

2009-2018 Annual Bronx Development Report

The Office of The Bronx Borough President Ruben Diaz Jr.

March 2019



2018 DEVELOPMENT HIGHLIGHTS

Investments: \$3,482,560,171

Highest annual investment in 2009-2018.

Total Addresses Issued: 502

Investment By Land Use

Residential: \$ 2,631,261,854

75% of total investment. Highest annual investment in 2009-2018.

Commercial: \$ 362,346,516

10% of total investment. Third highest annual investment in 2009-2018.

Institutional: \$ 488,951,801

15% of total investment. Second highest annual investment in 2009-2018.

Square Footage: 11,338,890

Third highest from 2009-2017, 30% less than last year's 16,263,954.

Square feet By Land Use

Residential: 7,520,280

75% of total investment. Highest annual investment in 2009-2018.

Commercial: 1,963,970

10% of total investment. Third highest annual investment in 2009-2018.

Institutional: 1,854,640

15% of total investment. Second highest annual investment in 2009-2018.

Residential Units: 8,885

Highest number of units from 2009-2018.

Unsubsidized: 4,660 units

52% of units were developed by private developers.

Subsidized: 4,225 units

48% of units were publicly funded.

2009-2018 REPORT HIGHLIGHTS

Investments: \$ 18,955,838,127

Annual Average: \$1.72 billion

Investment By Land Use

Residential: \$ 12,414,637,197

65% of total investment.

Commercial: \$ 3,181,248,846

17% of total investment.

Institutional: \$ 3,359,892,085

18% of total investment.

Square Footage: 96,783,534

Annual Average: 9,678,353 sqft.

Square feet By Land Use*

Residential: 61,142,097

65% of total investment.

Commercial: 20,868,370

17% of total investment.

Institutional: 14,773,067

18% of total investment.

Residential Units: 45,332

Unsubsidized: 22,212

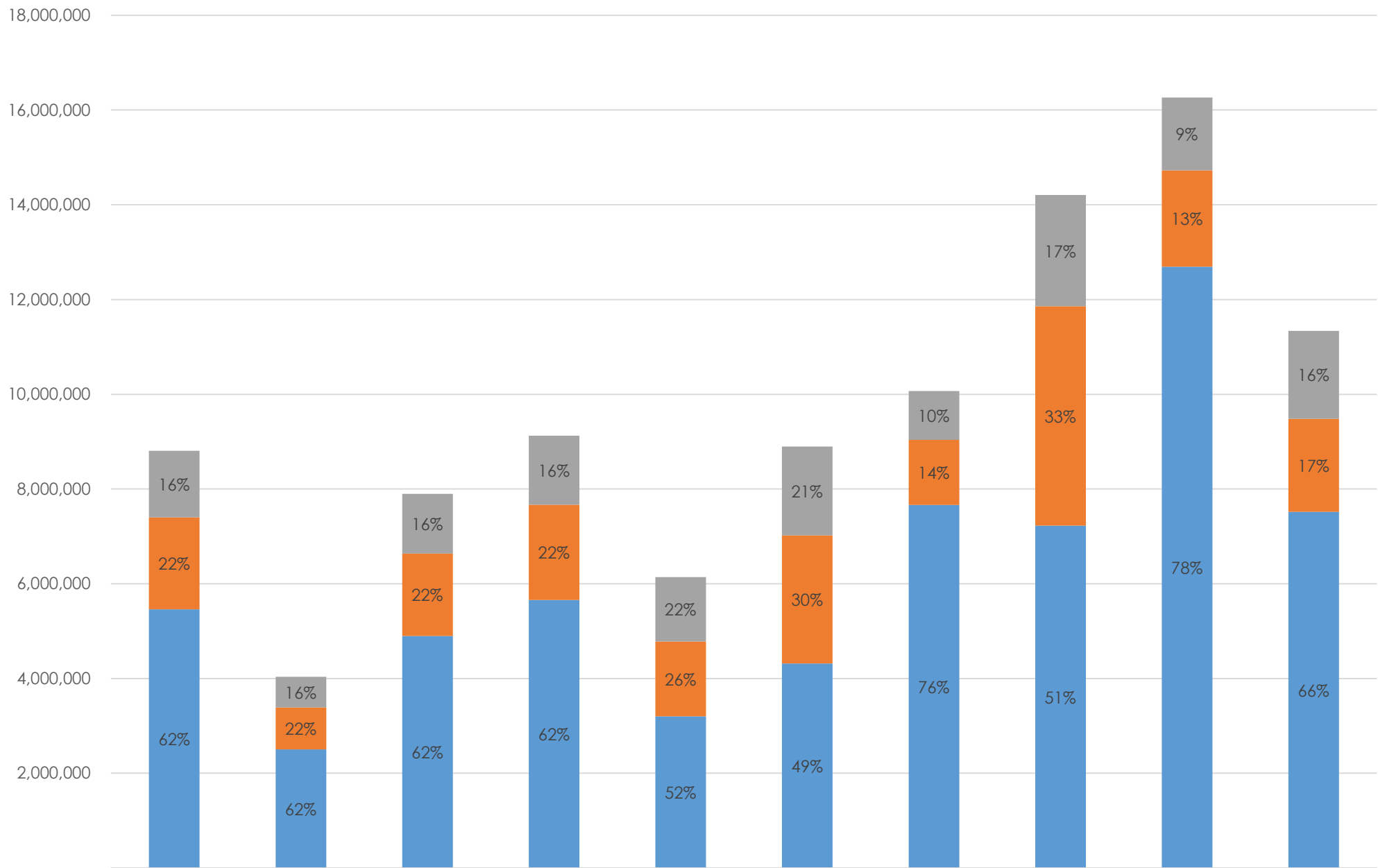
49% of units were developed by private developers.

Subsidized: 23,110

51% of units have been developed with government funding.

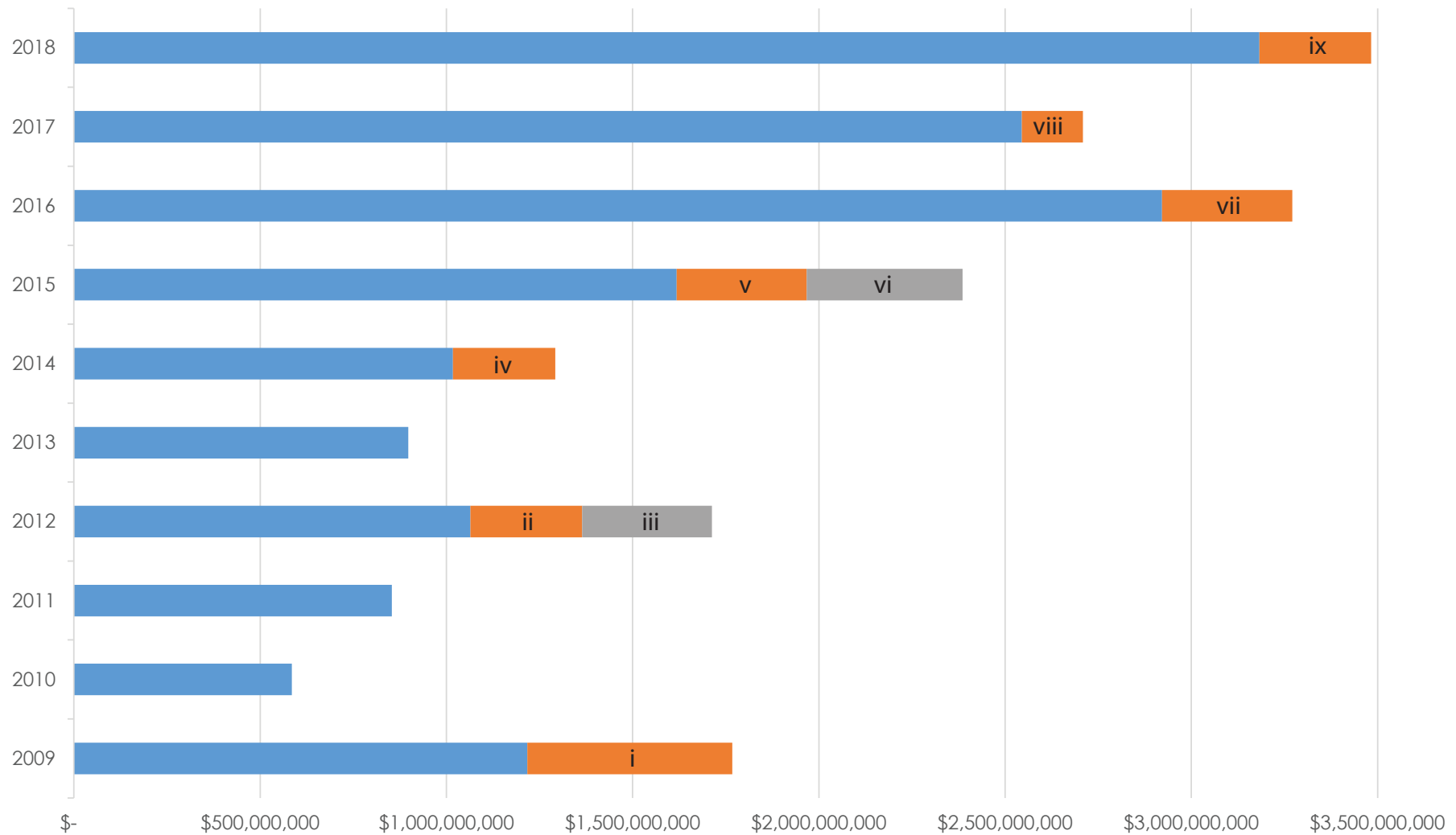
*Using estimated figures for years 2009 through 2012 as squarefootage was not separated by land use for those years.

