



2009-2017 Annual Bronx Development Report

The Office of The Bronx Borough President Ruben Diaz Jr.



2017 REPORT HIGHLIGHTS

Investments: \$2,708,531,491

Second highest annual investment in 2009-2017.

Square Footage: 16,263,954

Highest from 2009-2017, 15% more than last year's 14,204,253.

Residential Units: 7,379

Unsubsidized: 3,080 units

42% of units were developed by private developers

Subsidized: 4,299 units

58% of units were publicly funded. Highest number of units from 2009-2017.

Investment By Land Use

Residential: \$2.3 Billion

85% of total investment. Highest annual investment in 2009-2017.

Commercial: \$171 Million

6% of total investment.

Institutional: \$238 Million

9% of total investment.

2009-2017 REPORT HIGHLIGHTS

Investments: \$15,473,217,956

Annual Average: \$1.72 billion

Square Footage: 84,815,908

Residential Units: 36,437

Unsubsidized: 15,280

42% of units were developed by private developers.

Subsidized: 21,157

58% of units have been developed with government funding.

Investment By Land Use

Residential: \$9.9 Billion

64% of total investment.

Commercial: \$2.8 Billion

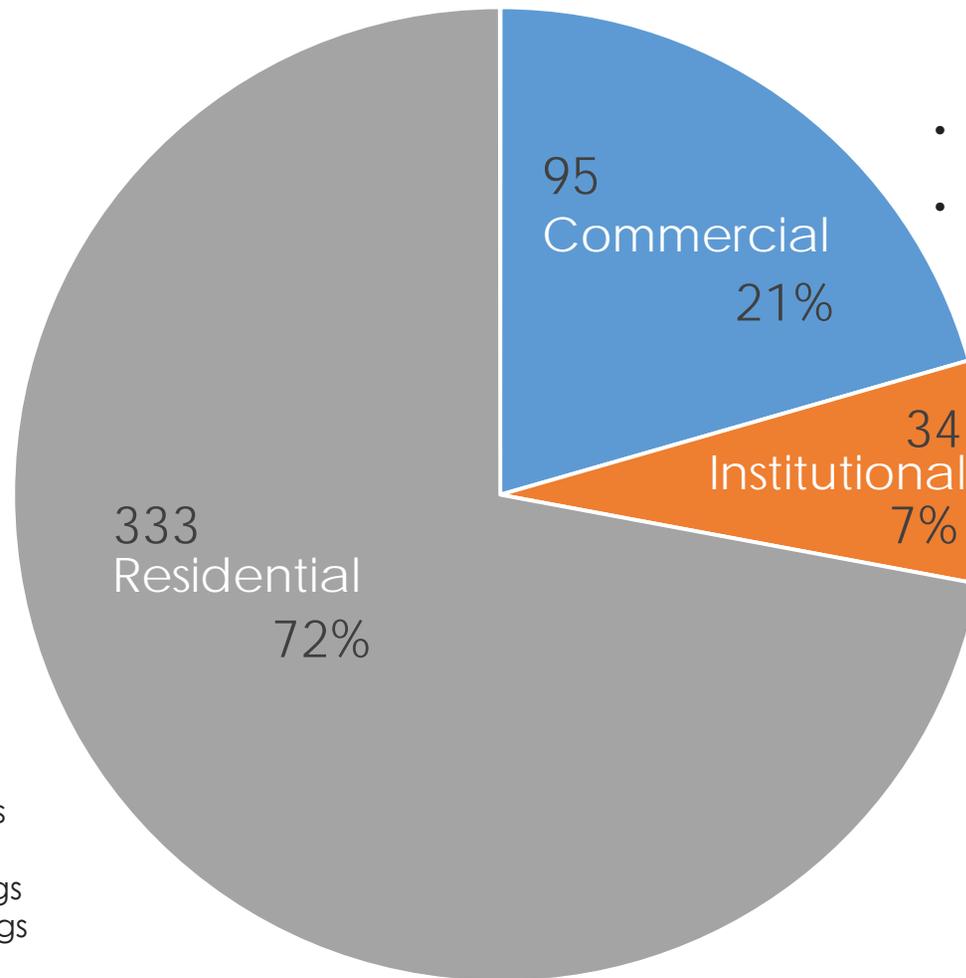
18% of total investment.

Institutional: \$2.8 Billion

18% of total investment.

2017 ADDRESSES ISSUED BY LAND USE CATEGORY

Total Addresses Issued: 462



Notable Residential Developments

- 37 One-family Buildings
- 75 Two-family Buildings
- 34 Three-family Buildings
- 174 Multi-family Buildings

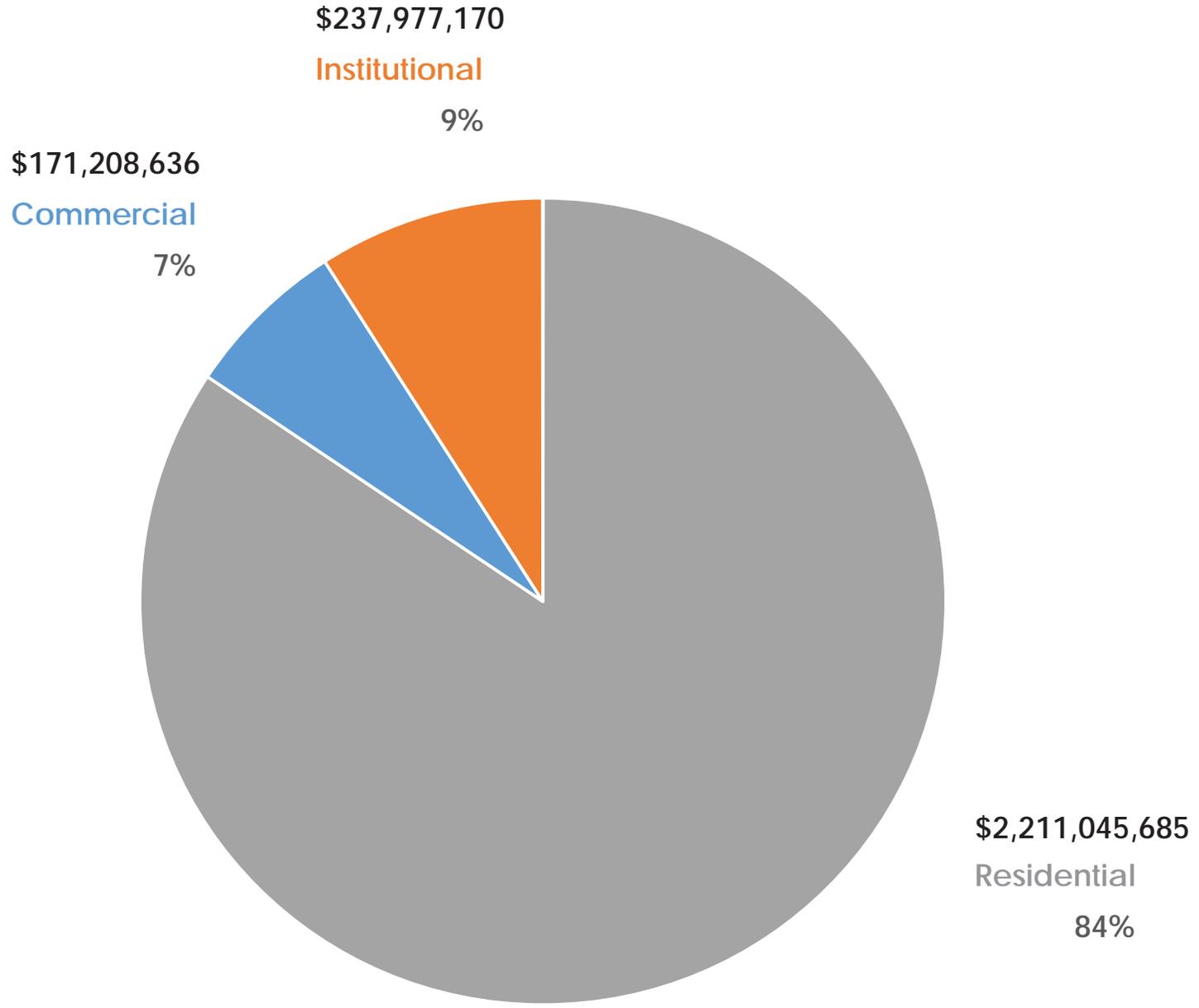
Notable Commercial Developments

- 3 new hotels
 - 444 East 149 Street
 - 1893 Washington Avenue
 - 3456 Conner Street
- New Self Storage Warehouse -2325 Hollers Avenue
- New Ambulatory Diagnostic Health Treatment Facility

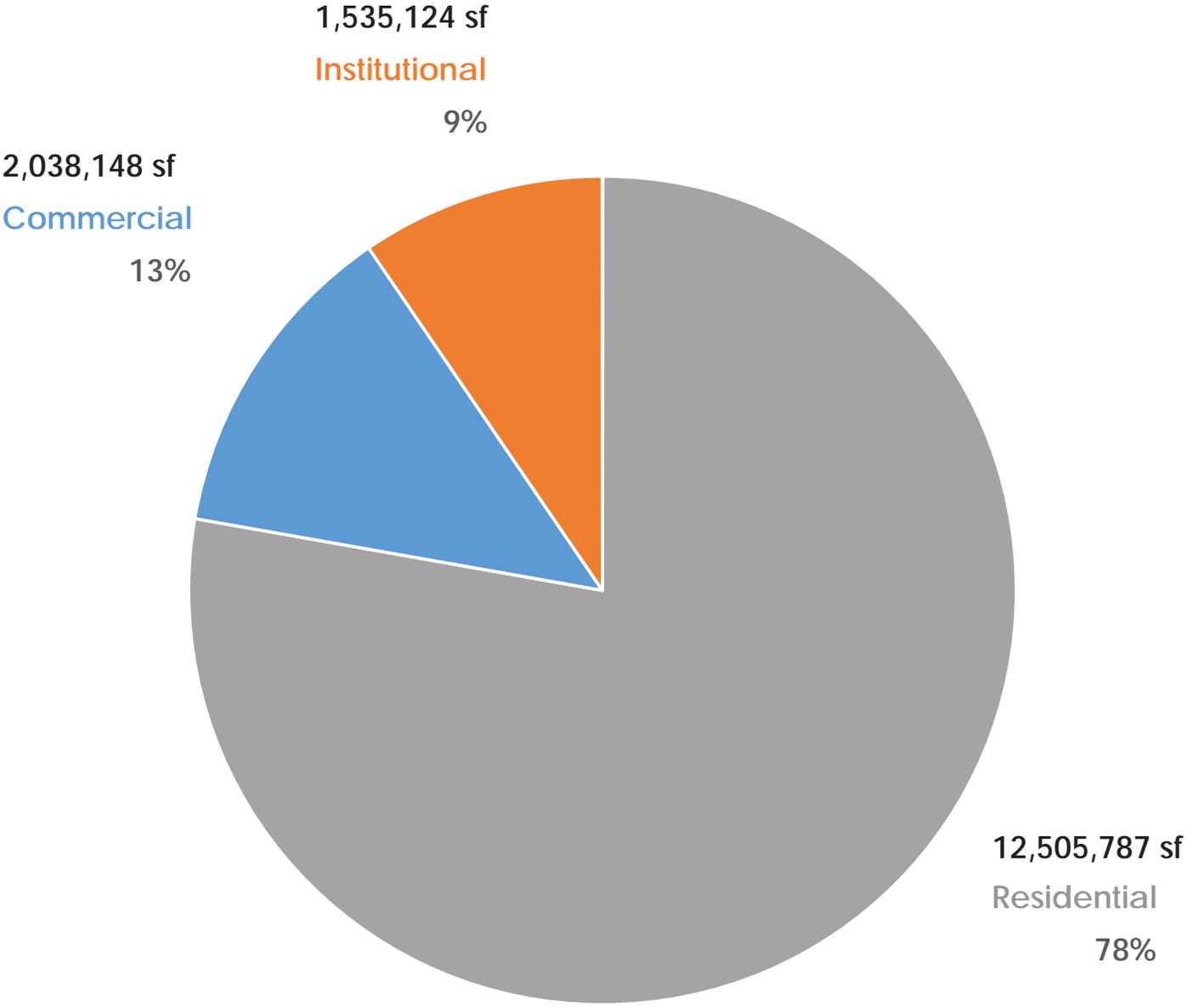
Notable Institutional Developments

- New four-story school at 2500 Fish Avenue
- New 7-story building for the Postgraduate Center for Mental Health
- New School-Grand Concourse Academy Charter School

