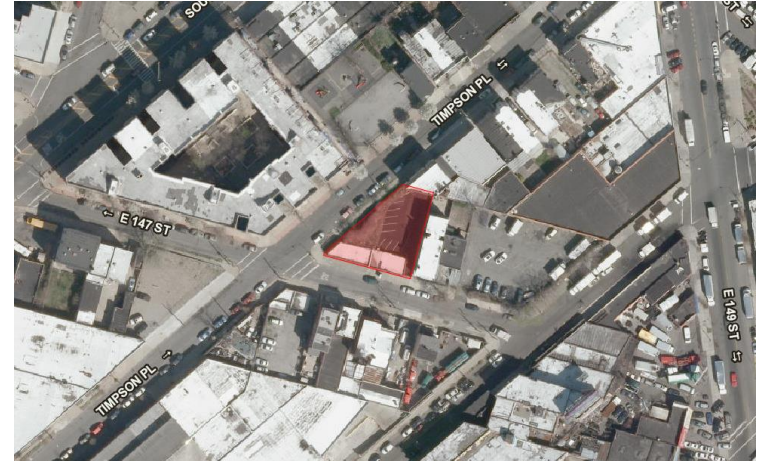
2016 TOP TEN PROJECTS BY TOTAL INVESTMENT

3	St. Barnabas Hospital (4511 Third Avenue)
Land Use	181 Unit Mixed-Use Building
Investment	\$89,960,000
Developer	L & M Development



2016 TOP TEN PROJECTS BY TOTAL INVESTMENT

4	869 East 147 th Street
Land Use	167 Unit Multi-family Building
Investment	\$64,000,000
Developer	Radson Development



2016 TOP TEN PROJECTS BY TOTAL INVESTMENT

5	York Studios (1410 Story Avenue)
Land Use	Film & Television Studio
Investment	\$59,014,550
Developer	York Studios



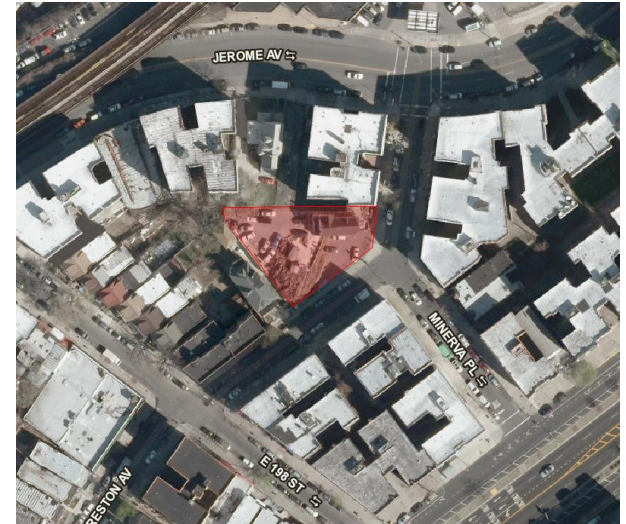
2016 TOP TEN PROJECTS BY TOTAL INVESTMENT

6	Horace Mann School (4652 Tibbett Avenue)
Land Use	School Building
Investment	\$55,000,000
Developer	Gordon Jensen



2016 TOP TEN PROJECTS BY TOTAL INVESTMENT

7	2865 Creston Avenue
Land Use	122 Unit Supportive Housing Building
Investment	\$49,900,000
Developer	Project Renewal



2016 TOP TEN PROJECTS BY TOTAL INVESTMENT

8	2980 Park Avenue
Land Use	154 Unit Multi-family Building
Investment	\$48,000,000
Developer	Omni New York



2016 TOP TEN PROJECTS BY TOTAL INVESTMENT

9	4433 Third Avenue
Land Use	133 Unit Mixed-Use Building
Investment	\$46,675,000
Developer	L & M Development

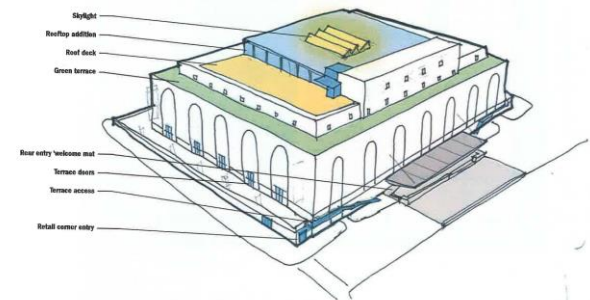


2016 TOP TEN PROJECTS BY TOTAL INVESTMENT

10	558 Grand Concourse
Land Use	Commercial Building
Investment	\$43,000,000
Developer	Young Woo & Associates



MAIN ELEMENTS



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