2009-2018 TOTAL SQUARE FEET



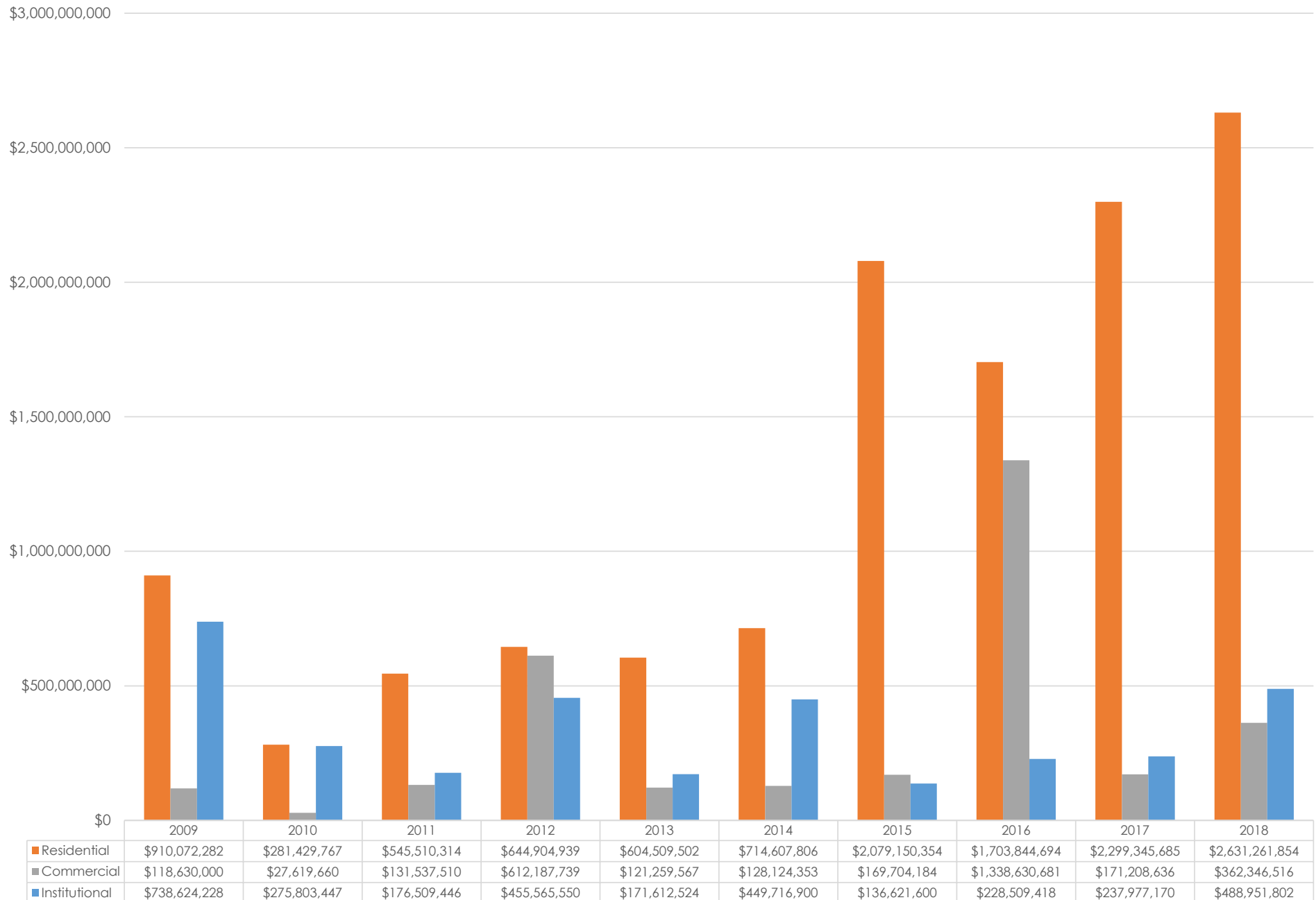
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
■ institutional	1,406,126	644,353	1,261,434	1,457,385	1,360,600	1,878,206	1,030,386	2,344,813	1,535,124	1,854,640
■ commercial	1,940,199	889,090	1,740,551	2,010,926	1,580,600	2,700,796	1,374,211	4,629,879	2,038,148	1,963,970
■ residential	5,460,290	2,502,162	4,898,422	5,659,339	3,200,800	4,318,697	7,661,863	7,229,561	12,690,682	7,520,280

2009-2018 TOTAL INVESTMENT

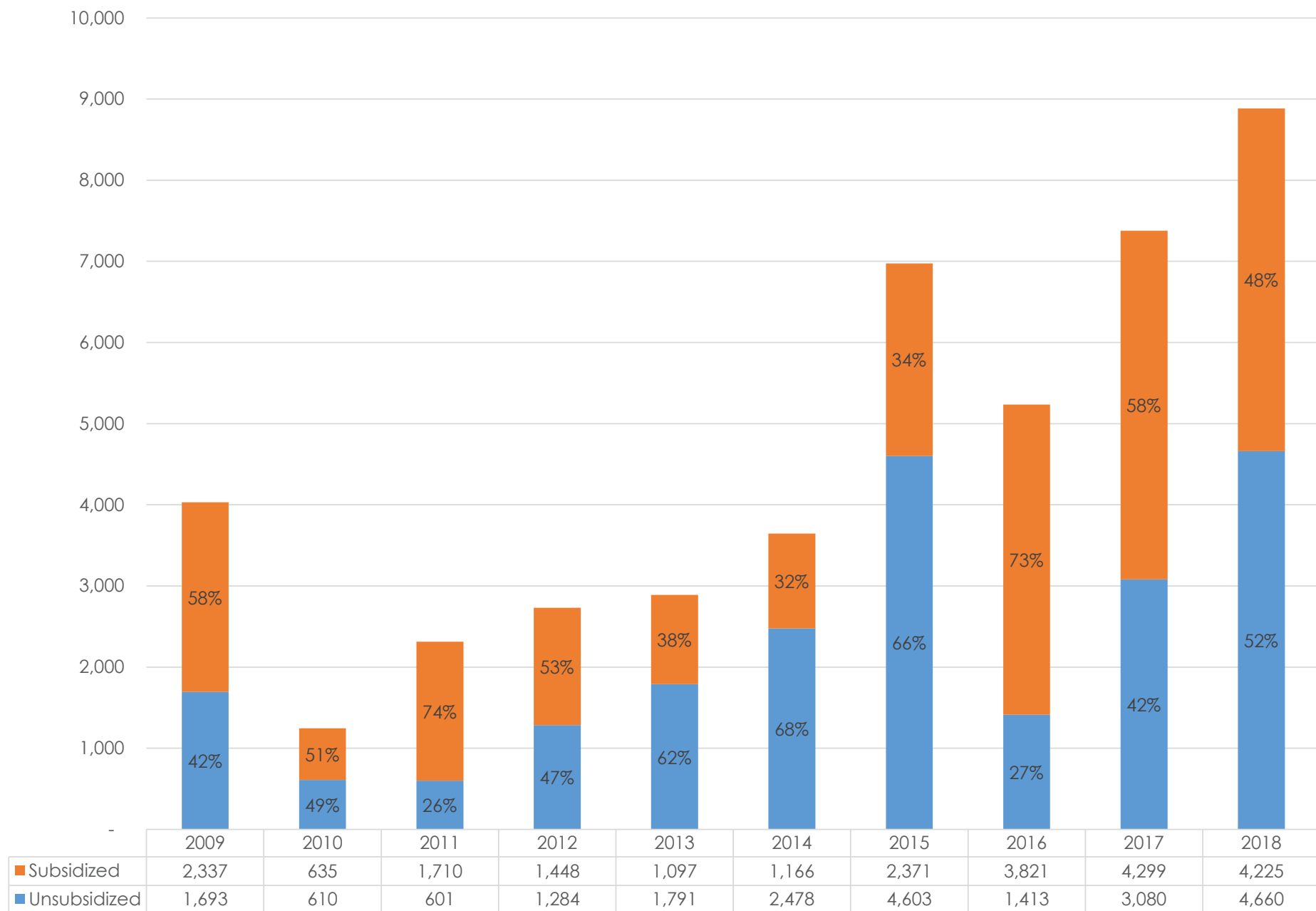


2009	2012	2012	2014	2015	2015	2016	2017	2018
i	ii	iii	iv	v	vi	vii	viii	ix
PSAC II	Bronx Psychiatric Center Redevelopment	Macy's at Bay Plaza	Bronx County Hall of Justice	La Central Building A, B, D & E	Somerset & Chetrit	Kingsbridge National Ice Center	425 Grand Concourse Passive House	Bronx Point
\$ 550,000,000	\$ 348,766,000	\$ 300,000,000	\$ 275,000,000	\$ 417,900,000	\$ 349,120,250	\$ 350,000,000	\$ 164,000,000	\$ 300,000,000

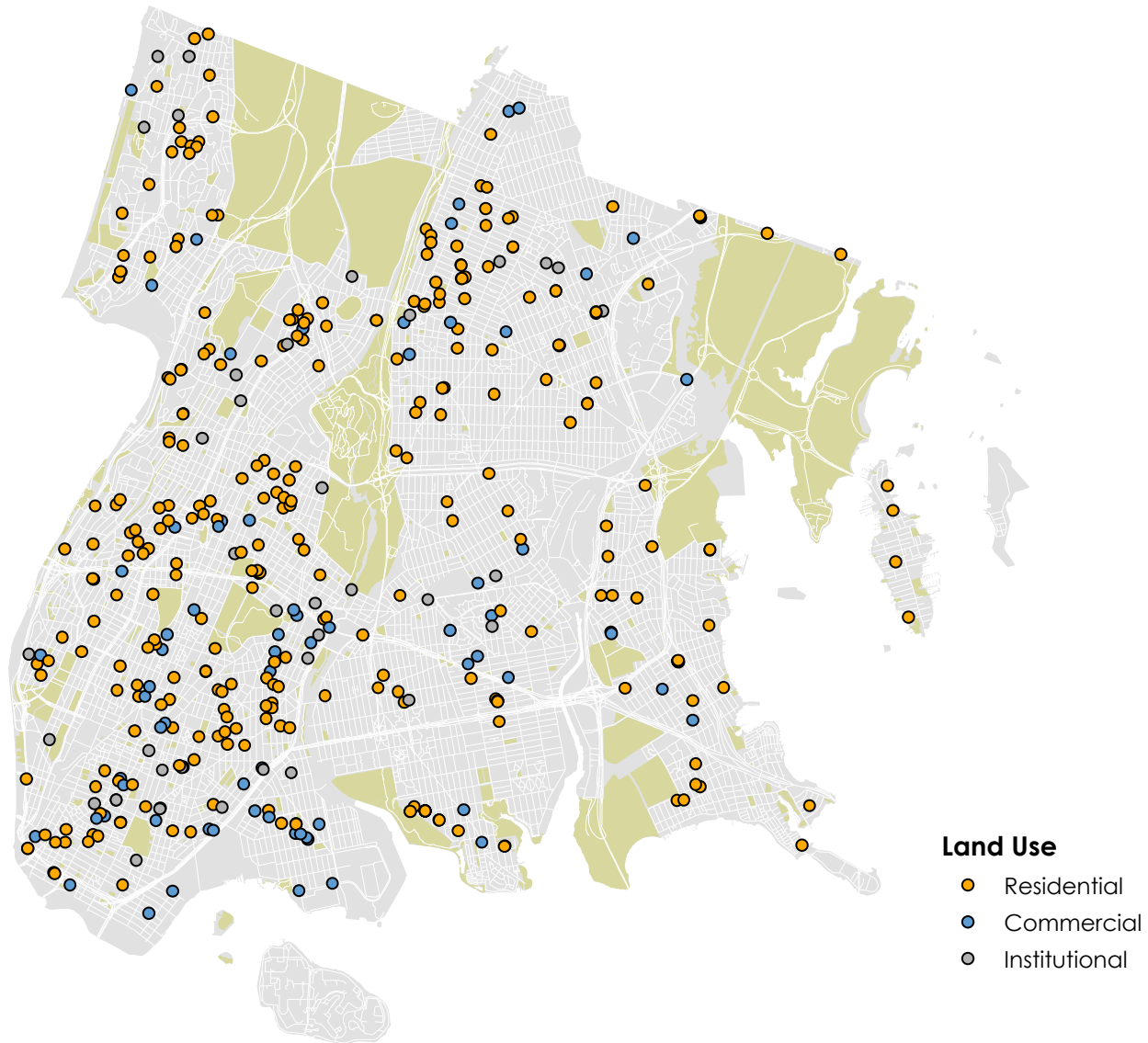
2009-2018 INVESTMENT BY LAND USE CATEGORY



