

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

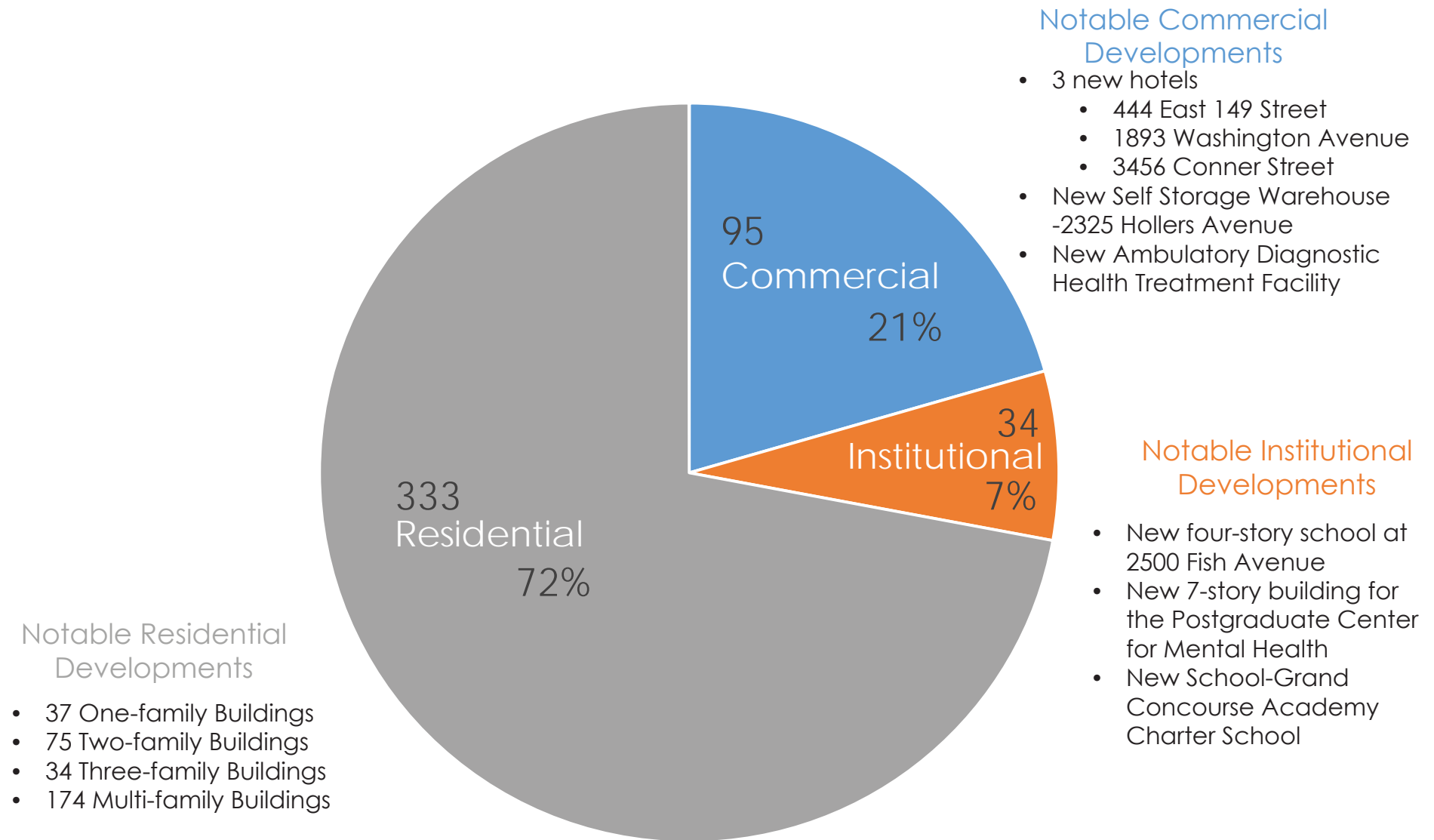
18% of total investment.