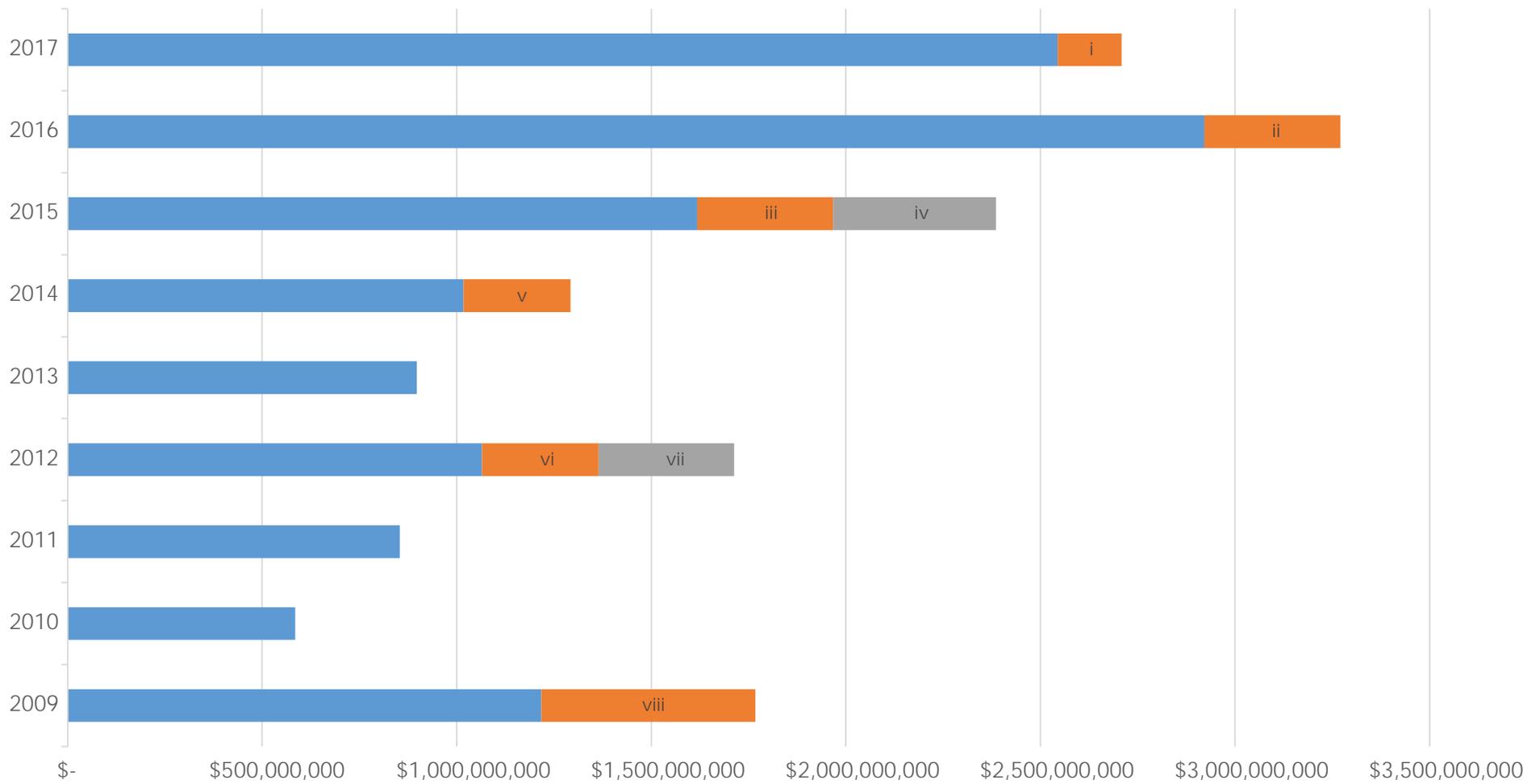
2017 TOTAL INVESTMENT BY LAND USE CATEGORY