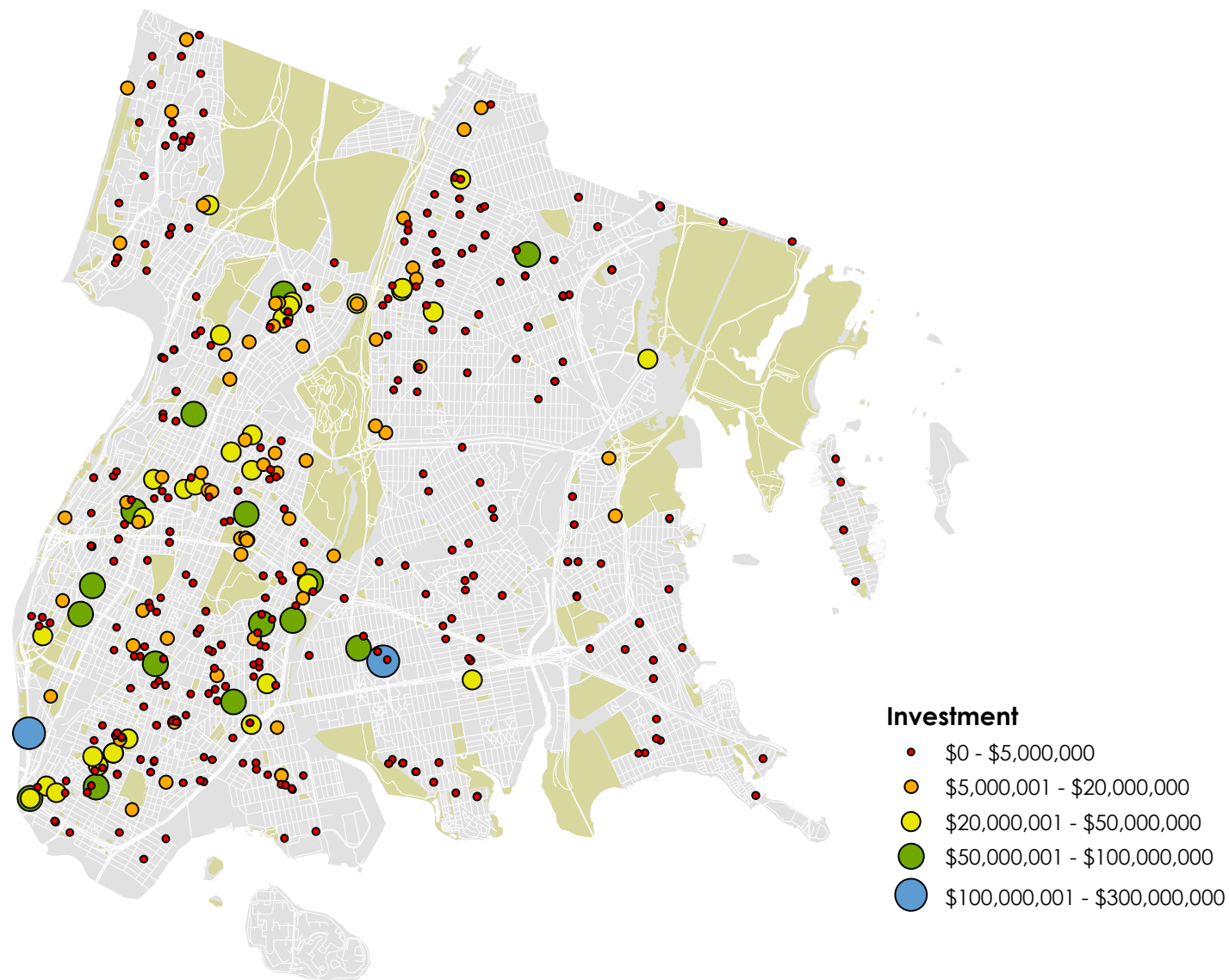
2009-2018 NEW RESIDENTIAL UNITS



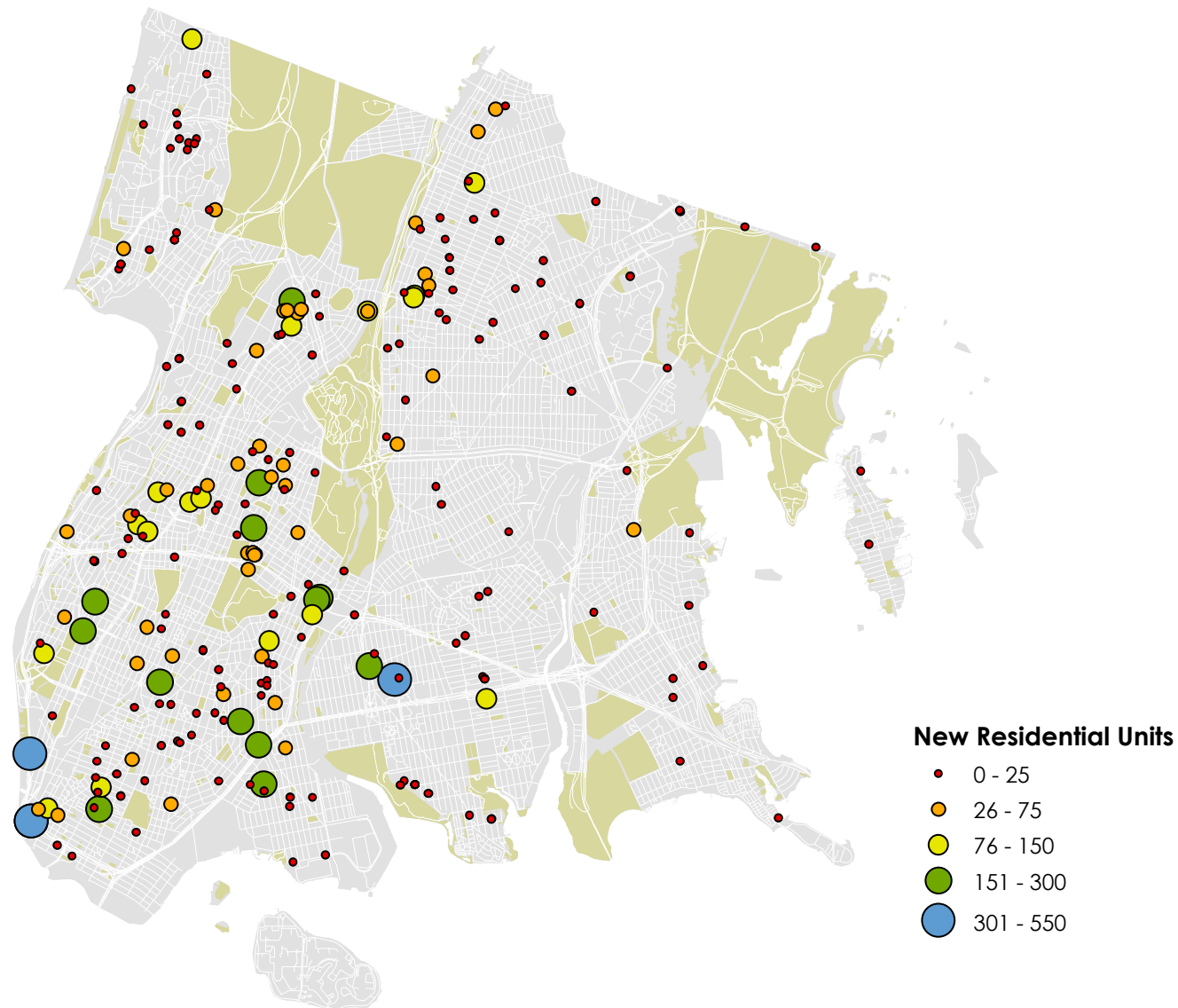
2018 DEVELOPMENTS IN THE BRONX BY LOCATION AND LAND USE