Institutional: \$2.8 Billion

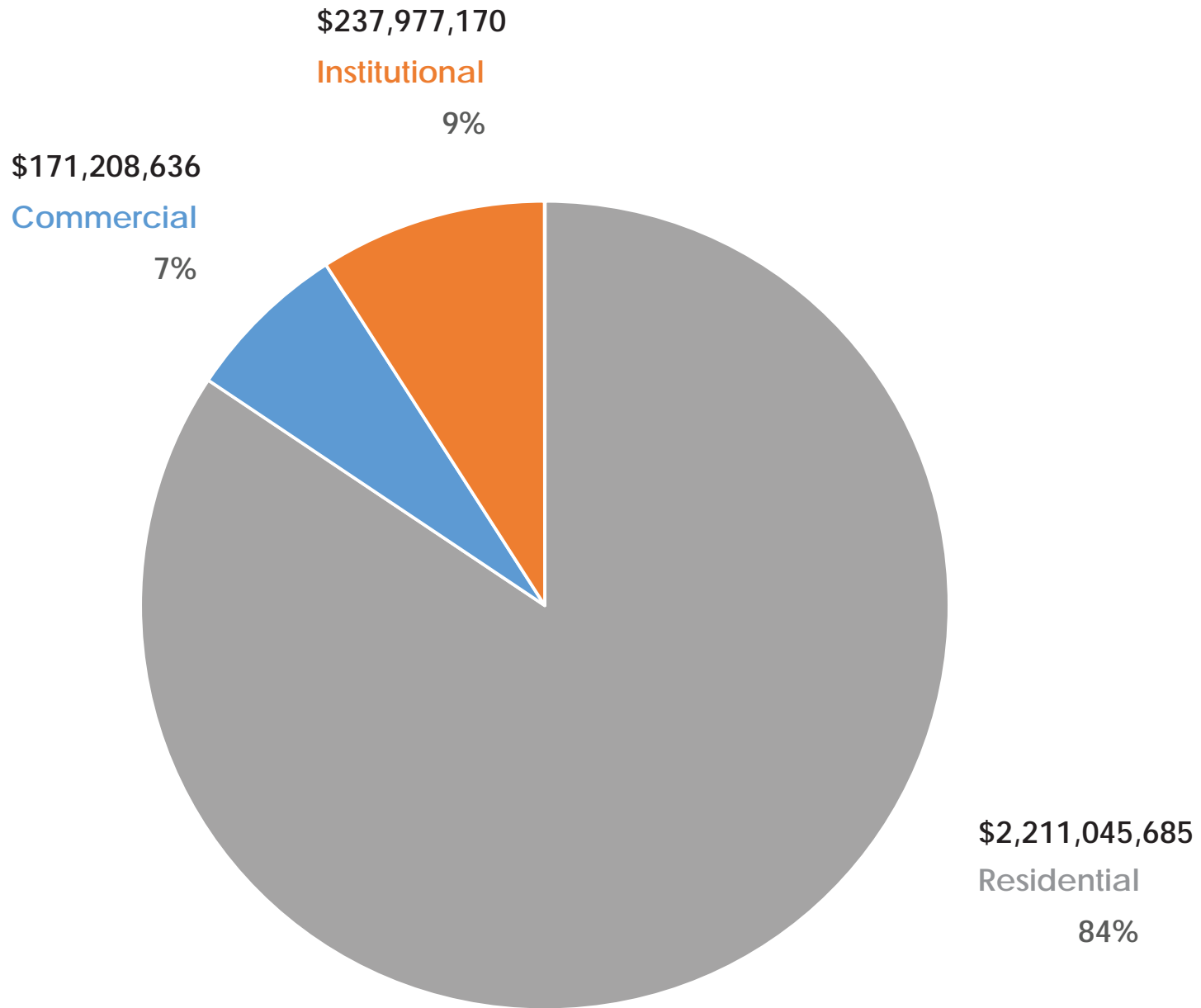
18% of total investment.