2017 SQUARE FOOTAGE BY LAND USE CATEGORY

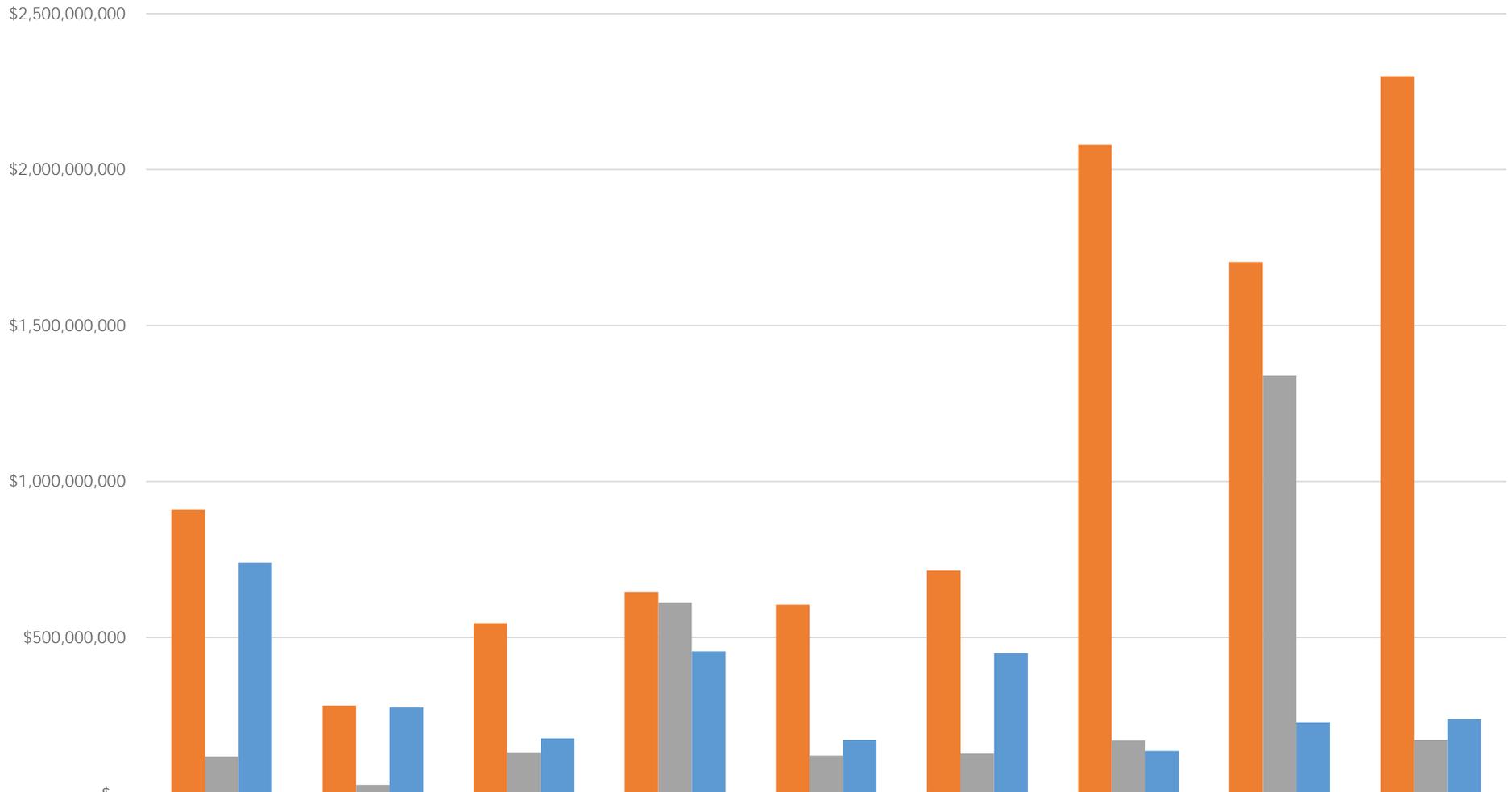


2009-2017 TOTAL INVESTMENT



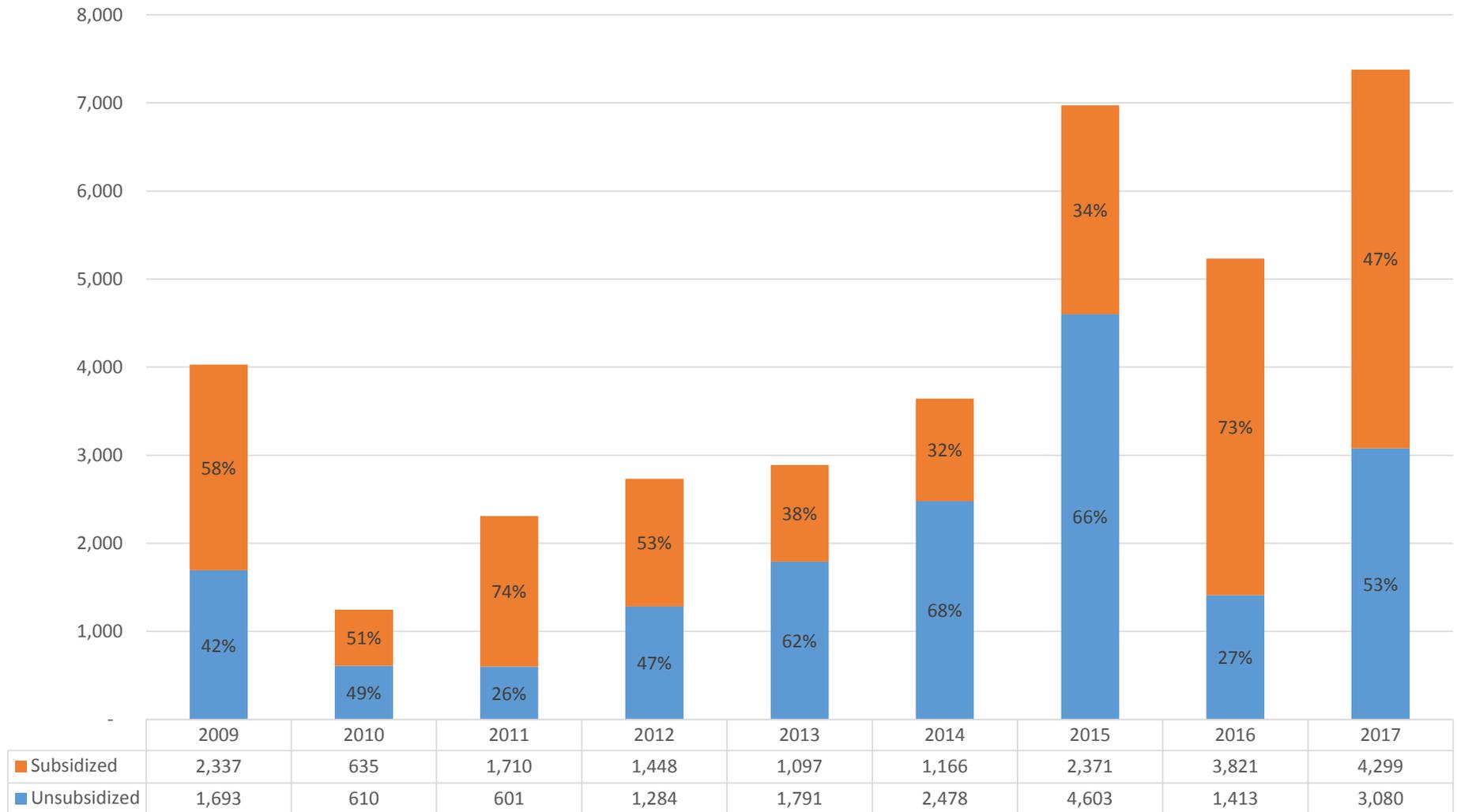
i	ii	iii	iv	v	vi	vii	viii
425 Grand Concourse Passive House Development	Kingsbridge National Ice Center	Somerset & Chetrit	La Central Building A, B, D & E	Bronx County Hall of Justice	Macy's at Bay Plaza	Bronx Psychiatric Center Redevelopment	PSAC II
\$164,000,000	\$350,000,000	\$349,120,250	\$417,900,000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

2009-2017 INVESTMENT BY LAND USE CATEGORY

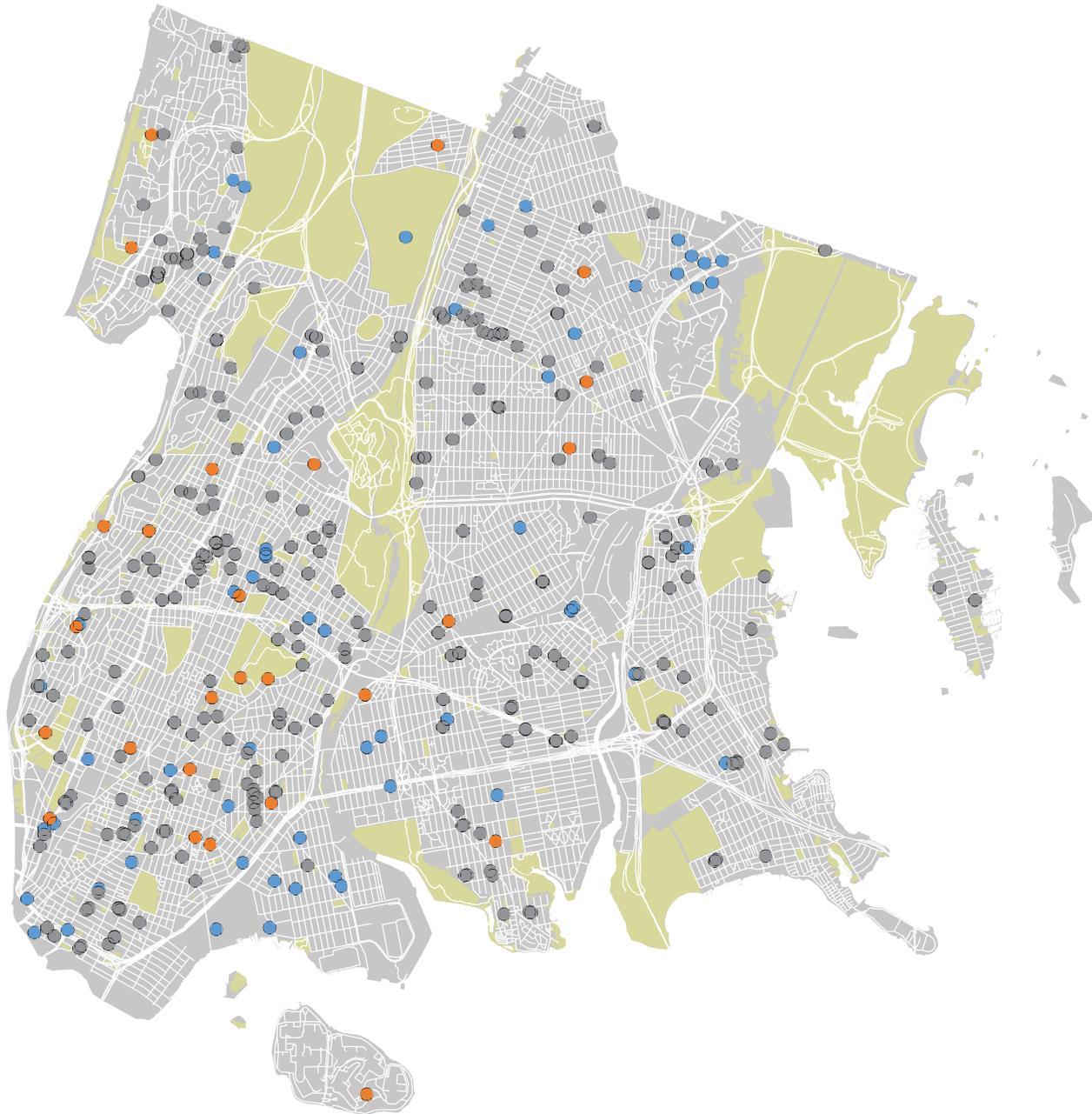


	2009	2010	2011	2012	2013	2014	2015	2016	2017
Residential	\$910,072,282	\$281,429,767	\$545,510,314	\$644,904,939	\$604,509,502	\$714,607,806	\$2,079,150,354	\$1,703,844,694	\$2,299,345,685
Commercial	\$118,630,000	\$27,619,660	\$131,537,510	\$612,187,739	\$121,259,567	\$128,124,353	\$169,704,184	\$1,338,630,681	\$171,208,636
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	\$237,977,170

2009-2017 NEW RESIDENTIAL UNITS



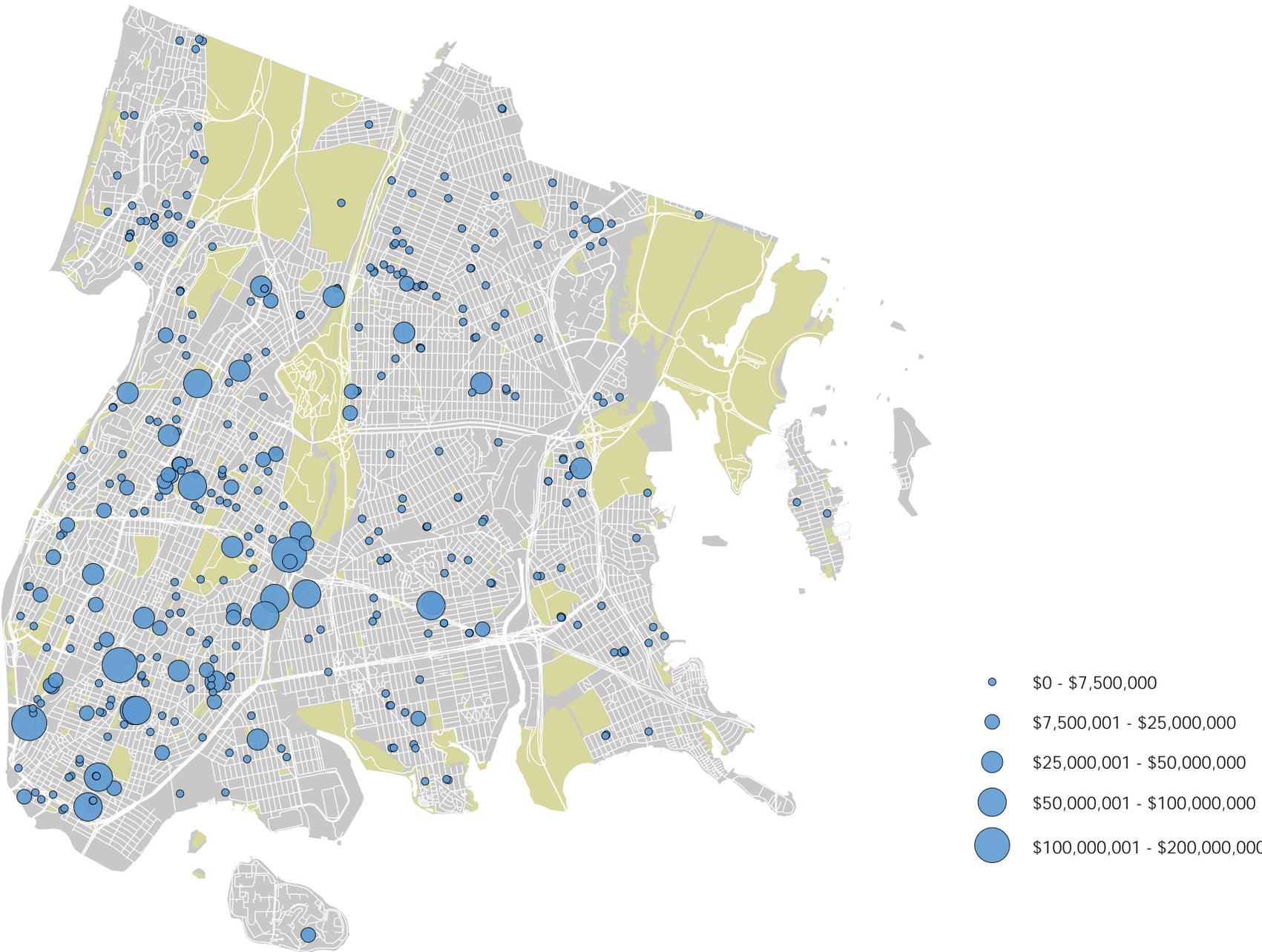
2017 DEVELOPMENTS IN THE BRONX BY LOCATION AND LAND USE