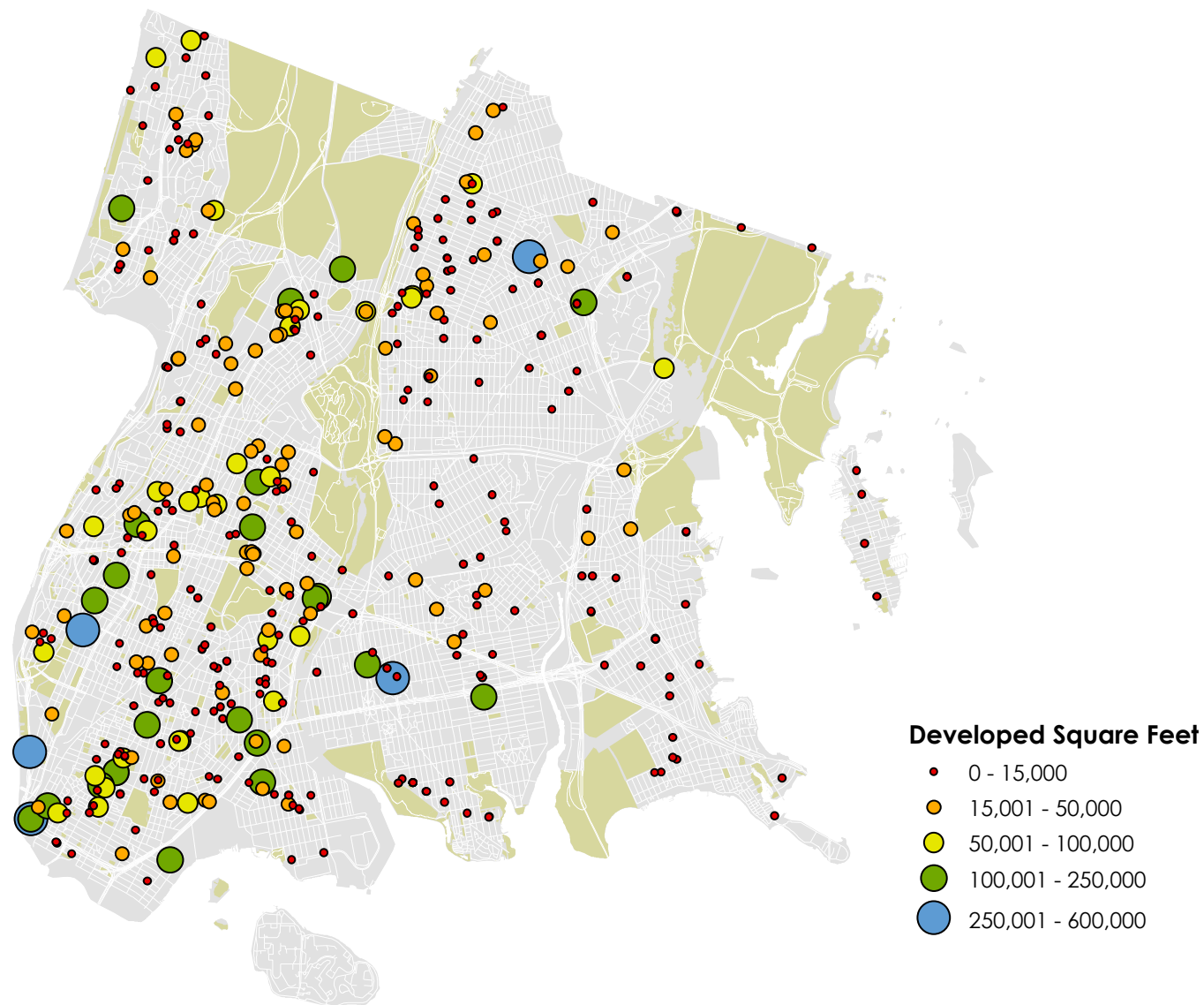
2018 DEVELOPMENTS IN THE BRONX BY LOCATION AND INVESTMENT



2018 DEVELOPMENTS IN THE BRONX BY LOCATION AND NUMBER OF UNITS

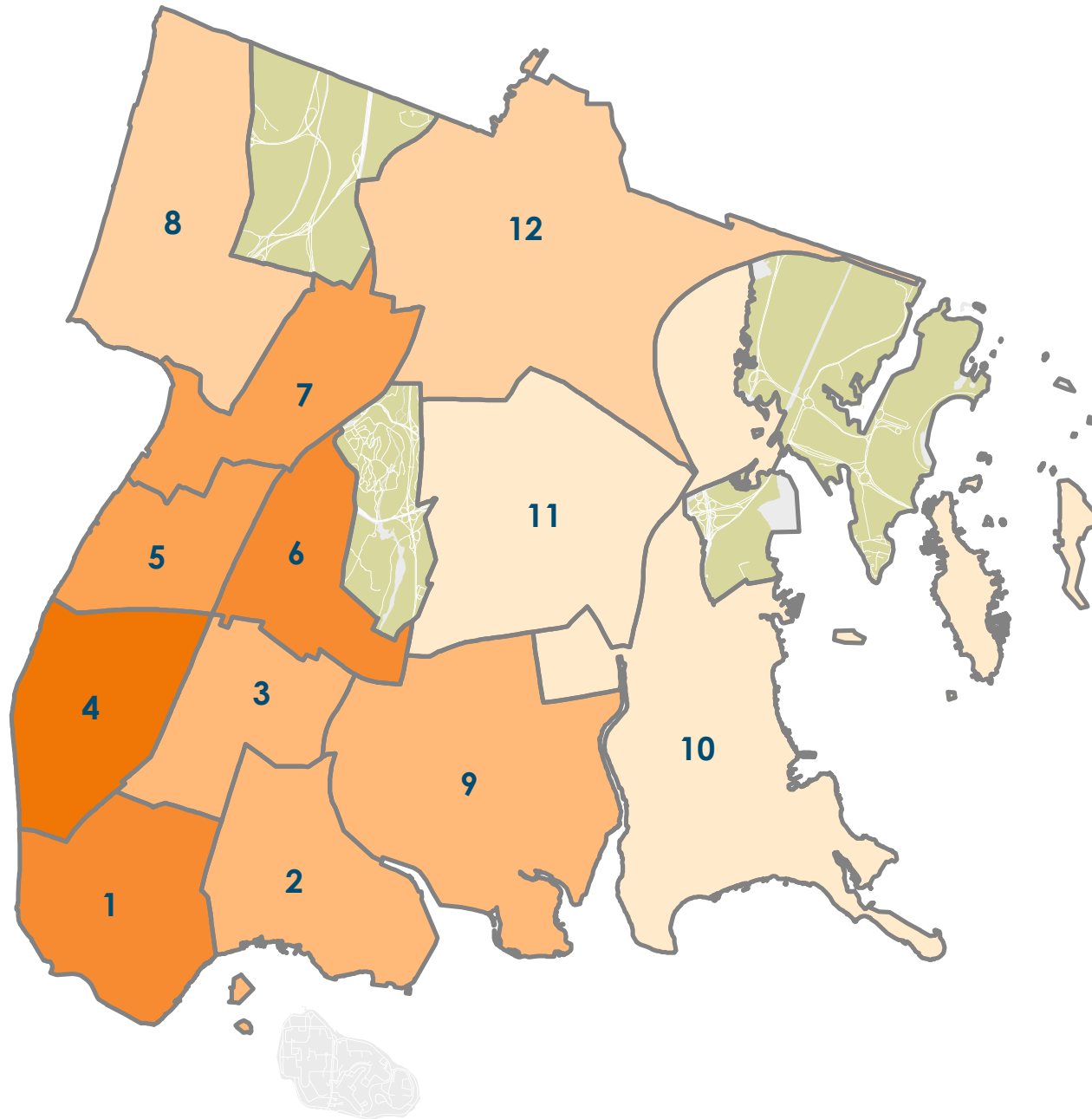


2018 DEVELOPMENTS IN THE BRONX BY LOCATION AND SQUARE FEET



Development by Community Districts

2018 INVESTMENT BY COMMUNITY DISTRICT

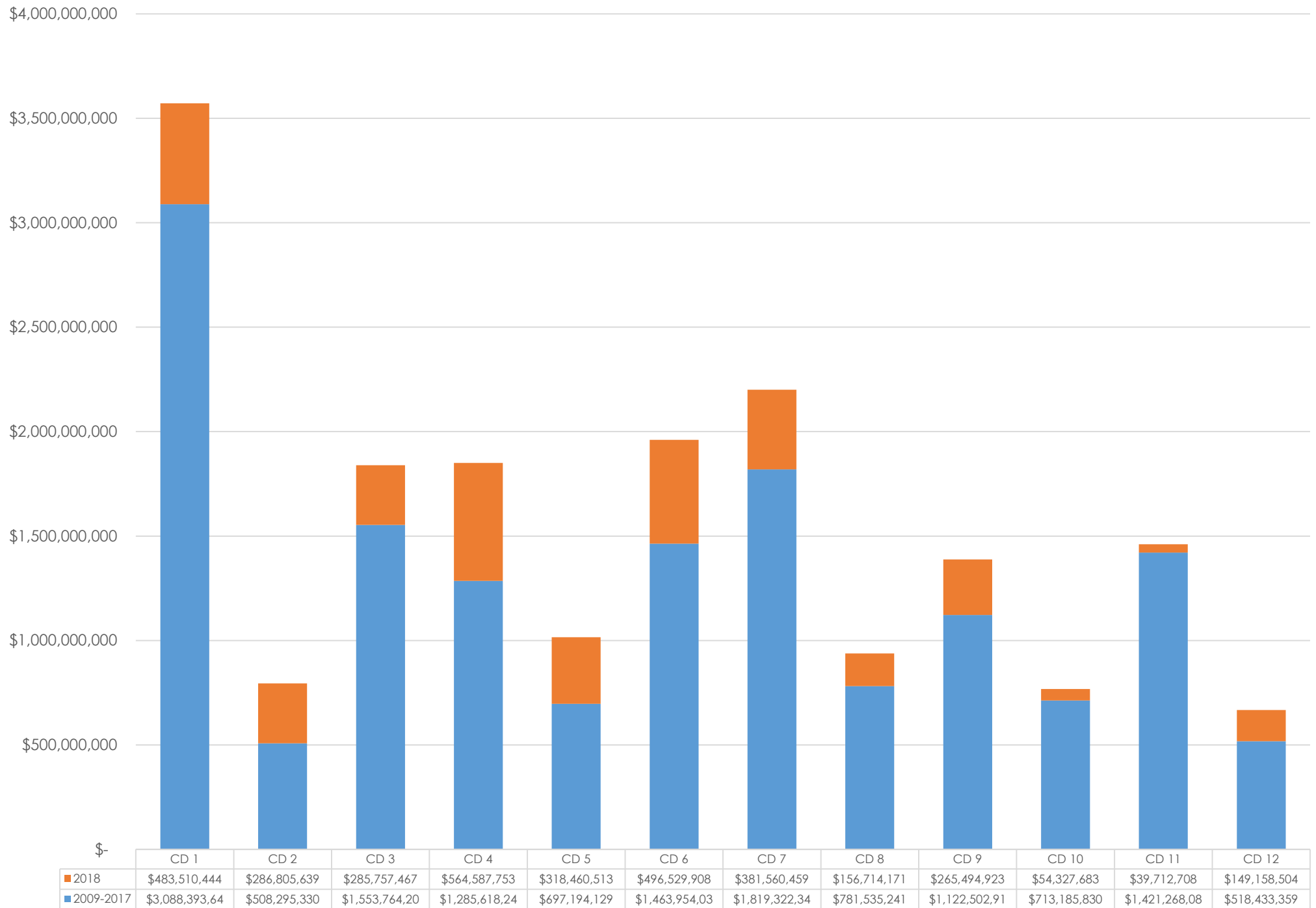


CD	Investment
1	\$483,510,444
2	\$286,805,639
3	\$285,757,467
4	\$564,587,753
5	\$318,460,513
6	\$496,529,908
7	\$381,560,459
8	\$156,714,171
9	\$265,494,923
10	\$ 54,327,683
11	\$ 39,712,708
12	\$149,158,504