2017 ADDRESSES ISSUED BY LAND USE CATEGORY

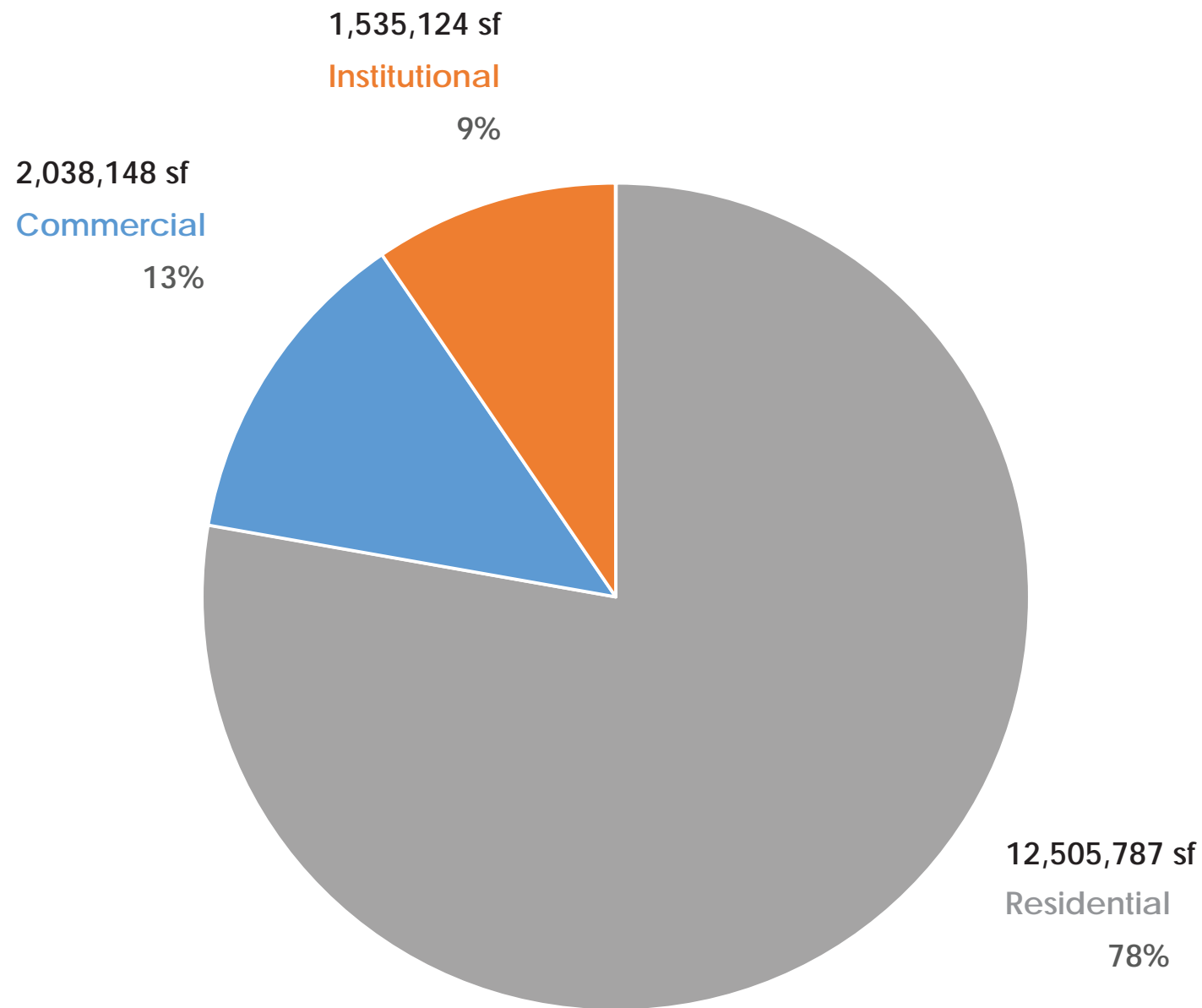
Total Addresses Issued: 462