Number of
Addresses Assigned for New
Buildings or Alterations

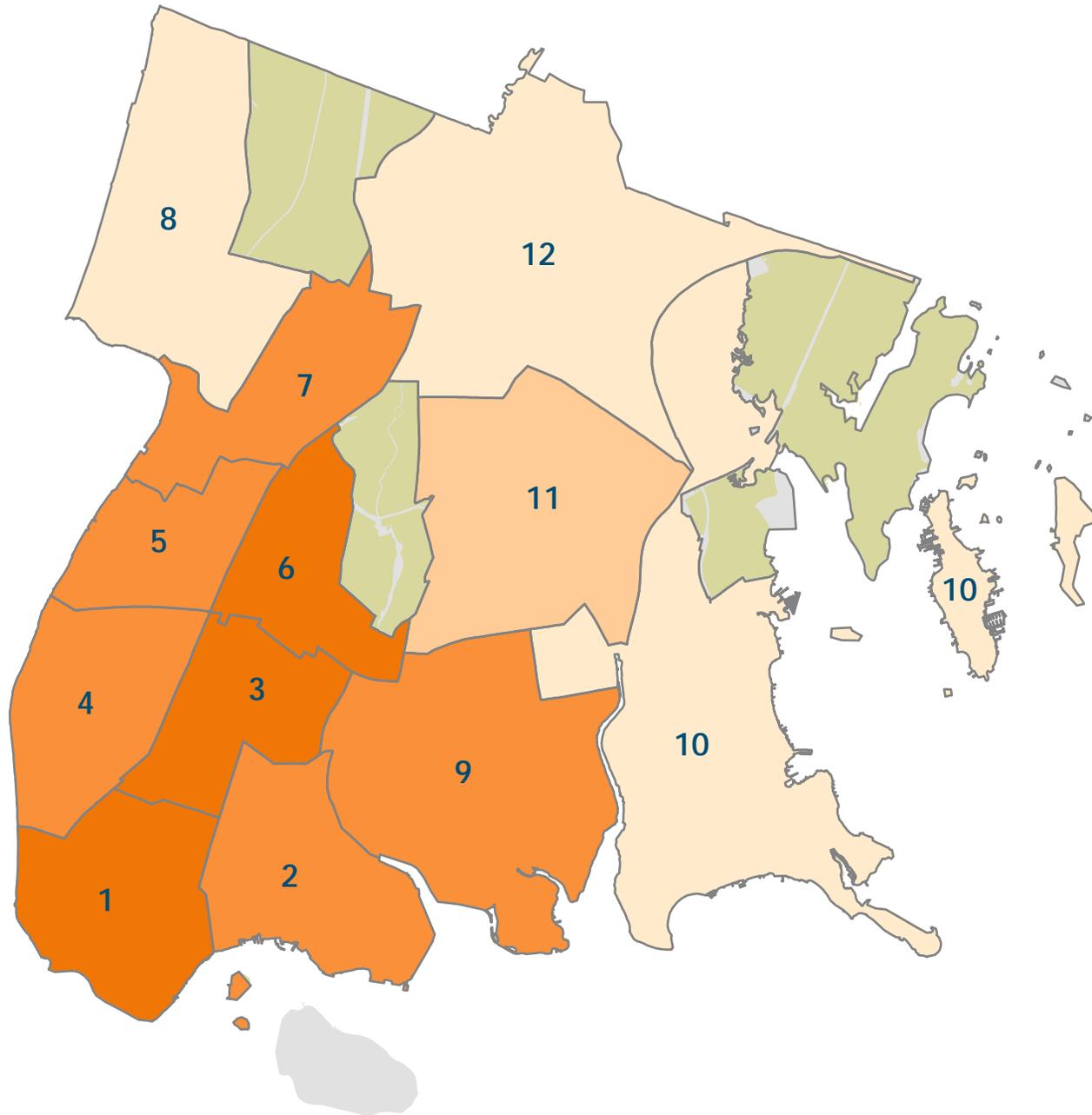
● Commercial	62
● Institutional	26
● Residential	291

2017 DEVELOPMENTS IN THE BRONX BY LOCATION AND INVESTMENT

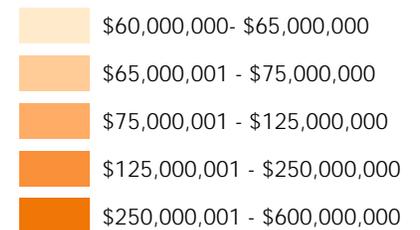


Development by Community Districts

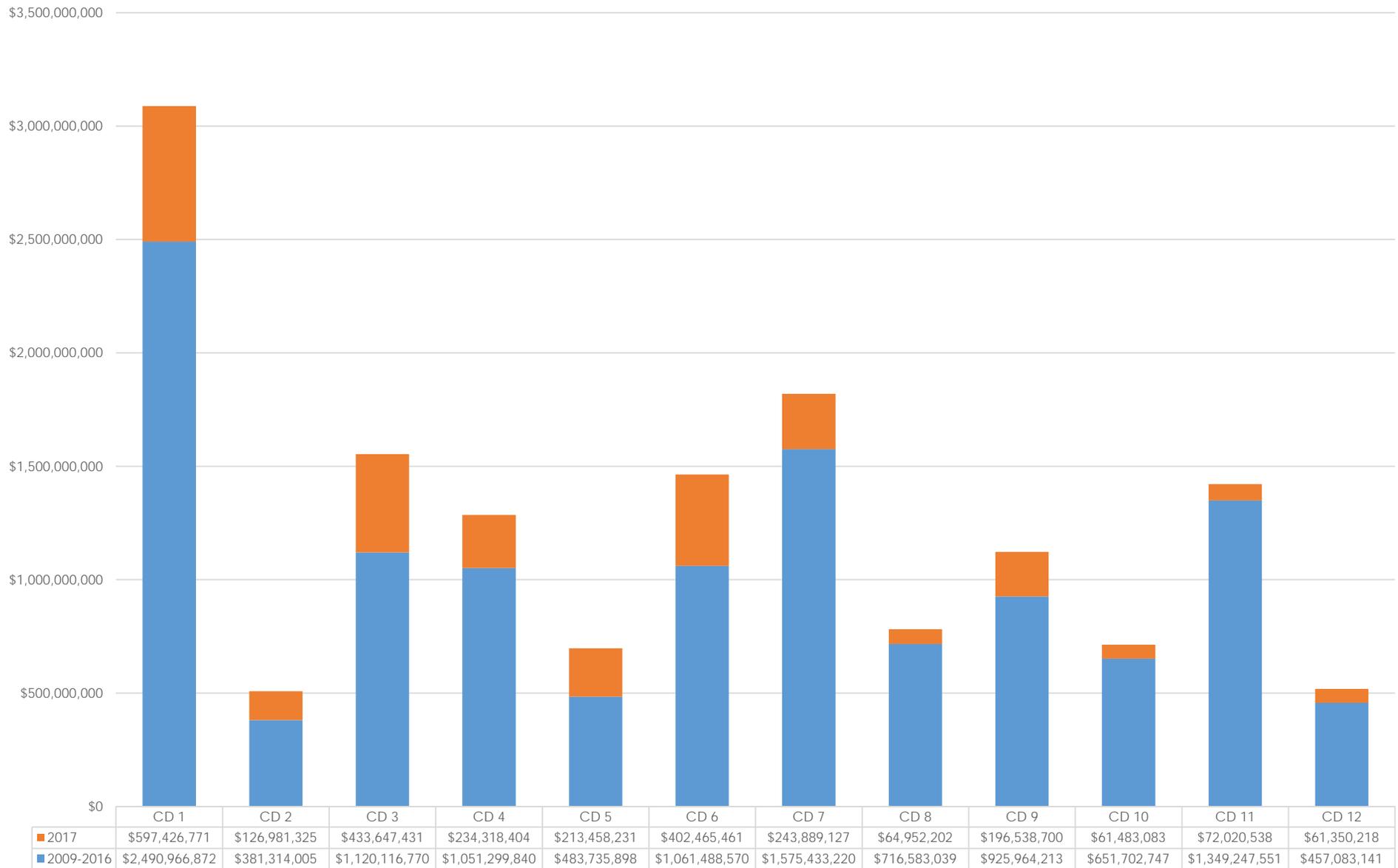
2017 INVESTMENT BY COMMUNITY DISTRICT



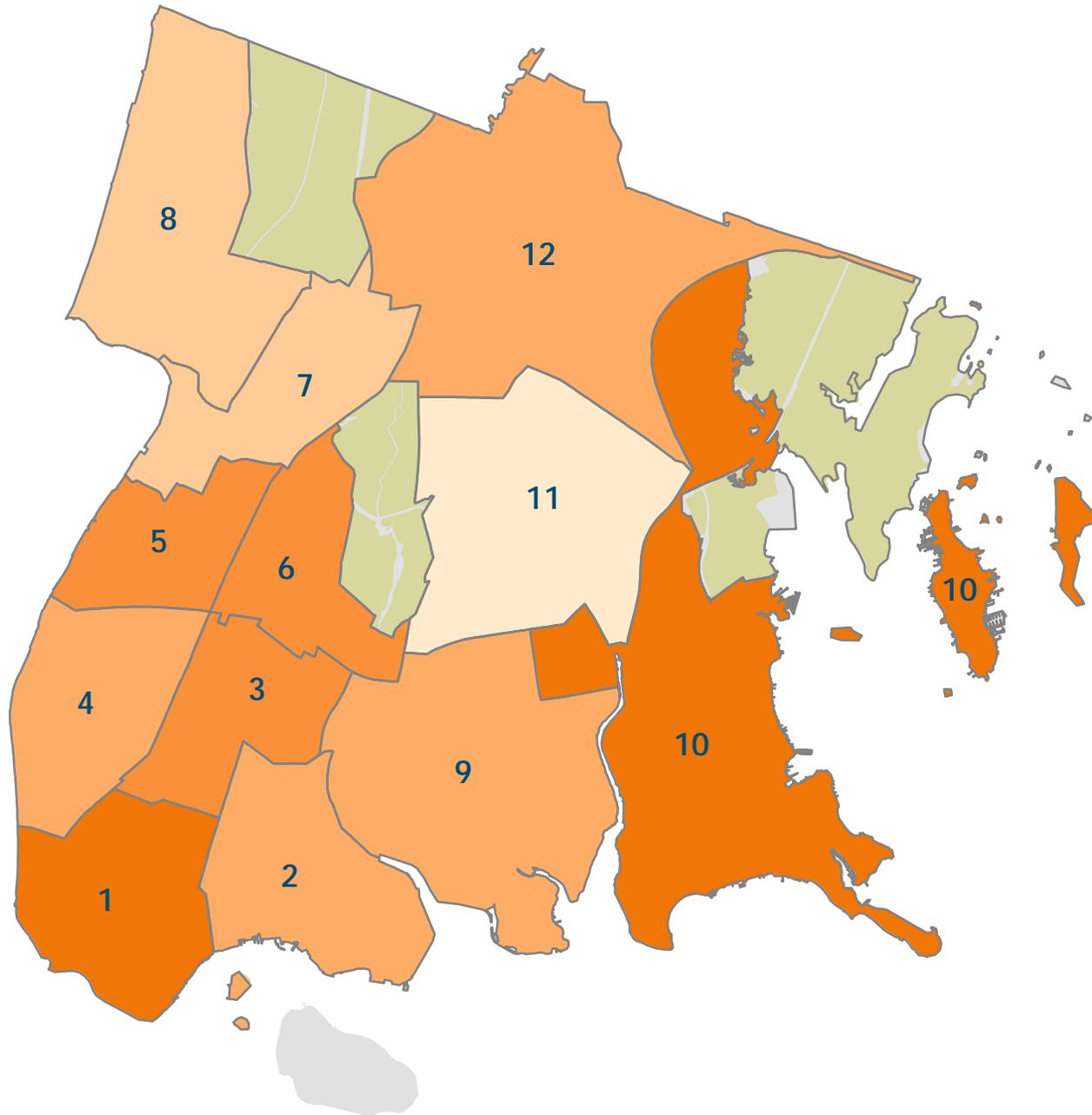
CD	Investment
1	\$597,426,771
2	\$126,981,325
3	\$433,647,431
4	\$234,318,404
5	\$213,458,231
6	\$402,465,461
7	\$243,889,127
8	\$64,952,202
9	\$196,538,700
10	\$61,483,083
11	\$72,020,538
12	\$61,350,218