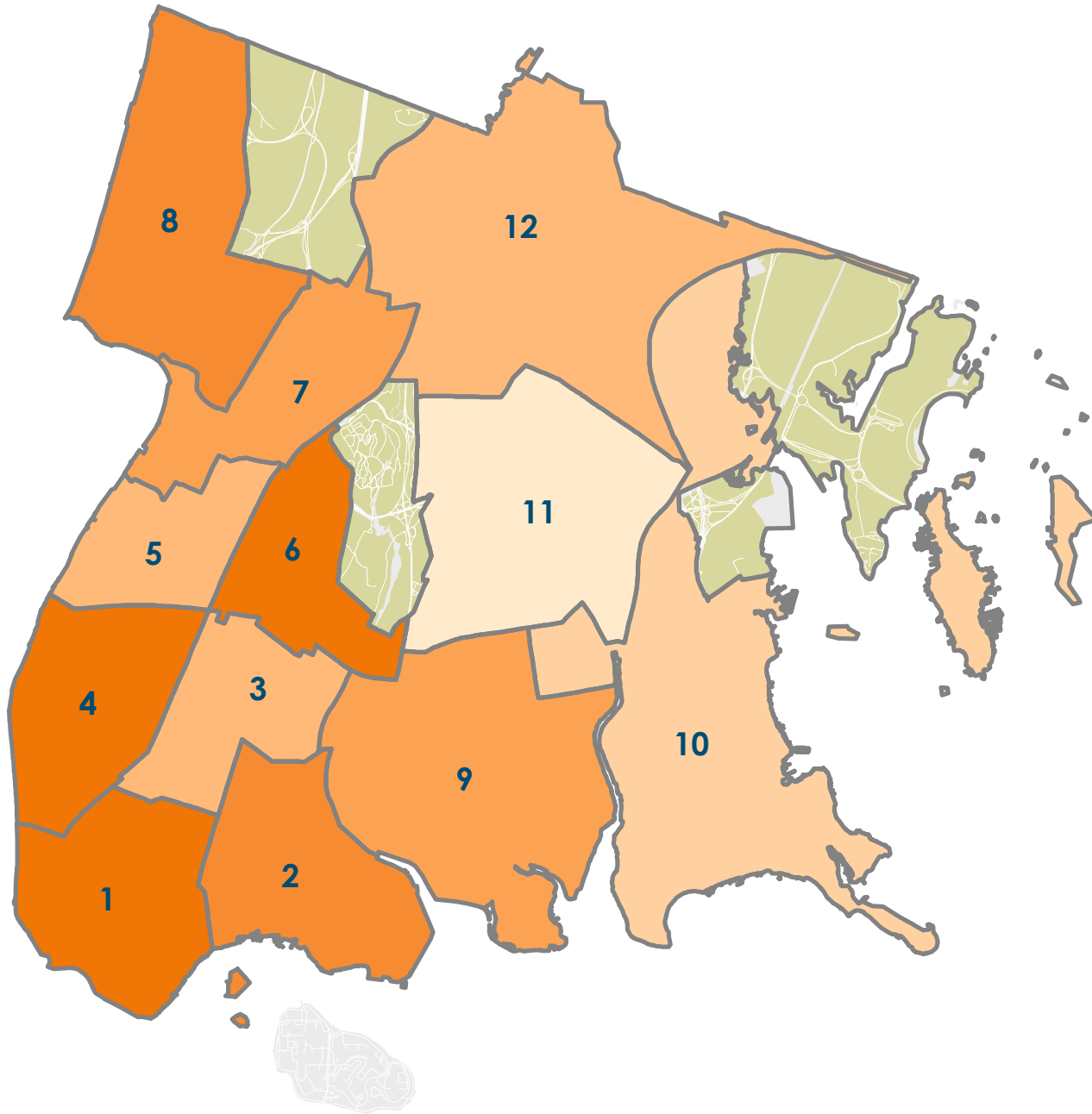
Investment

	\$39,000,000 - \$100,000,000
	\$100,000,001 - \$200,000,000
	\$200,000,001 - \$300,000,000
	\$300,000,001 - \$400,000,000
	\$400,000,001 - \$500,000,000
	\$500,000,001 - \$600,000,000

2009-2018 INVESTMENT BY COMMUNITY DISTRICT



2018 SQUARE FEET DEVELOPED BY COMMUNITY DISTRICT

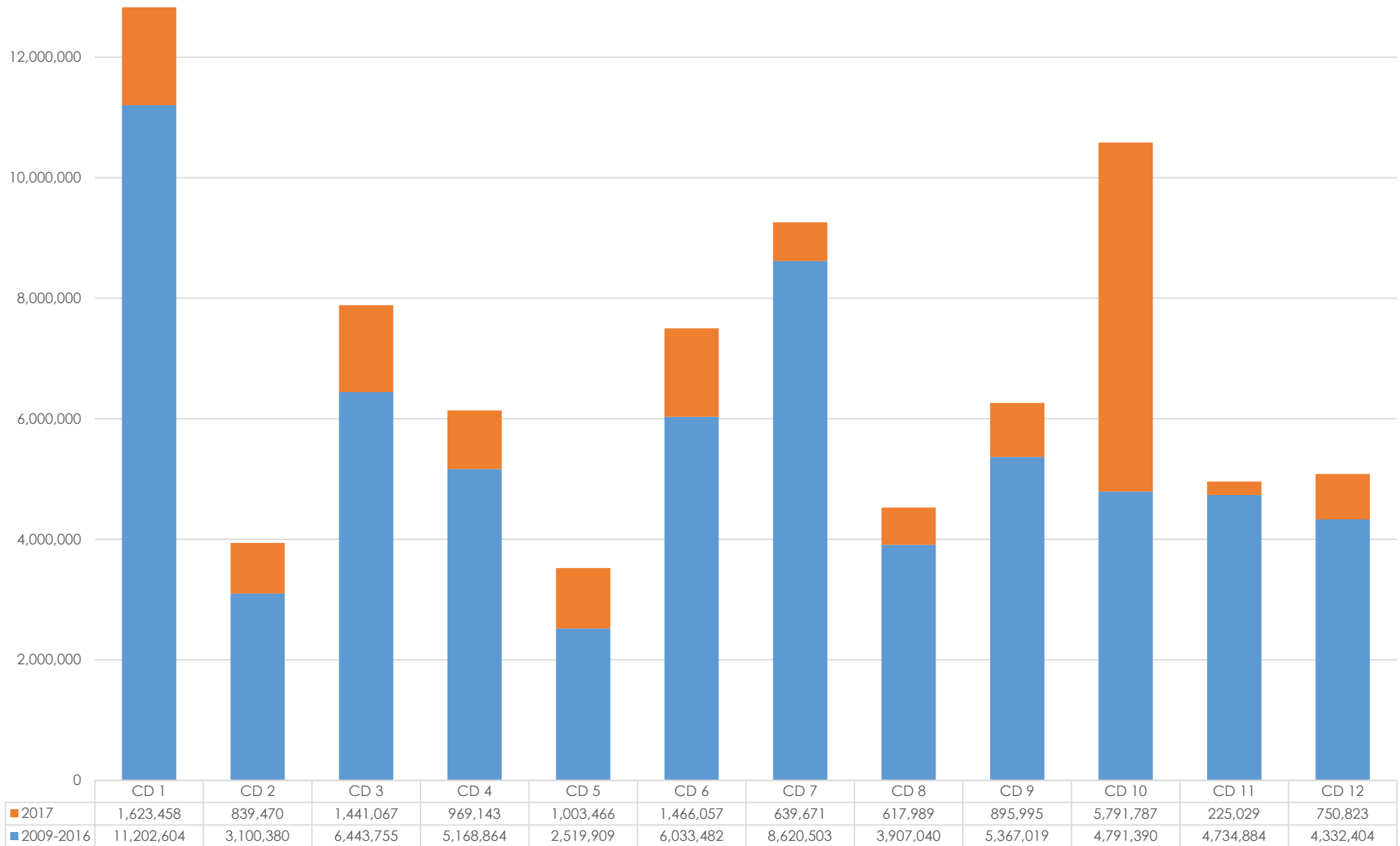


CD	Square Feet
1	1,968,618
2	1,027,178
3	741,008
4	1,517,522
5	706,111
6	1,513,664
7	996,777
8	1,053,710
9	801,873
10	269,082
11	120,972
12	622,375