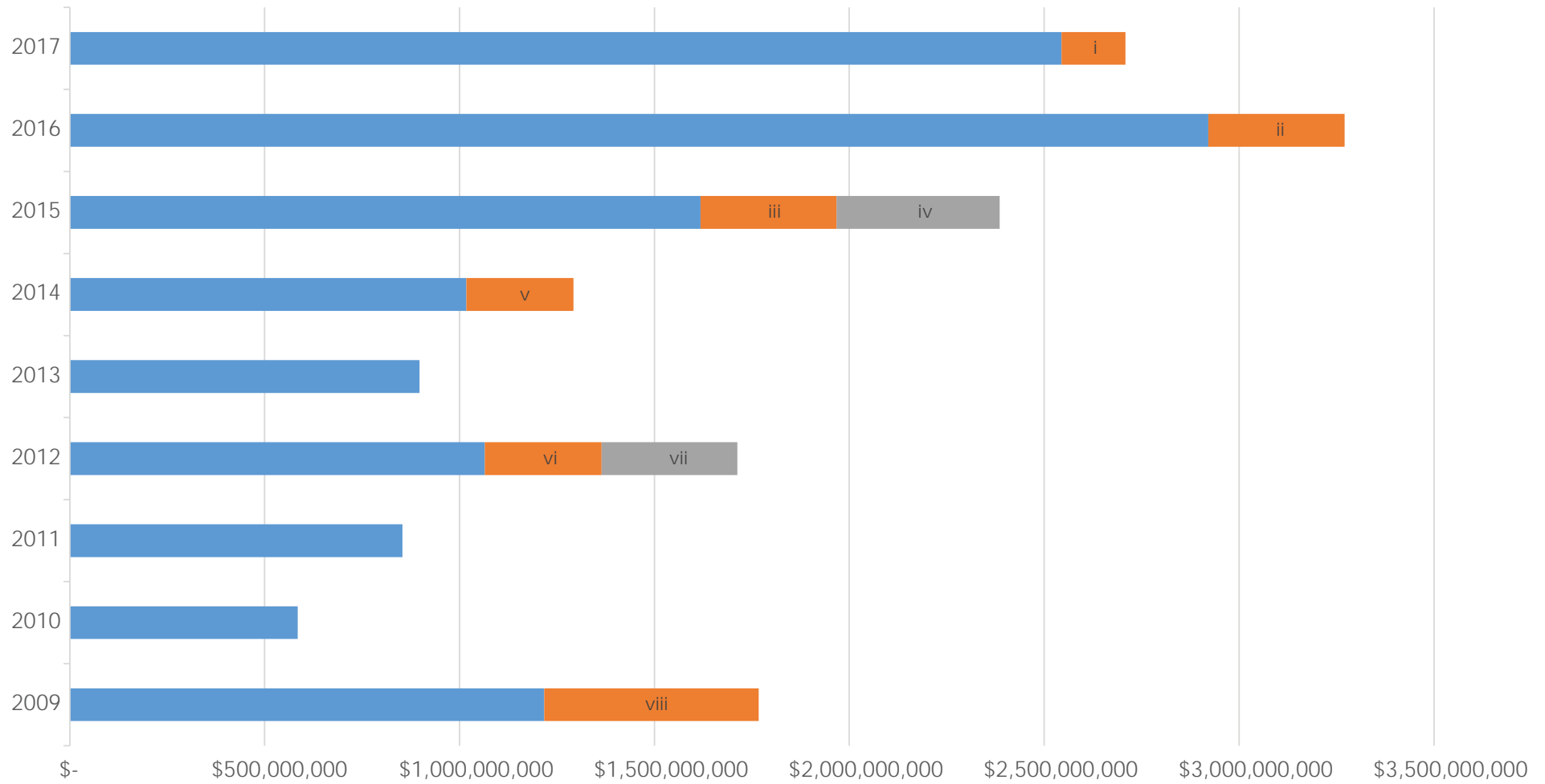
2017 TOTAL INVESTMENT BY LAND USE CATEGORY