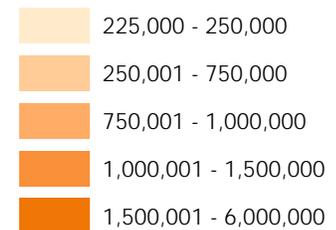
2009-2017 INVESTMENT BY COMMUNITY DISTRICT



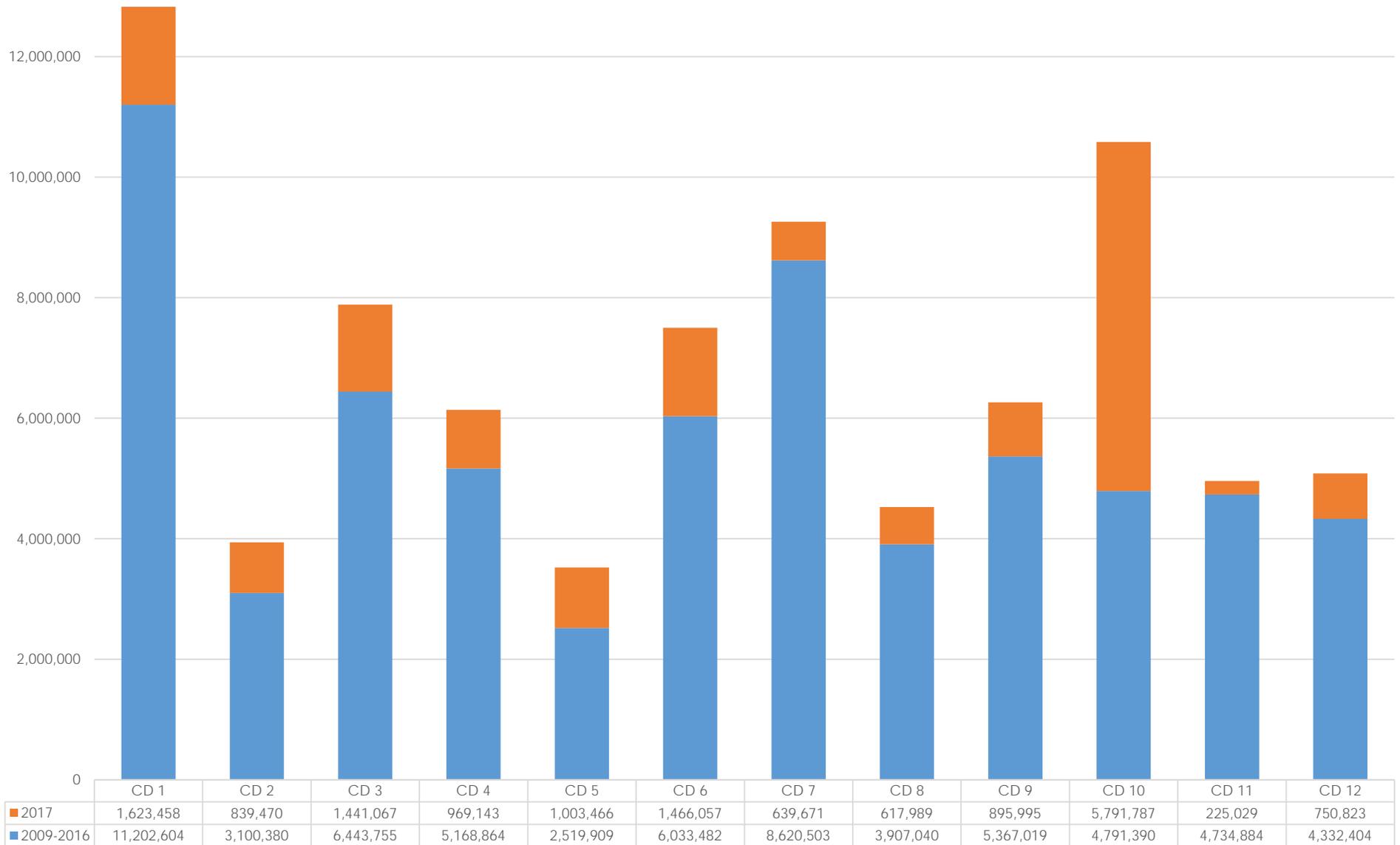
2017 SQUARE FOOTAGE DEVELOPMENT BY COMMUNITY DISTRICT



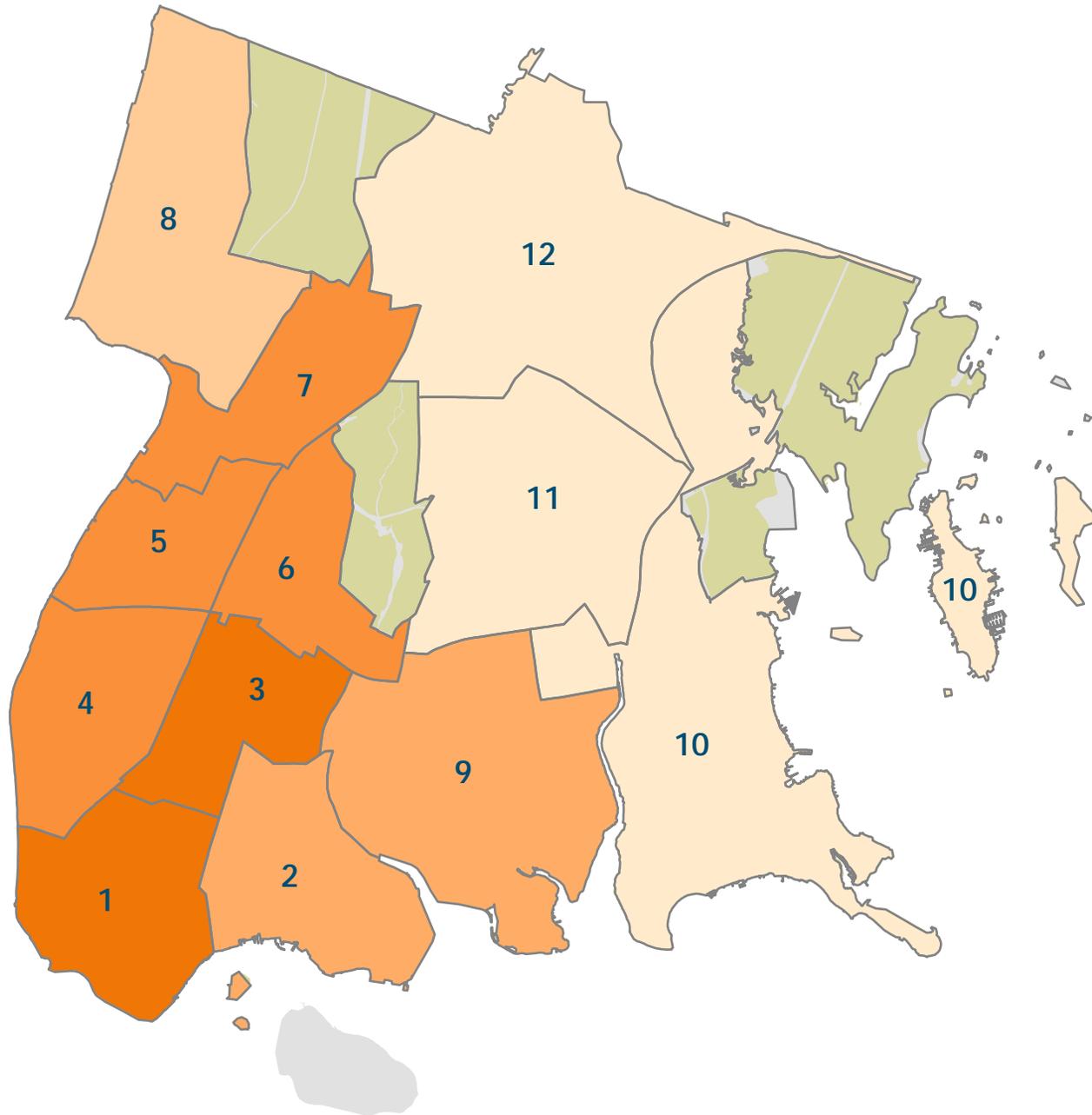
CD	Square Feet
1	1,623,458
2	839,470
3	1,441,067
4	969,143
5	1,003,466
6	1,466,057
7	639,671
8	617,989
9	895,995
10	5,791,787
11	225,029
12	750,823



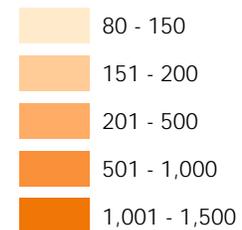
2009-2017 SQUARE FOOTAGE DEVELOPMENT BY COMMUNITY DISTRICT