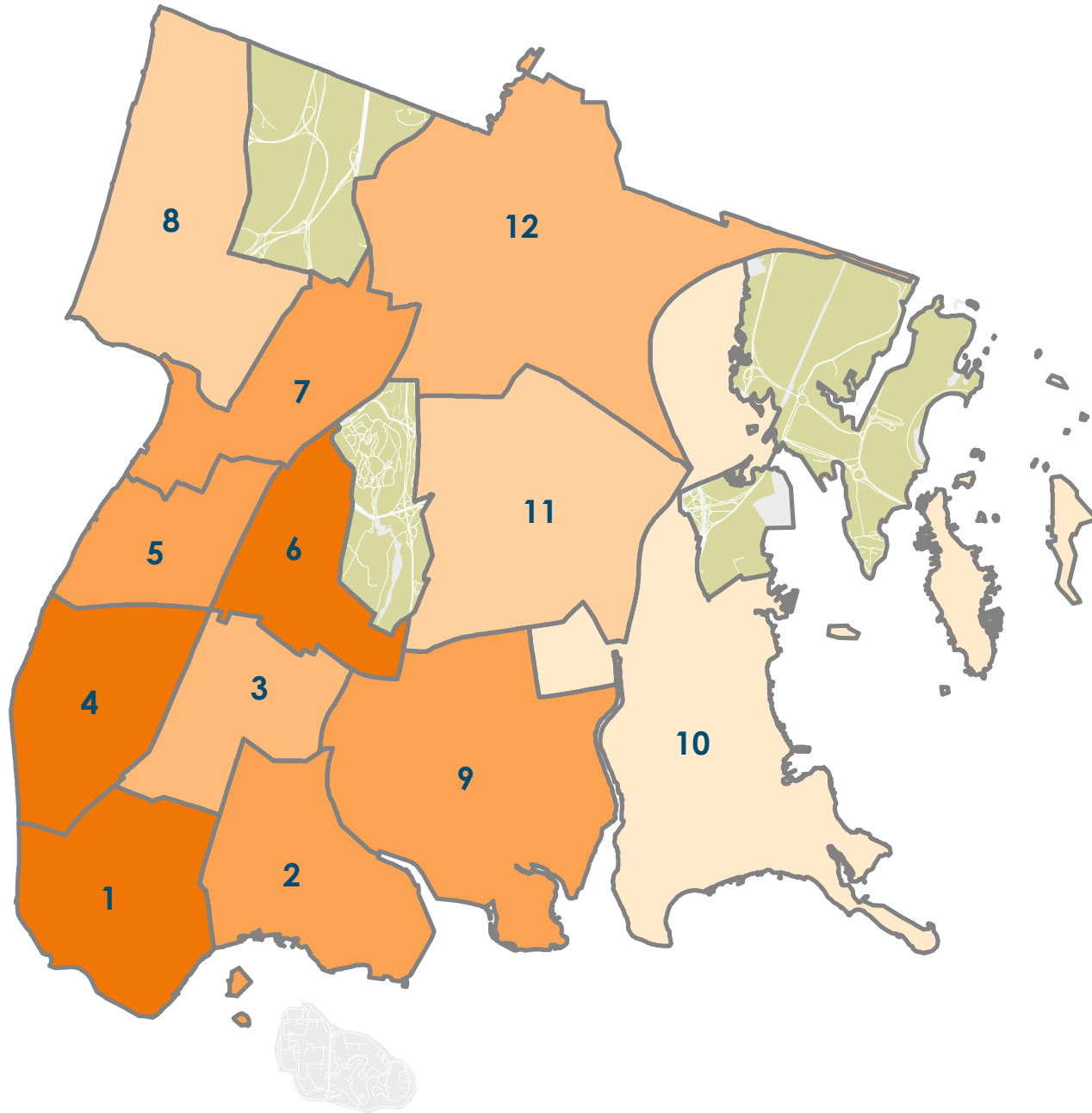
Area

	100,000 - 200,000
	200,001 - 600,000
	600,001 - 800,000
	800,001 - 1,000,000
	1,000,001 - 1,500,000
	1,500,001 - 2,000,000

2009-2018 SQUARE FEET DEVELOPED BY COMMUNITY DISTRICT

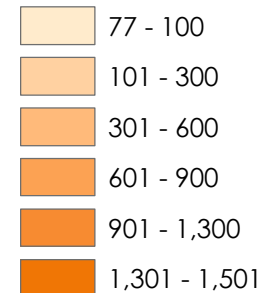


2018 NEW RESIDENTIAL UNITS BY COMMUNITY DISTRICT

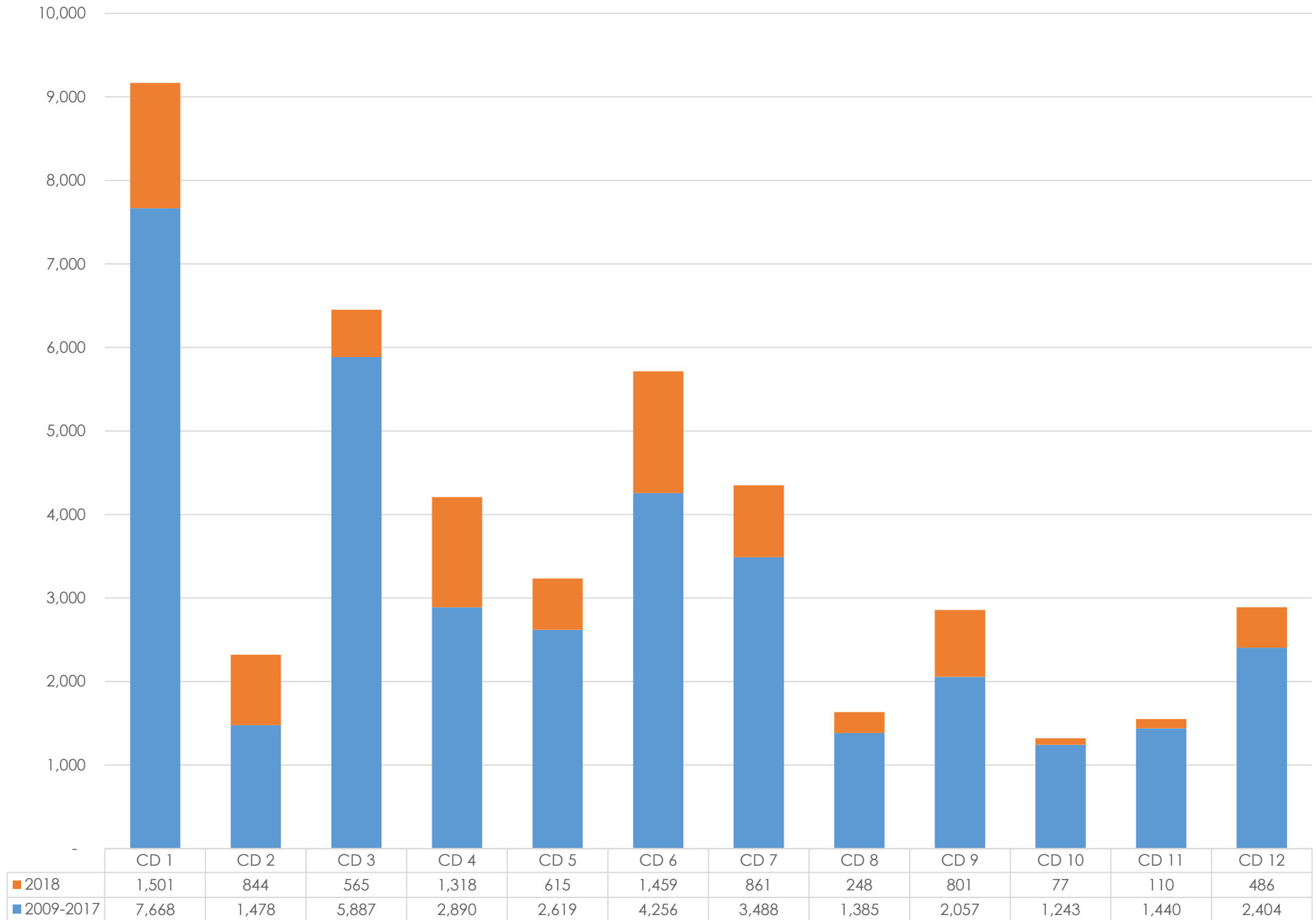


CD	Units
1	1,501
2	844
3	565
4	1,318
5	615
6	1,459
7	861
8	248
9	801
10	77
11	110
12	486