2017 SQUARE FOOTAGE BY LAND USE CATEGORY

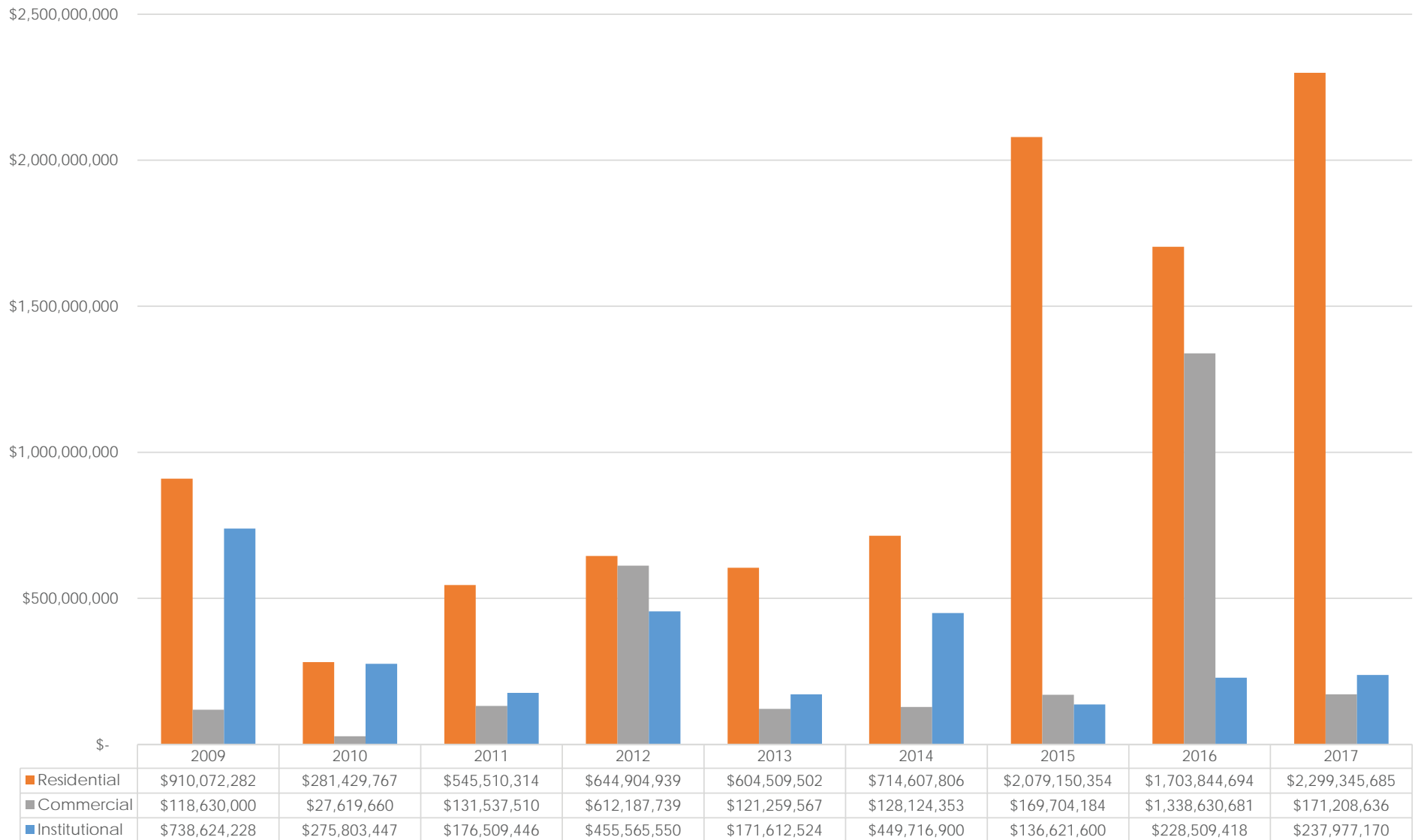


2009-2017 TOTAL INVESTMENT

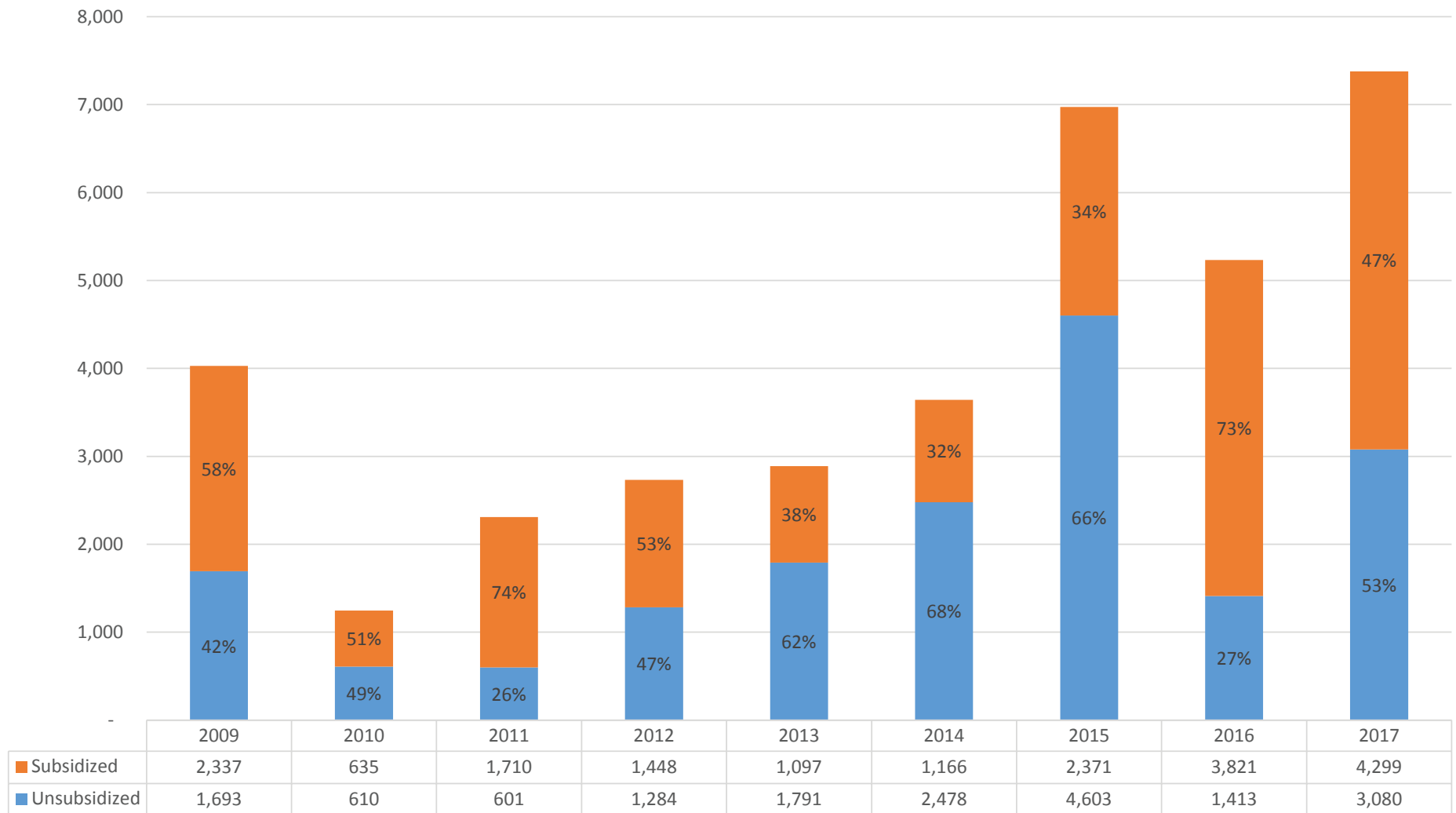


i	ii	iii	iv	v	vi	vii	viii
425 Grand Concourse Passive House Development	Kingsbridge National Ice Center	Somerset & Chetrit	La Central Building