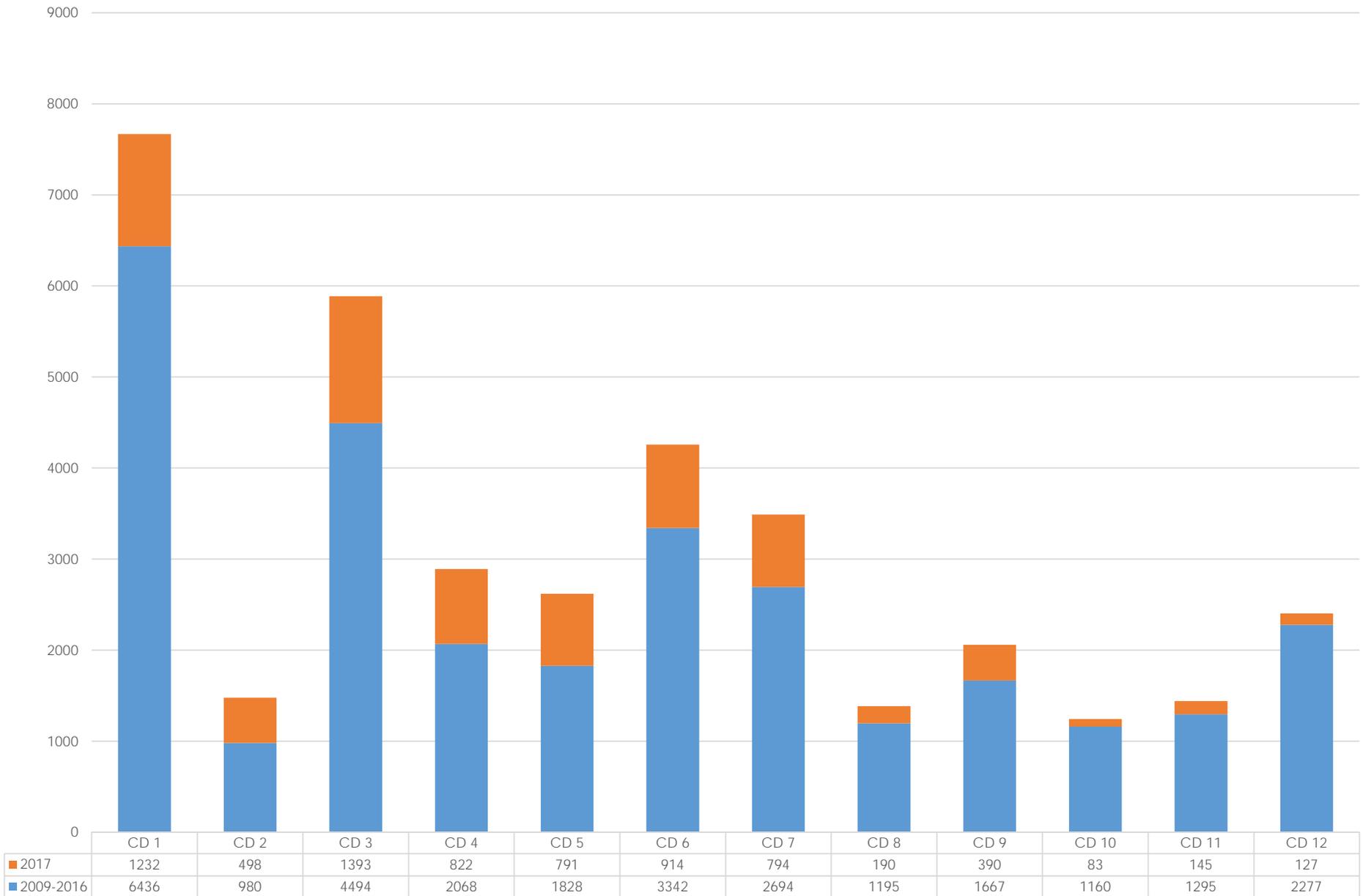
2017 NEW RESIDENTIAL UNITS BY COMMUNITY DISTRICT



CD	Units
1	1,232
2	498
3	1,393
4	822
5	791
6	914
7	794
8	190
9	390
10	83
11	145
12	127