Units



2009-2018 NEW RESIDENTIAL UNITS BY COMMUNITY DISTRICT



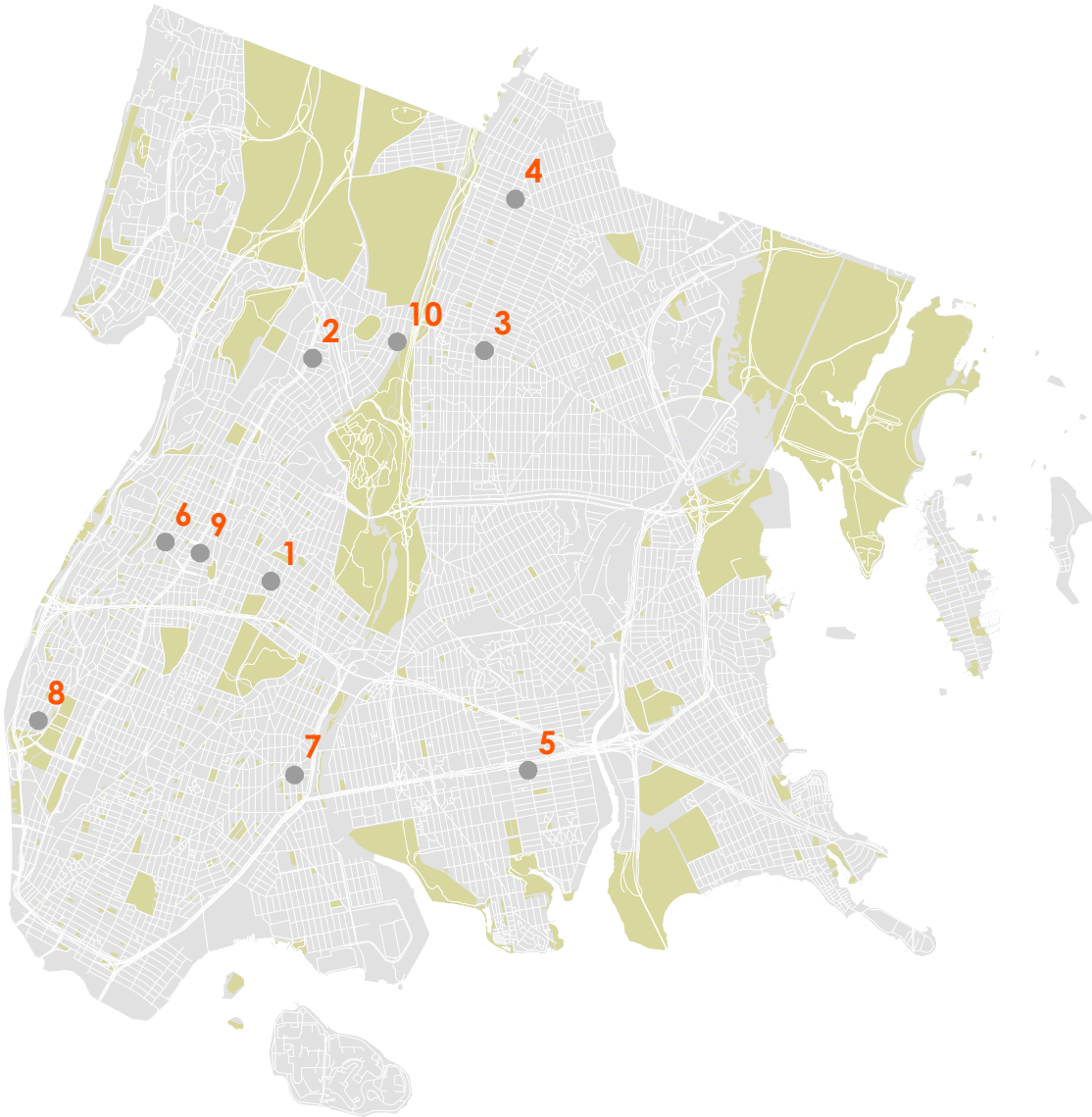
2018

Top Ten

Developments in

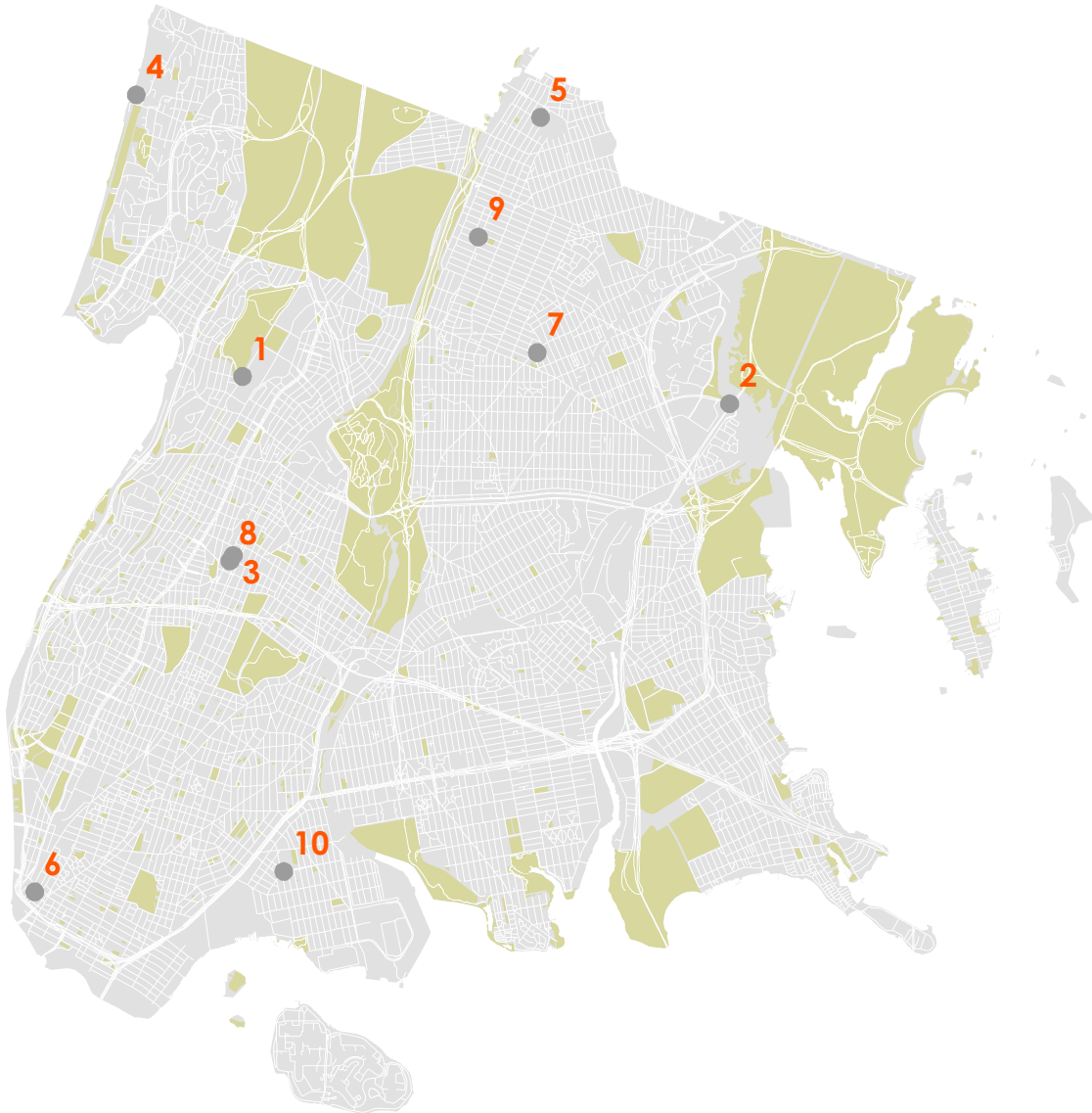
The Bronx

2018 TOP TEN RESIDENTIAL DEVELOPMENTS IN THE BRONX



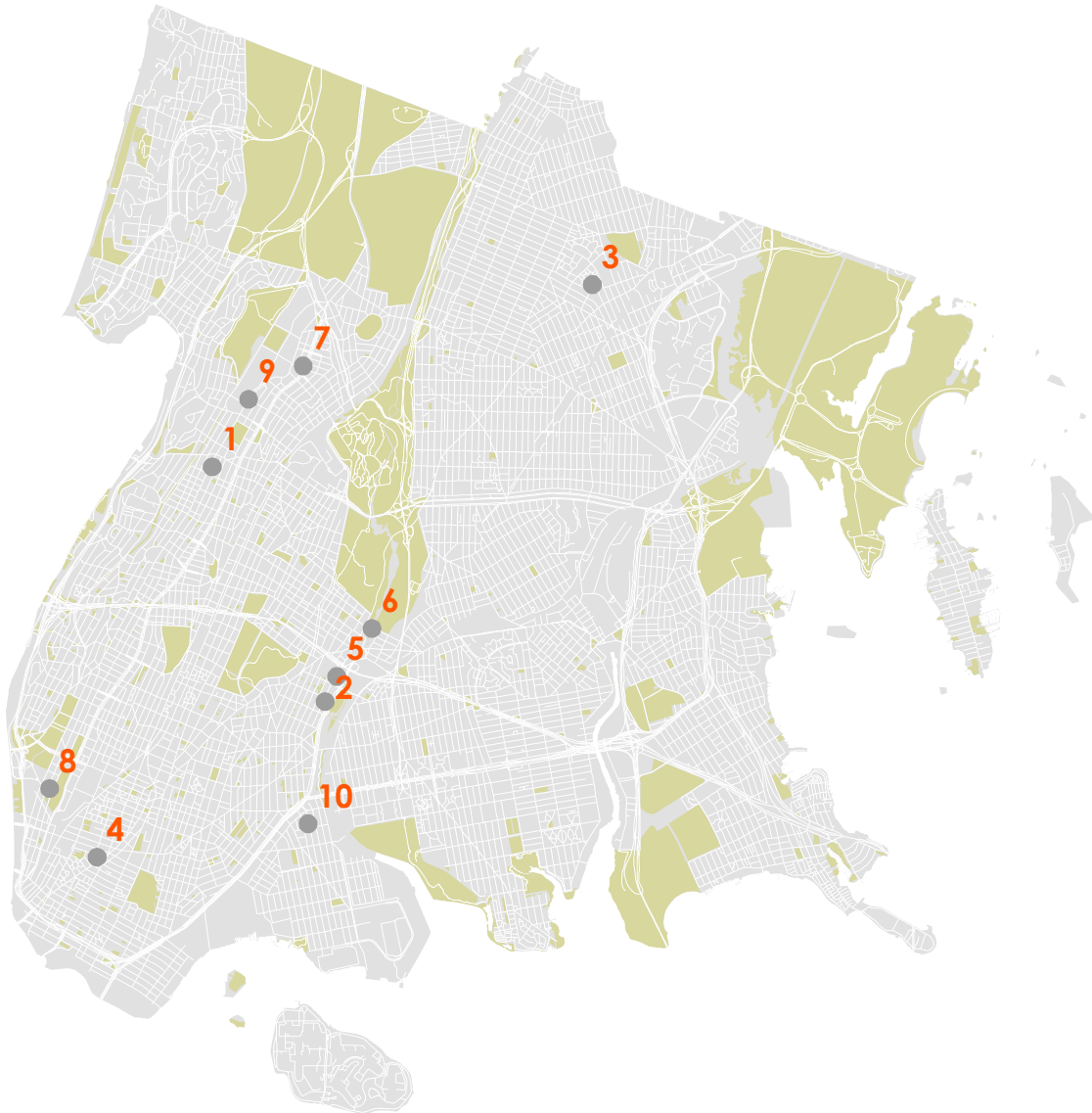
	Project	Investment	Developer
1	600 East 179 St	\$ 87,477,570	Foxy Management
2	211 East 203 St	\$ 46,000,000	Housing and Services Inc.
3	934 East Gun Hill Rd	\$ 36,060,900	Franciosa Development LLC
4	773 East 233 St	\$ 36,000,000	Stagg Group
5	951 Olmstead Ave	\$ 35,000,000	Dia Onizawa
6	1985 Jerome Ave	\$ 35,000,000	Malka Assets
7	1115 East 165 St	\$ 34,758,996	New Destiny Housing
8	972 Woodycrest Ave	\$ 34,100,000	SKF Development
9	218 Bush St	\$ 30,000,000	SKF Development
10	3254 Parkside Ave	\$ 28,000,000	U.A. Builders