A, B, D & E	Bronx County Hall of Justice	Macy's at Bay Plaza	Bronx Psychiatric Center Redevelopment	PSAC II
\$164,000,000	\$350,000,000	\$349,120,250	\$417,900,000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

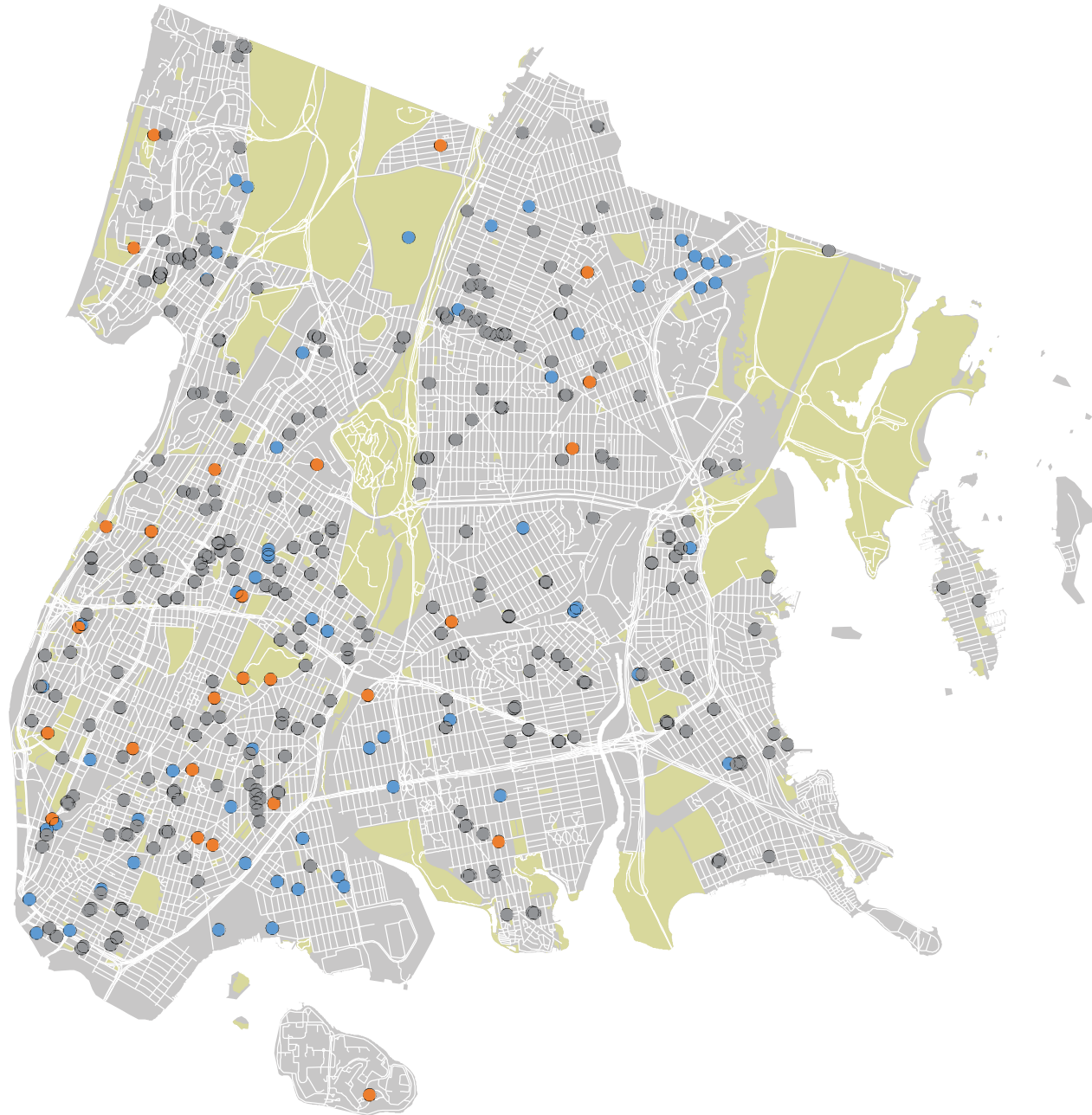
2009-2017 INVESTMENT BY LAND USE CATEGORY