2009-2017 NEW RESIDENTIAL UNITS BY COMMUNITY DISTRICT



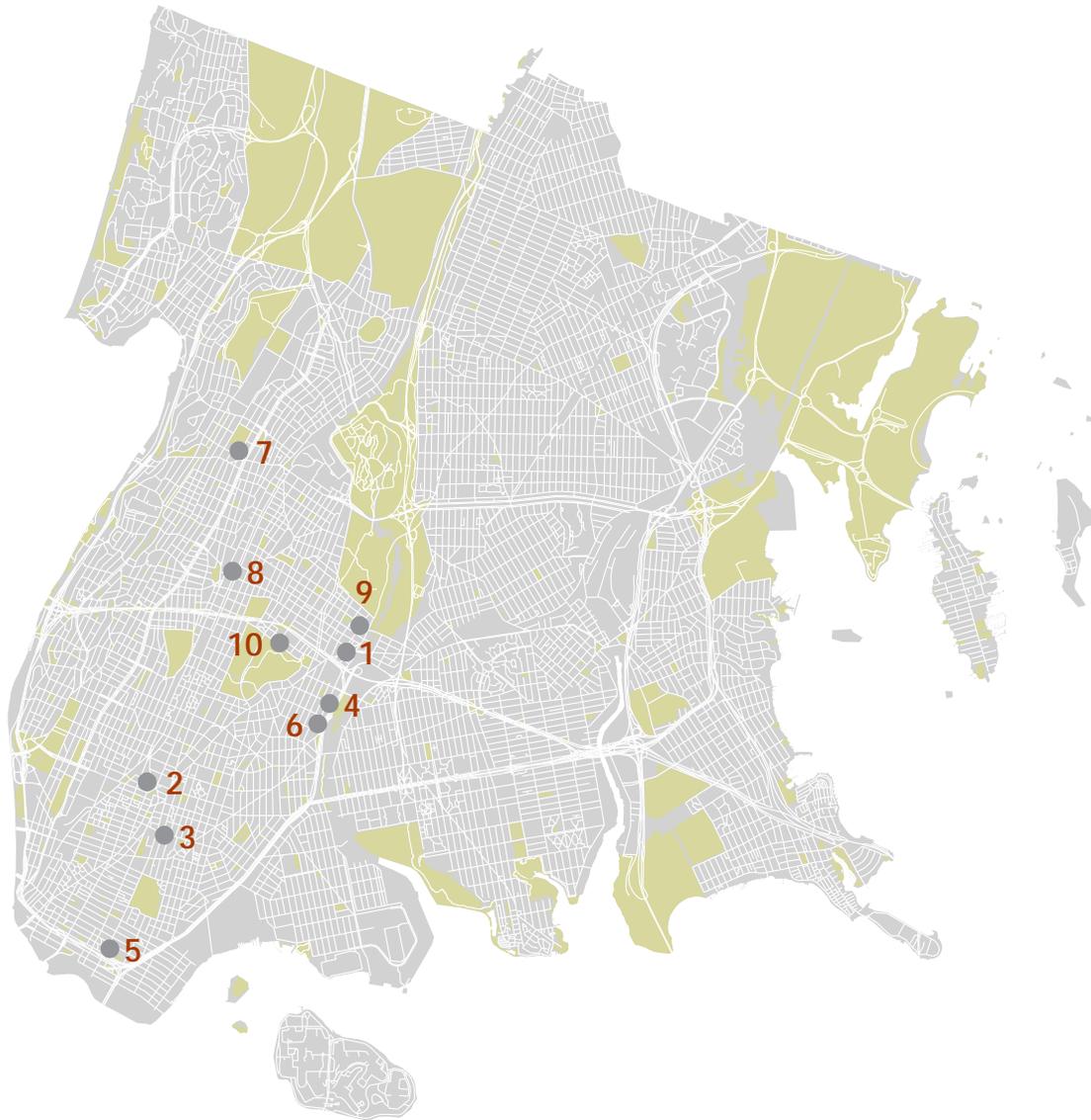
2017

Top Ten

Developments in

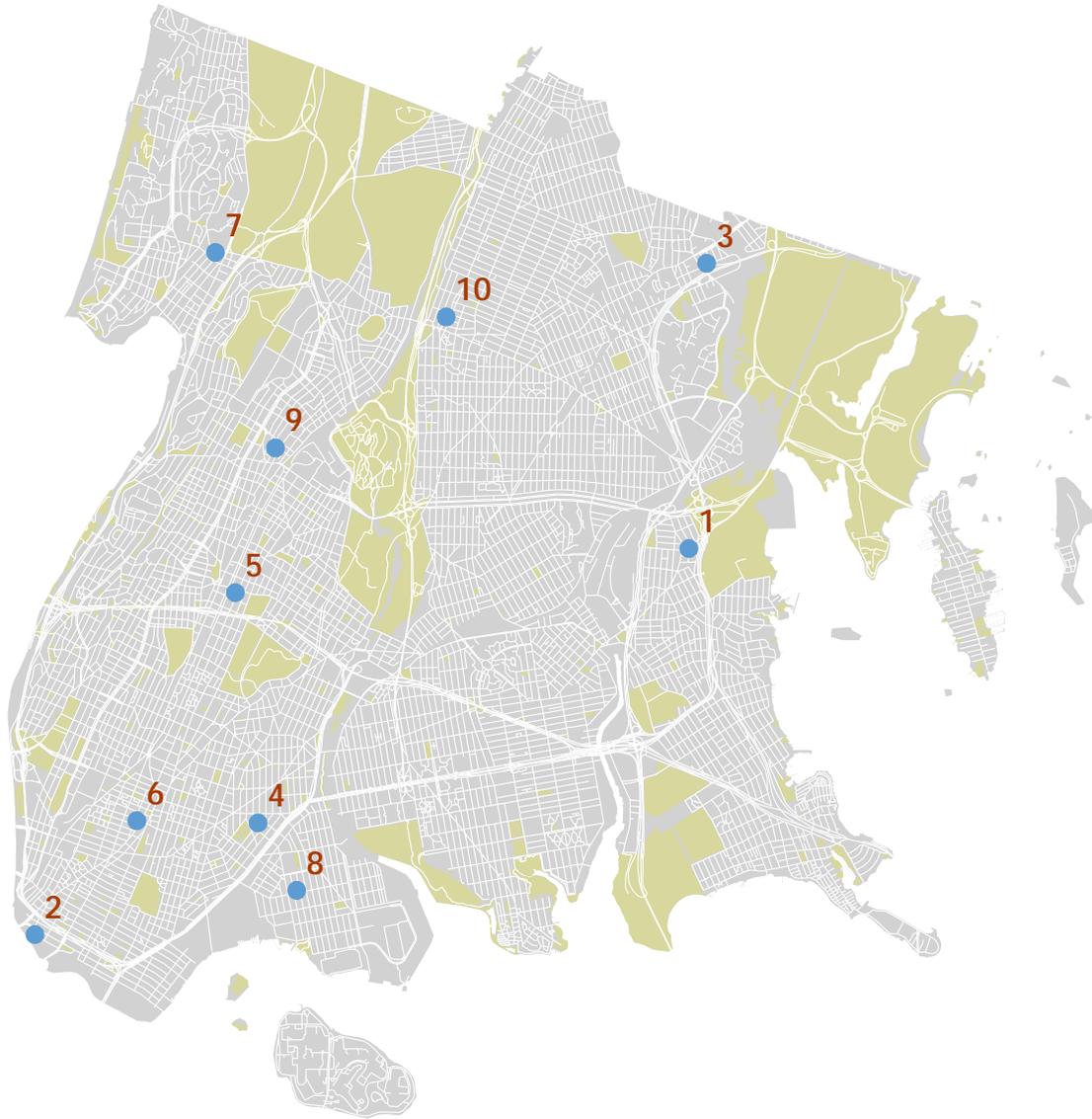
the Bronx

2017 TOP TEN RESIDENTIAL DEVELOPMENTS IN THE BRONX



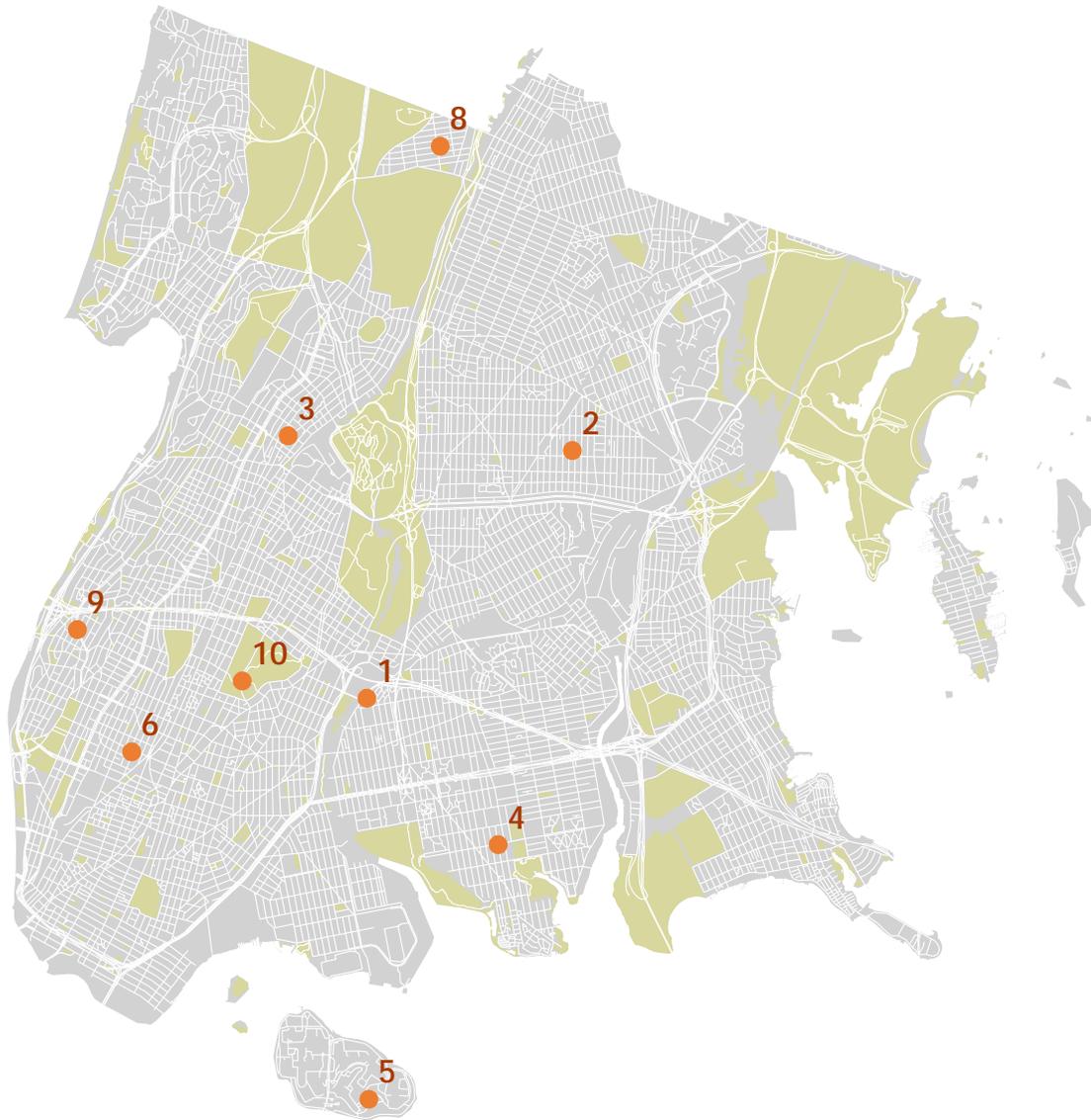
	Project	Investment	Developer
1	1932 Bryant Ave.	\$147,000,000	Association of New York Catholic Homes
2	430 East 163 St.	\$140,000,000	BFC Partners
3	600 East 156 St.	\$86,700,000	Phipps Houses
4	1010 E. 173 St.	\$85,000,000	Signature Urban Properties
5	570 East 137 St.	\$81,000,000	WSFSSH
6	1518 Boone Ave.	\$73,829,009	Signature Urban Properties
7	2519 Creston Ave.	\$70,046,627	Radson Development
8	4275 Park Ave.	\$64,825,500	Breaking Ground
9	988 East 180 St.	\$44,857,502	Phipps Houses
10	1784 Prospect Ave.	\$42,000,000	HELP Development Corporation

2017 TOP TEN COMMERCIAL DEVELOPMENTS IN THE BRONX



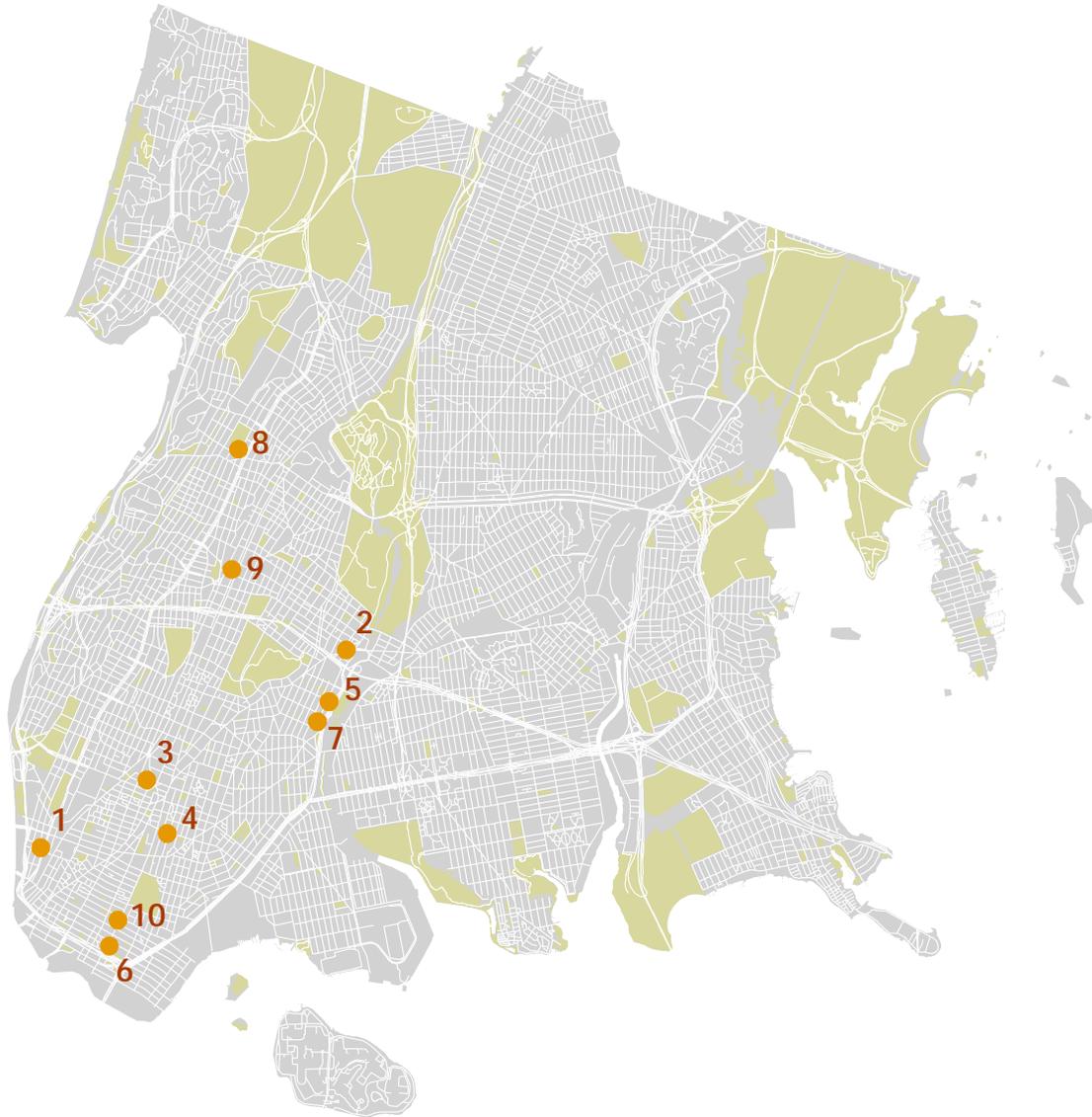
	Project	Investment	Developer
1	3111 Wilkinson Ave	\$40,000,000	Marcal Group
2	281 East 132 Ave.	\$13,188,605	Madd Equities
3	2325 Hollers Ave.	\$9,370,200	Cayre Equities
4	444 East 149 St.	\$5,000,000	Jay Domb
5	1893 Washington Ave.	\$4,500,000	Nehalkumar Ghandi
6	460 East 156 St.	\$3,000,000	Abraham Robeuzadeh
7	3825 Corlear Ave.	\$2,300,000	Manhattan College
8	1225 Randall Ave.	\$2,000,000	Tamir Gayer
9	2586 Bainbridge Ave.	\$2,000,000	Wash Park Inc.
10	3555 White Plains Rd.	\$1,700,000	Mark Koplowitz

2017 TOP TEN INSTITUTIONAL DEVELOPMENTS IN THE BRONX



	Project	Investment	Developer
1	1561 East 174 St.	\$54,000,000	NYC Parks
2	2500 Fish Ave.	\$40,000,000	NYC SCA
3	2681 Marion Ave.	\$30,000,000	Post Graduate Center for Mental Health
4	625 Bolton Ave.	\$16,500,000	Turner Impact Capital
5	680 Mandanici Rd.	\$12,700,000	NYC DOC
6	316 East 165 St.	\$12,600,000	CG Educational Holding Corp.
7	700 Mandanici Rd.	\$8,700,000	NYC DOC
8	311 East 237 St.	\$5,000,000	NYC SCA
9	1401 Plimpton Ave.	\$4,436,000	NYC Parks
10	1730 Crotona Ave.	\$3,050,000	NYC Parks

2017 TOP TEN DEVELOPMENTS IN THE BRONX



	Project	Investment	Developer
1	425 Grand Concourse	\$164,000,000	Trinity Financial
2	1932 Bryant Ave.	\$147,000,000	Association of New York Catholic Homes
3	430 East 163 St.	\$140,000,000	BFC Partners
4	600 East 156 St.	\$86,700,000	Phipps Neighborhoods
5	1010 E. 173 St.	\$85,000,000	Signature Urban Properties
6	570 East 137 St.	\$81,000,000	WSFSSH
7	1518 Boone Ave.	\$73,829,009	Signature Urban Properties
8	2519 Creston Ave.	\$70,046,627	Radson Development
9	4275 Park Ave.	\$64,825,500	Breaking Ground
10	Greenway on St. Ann's	\$58,000,000	The Community Builder's Inc.