2018 TOP TEN COMMERCIAL DEVELOPMENTS IN THE BRONX



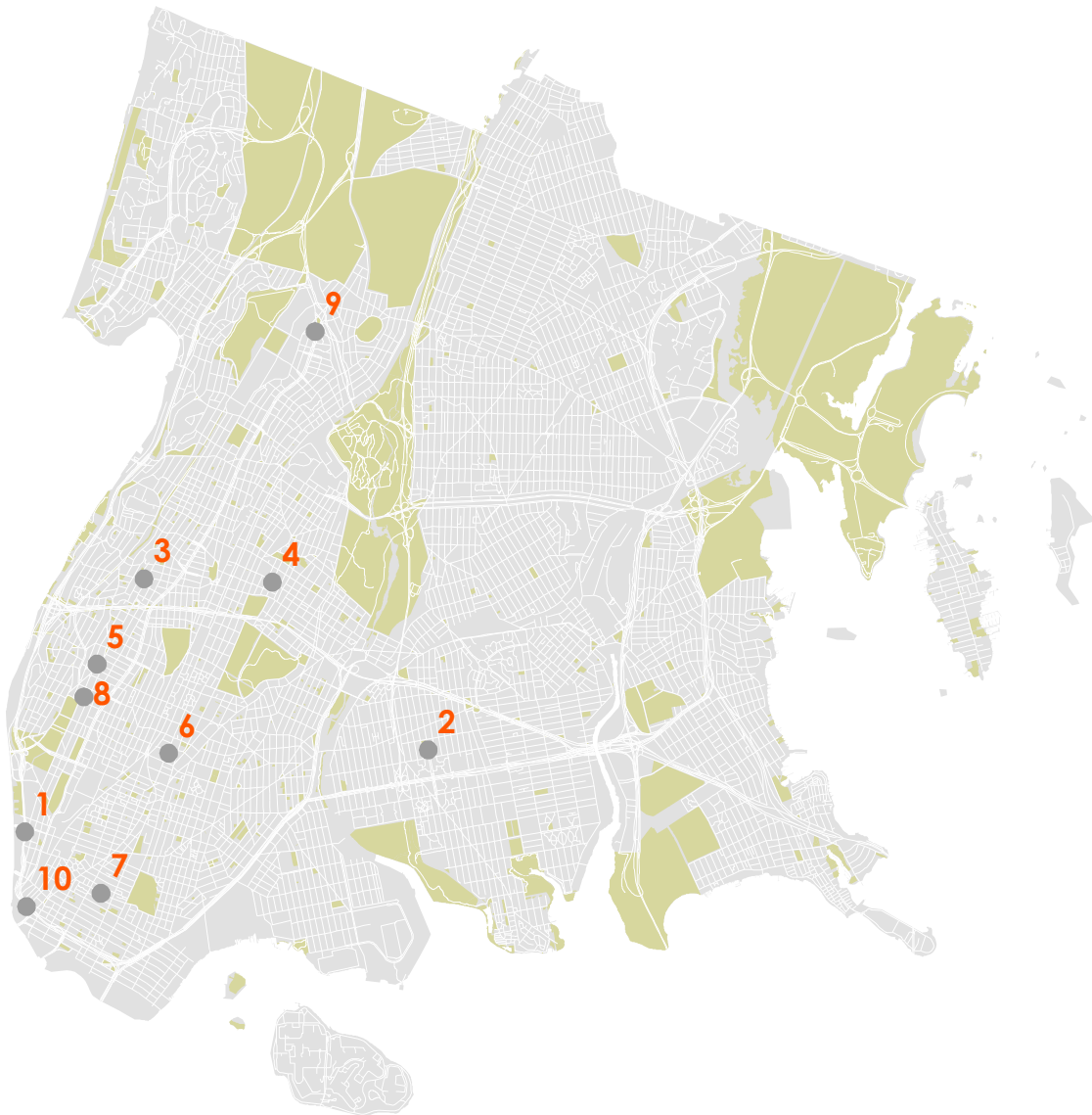
	Project	Investment	Developer
1	2800 Goulden Ave	\$ 47,000,000	Lehman College
2	2300 Bartow Ave	\$ 24,000,000	Bay Plaza Hospitality
3	2036 Webster Ave	\$ 9,390,000	SNL Storage
4	415 Railroad Rerrace	\$ 8,810,000	Metro North Commuter Railroad Company
5	4600 White Plains Road	\$ 5,200,000	Chand White Plains LLC
6	165 Canal St	\$ 5,000,000	Vertu Hospitality
7	3362 Boston Rd	\$ 5,000,000	Kaushik Patel
8	2008 Webster Ave	\$ 5,000,000	Anmol Realty LLC
9	3983 White Plains Rd	\$ 4,000,000	Riverdale Equities
10	1215 Spofford Ave	\$ 4,000,000	NYC EDC & ACS

2018 TOP TEN INSTITUTIONAL DEVELOPMENTS IN THE BRONX



	Project	Investment	Developer
1	2400 Jerome Ave	\$65,000,000	NYC SCA
2	1570 Boone Ave	\$65,000,000	Nicholas Lembo
3	1250 East 229 St	\$58,000,000	NYC SCA YMCA
4	362 East 148 St	\$24,000,000	Manatus Development Group
5	1817 West Farms Rd	\$12,000,000	Walison Corporation
6	1111 East 180 St	\$11,500,000	NYC DDC
7	3005 Grand Concourse	\$10,500,000	Tracy Towers Medical PC
8	700 Gerard Ave	\$9,036,504	American Dream Gerard LLC
9	2751 Jerome Ave	\$9,000,000	NYC SCA
10	883 Bryant Ave	\$7,000,000	Ari Thaler

2018 TOP TEN DEVELOPMENTS IN THE BRONX



	Project	Investment	Developer
1	Bronx Point	\$300,000,000	Type A Projects
2	1755 Watson Ave	\$131,000,000	Azimuth Development Group
3	1769 Jerome Ave	\$ 92,000,000	Services for the UnderServed
4	600 East 179 St	\$ 87,477,570	Foxy Management
5	1331 Jerome Ave	\$ 84,000,000	Atlantic Development Group
6	1074 Washington Ave	\$ 80,000,000	BronxProGroup
7	448 East 143 St	\$ 75,700,000	Breaking Ground
8	1164 River Ave	\$ 75,000,000	Madd Equities
9	150 Van Cortlandt Ave East	\$ 71,000,000	Stagg Group
10	224 East 135 St	\$ 70,000,000	CGS Builders

2018 TOP TEN PROJECTS BY TOTAL INVESTMENT

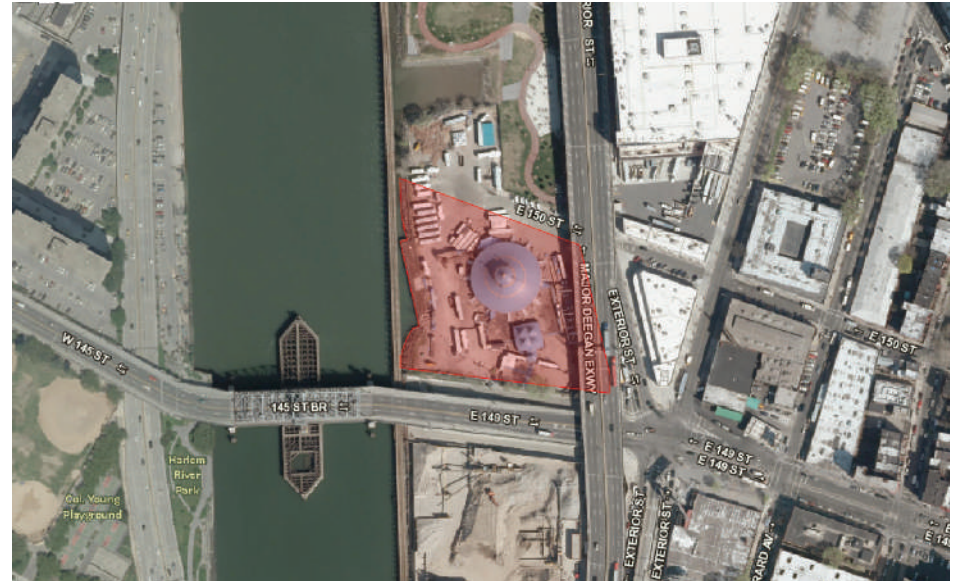
#1

Project: Bronx Point

Land Use: Residential/
Commercial

Investment: \$300,000,000

Developer: Type A Projects,
L+M Development



Source: S9 Architecture

2018 TOP TEN PROJECTS BY TOTAL INVESTMENT

#2

Project: 1755 Watson Avenue

Land Use: Residential/
Commercial/Institutional

Investment: \$131,000,000

Developer: Azimuth
Development Group



Source: Aufgang Architects

2018 TOP TEN PROJECTS BY TOTAL INVESTMENT

#3

Project: 1769 Jerome Avenue

Land Use: Residential/
Commercial

Investment: \$92,000,000

Developer: Services for the
UnderServed, BronxPro Group



Source: Marvel Architects

2018 TOP TEN PROJECTS BY TOTAL INVESTMENT

#4

Project: 600 East 179th Street

Land Use: Residential

Investment: \$87,477,570

Developer: Foxy Management



Source: SLCE Architects

2018 TOP TEN PROJECTS BY TOTAL INVESTMENT

#5

Project: 1331 Jerome Avenue

Land Use: Residential/
Commercial/Institutional

Investment: \$84,000,000

Developer: Atlantic
Development Group



Source: GF55 Partners

2018 TOP TEN PROJECTS BY TOTAL INVESTMENT

#6

Project: 1074 Washington Ave

Land Use: Residential/
Commercial

Investment: \$80,000,000

Developer: BronxPro Group



Source: Curtis + Ginsberg Architects

2018 TOP TEN PROJECTS BY TOTAL INVESTMENT

#7

Project: 448 East 143 Street

Land Use: Residential/
Institutional

Investment: \$75,700,000

Developer: Breaking Ground



Source: COOKFOX Architects

2018 TOP TEN PROJECTS BY TOTAL INVESTMENT

#8

Project: 1164 River Avenue

Land Use: Residential

Investment: \$75,000,000

Developer: Madd Equities



Source: Aufgang Architects

2018 TOP TEN PROJECTS BY TOTAL INVESTMENT

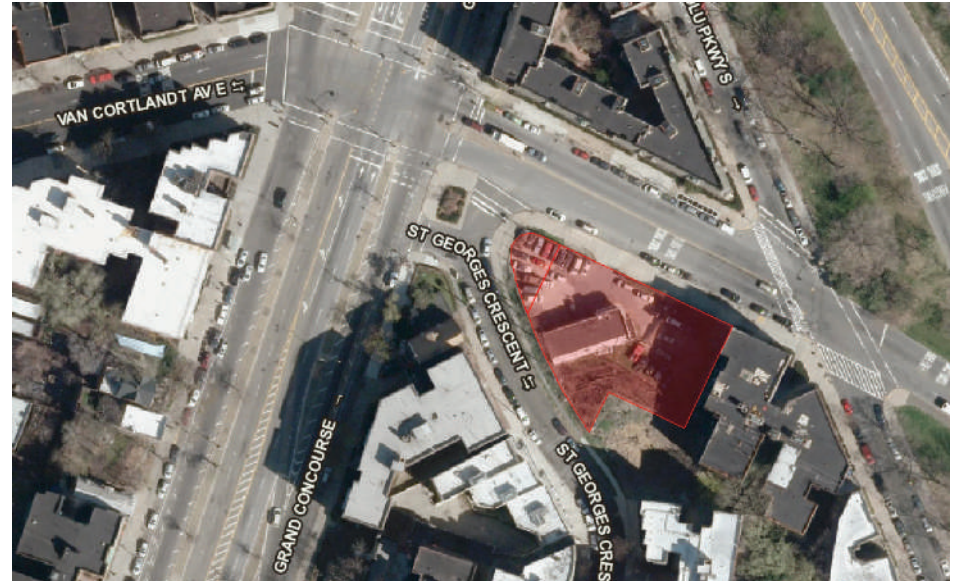
#9

Project: 150 Van Cortlandt Park East

Land Use: Residential

Investment: \$71,000,000

Developer: Stagg Group



Source: Marin Architects

2018 TOP TEN PROJECTS BY TOTAL INVESTMENT

#10

Project: 244 East 135 Street

Land Use: Residential/
Commercial/Institutional

Investment: \$70,000,000

Developer: CGS Builders



Source: Fischer Rasmussen Whitefield Architects



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