2009-2017 NEW RESIDENTIAL UNITS



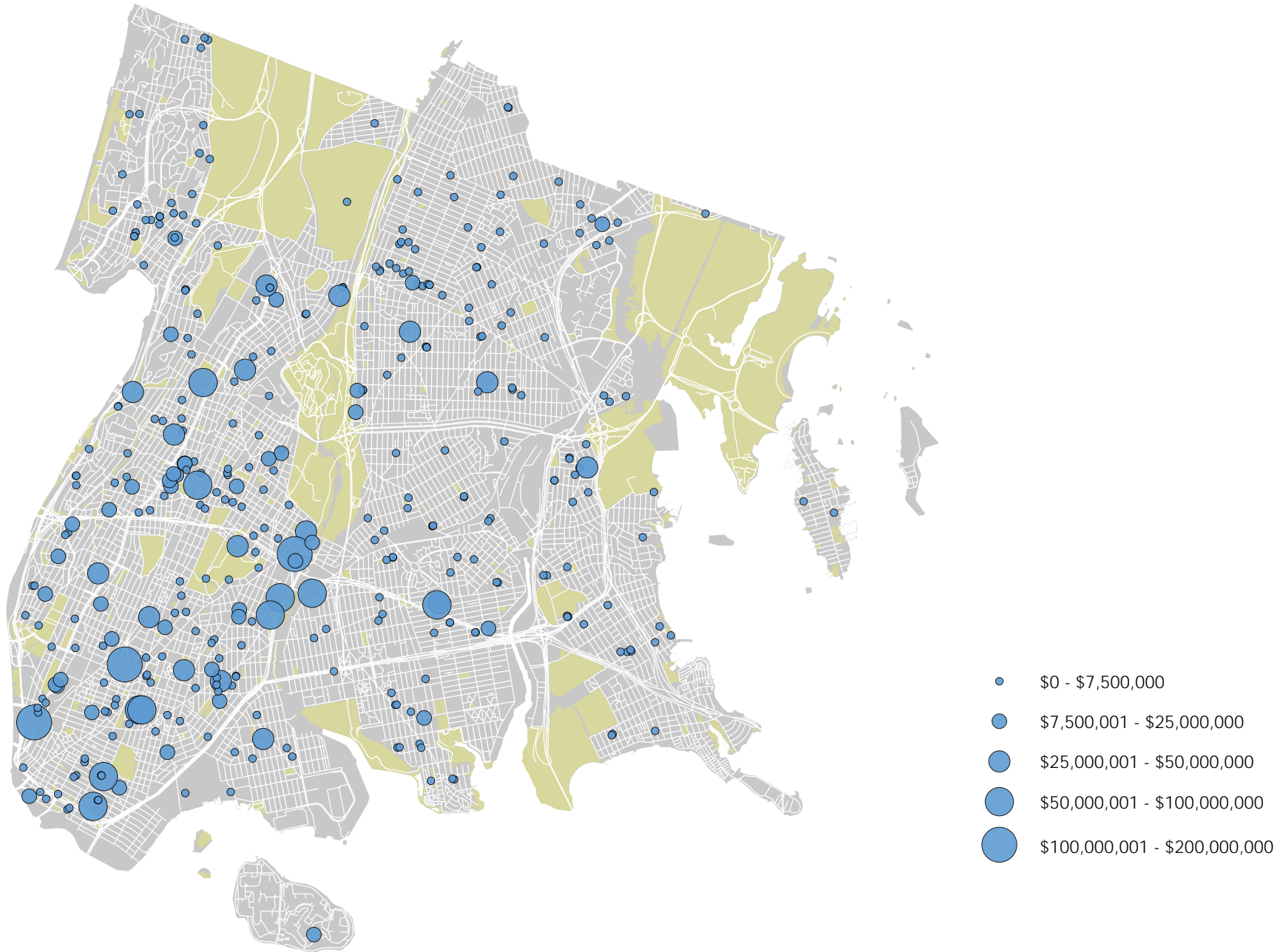
2017 DEVELOPMENTS IN THE BRONX BY LOCATION AND LAND USE