2017 TOP TEN PROJECTS BY TOTAL INVESTMENT

#1

Project: 425 Grand Concourse

Land Use: Residential/
Commercial

Investment: \$164,000,000

Developer: Trinity Financial



Source: Dattner Architects

2017 TOP TEN PROJECTS BY TOTAL INVESTMENT

#2

Project: 1932 Bryant Avenue

Land Use: Residential

Investment: \$147,000,000

Developer: Association of New York Catholic Homes



Source: Dattner Architects

2017 TOP TEN PROJECTS BY TOTAL INVESTMENT

#3

Project: Bronx Commons

Land Use: Residential

Investment: \$140,000,000

Developer: BFC Partners



Source: Danois Architects

2017 TOP TEN PROJECTS BY TOTAL INVESTMENT

#4

Project: 600 East 156th Street

Land Use: Residential

Investment: \$86,700,000

Developer: Phipps

Neighborhoods



Source: Curtis + Ginsberg Architects

2017 TOP TEN PROJECTS BY TOTAL INVESTMENT

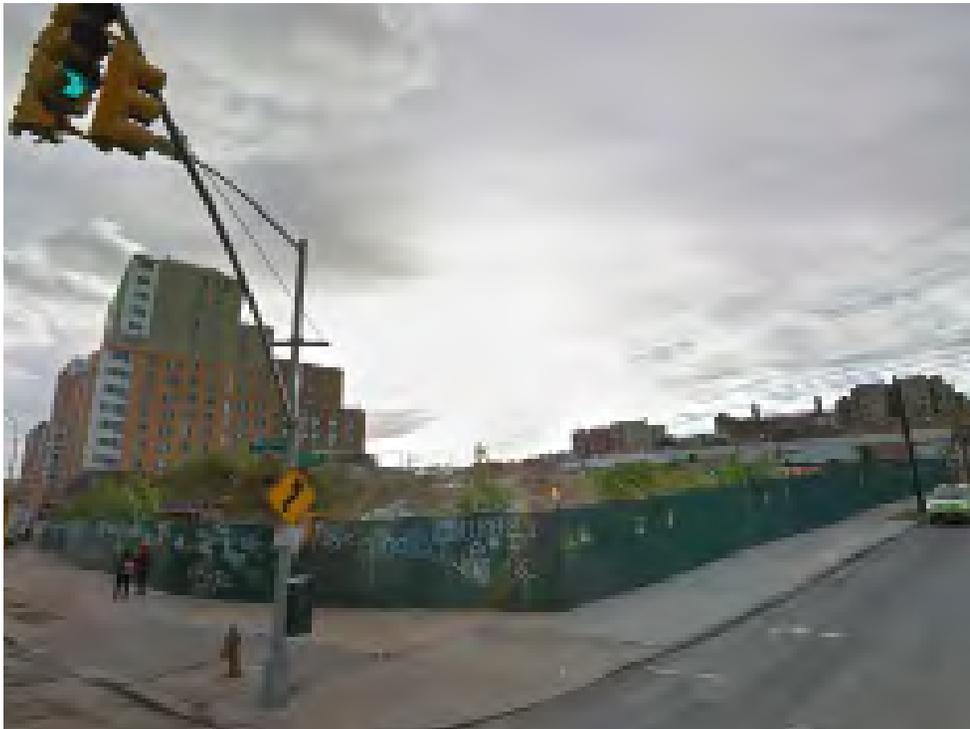
#5

Project: 1010 East 173 Street

Land Use: Residential

Investment: \$85,000,000

Developer: Signature Urban Properties



Source: Dattner Architects

2017 TOP TEN PROJECTS BY TOTAL INVESTMENT

#6

Project: Mill Brook Terrace

Land Use: Residential

Investment: \$81,000,000

Developer: West Side Federation for Senior and Supportive Housing



Source: Perkins Eastman Architects

2017 TOP TEN PROJECTS BY TOTAL INVESTMENT

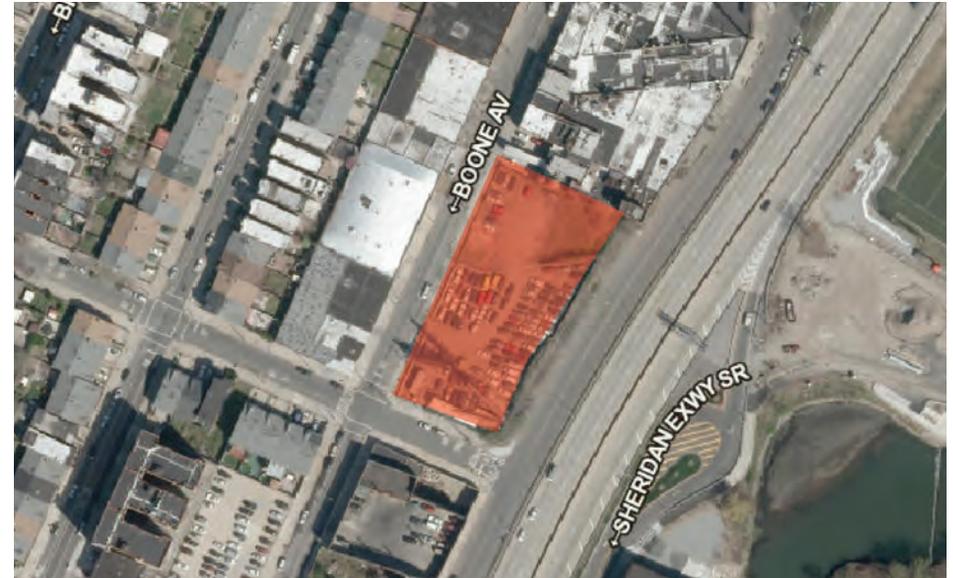
#7

Project: 1518 Boone Avenue

Land Use: Residential

Investment: \$73,829,009

Developer: Signature Urban Properties



Source: Dattner Architects

2017 TOP TEN PROJECTS BY TOTAL INVESTMENT

#8

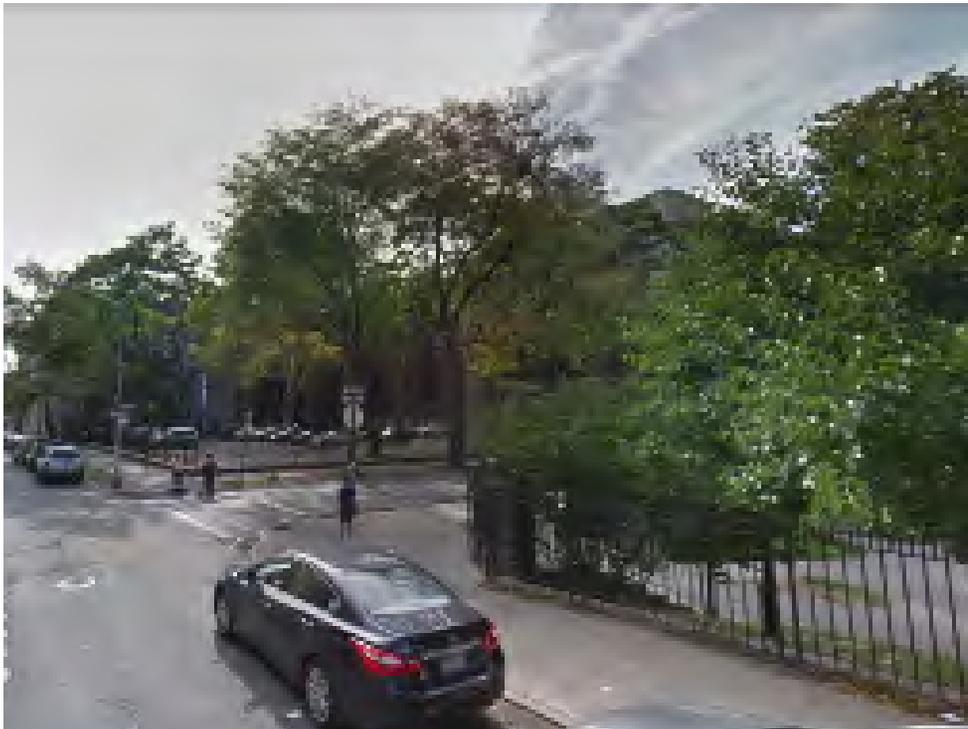
Project: 2519 Creston Avenue

Land Use: Residential

Investment: \$70,046,627

Developer: Radson

Development



Source: Magnusson Architecture and Planning

2017 TOP TEN PROJECTS BY TOTAL INVESTMENT

#9

Project: Park House

Land Use: Residential

Investment: \$64,825,500

Developer: Breaking Ground



Source: Cookfox Architects

2017 TOP TEN PROJECTS BY TOTAL INVESTMENT

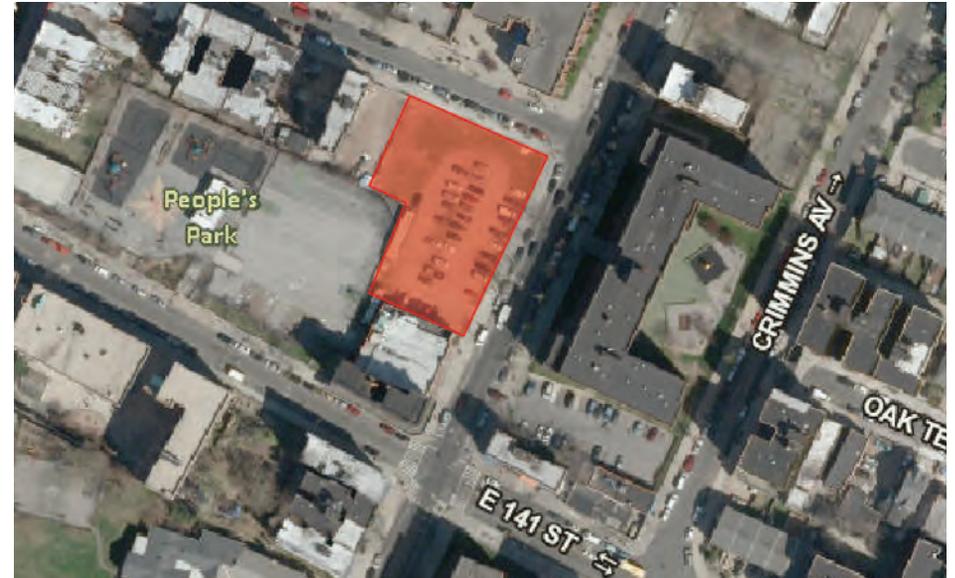
#10

Project: Greenway on St. Ann's

Land Use: Residential/
Commercial/Institutional

Investment: \$58,000,000

Developer: The Community
Builder's Inc.



Source: EDI International