Number of
Addresses Assigned for New
Buildings or Alterations

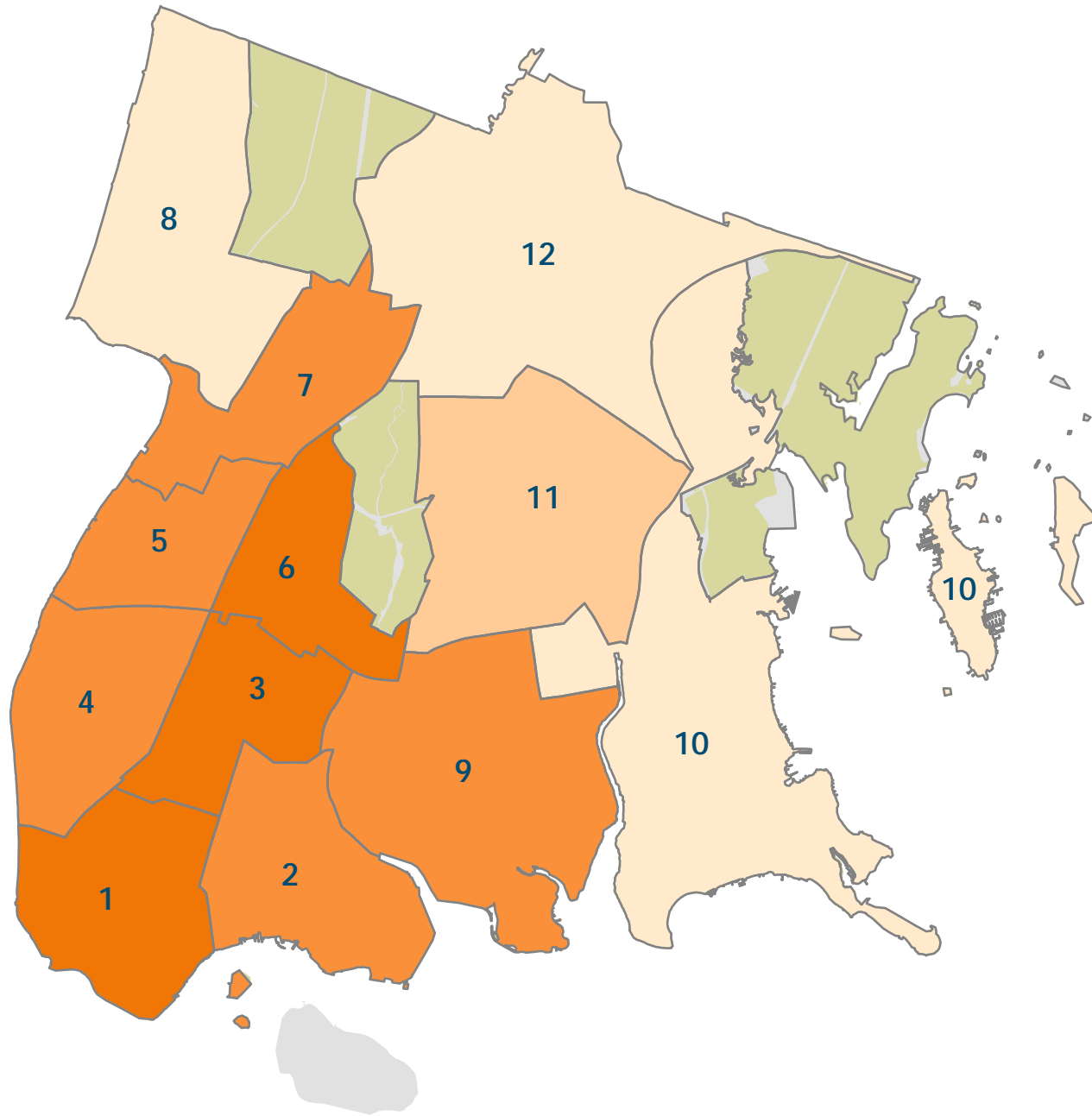
Commercial	62
Institutional	26
Residential	291

2017 DEVELOPMENTS IN THE BRONX BY LOCATION AND INVESTMENT

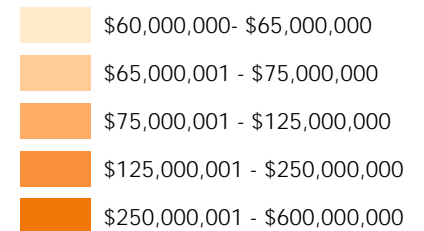


Development by Community Districts

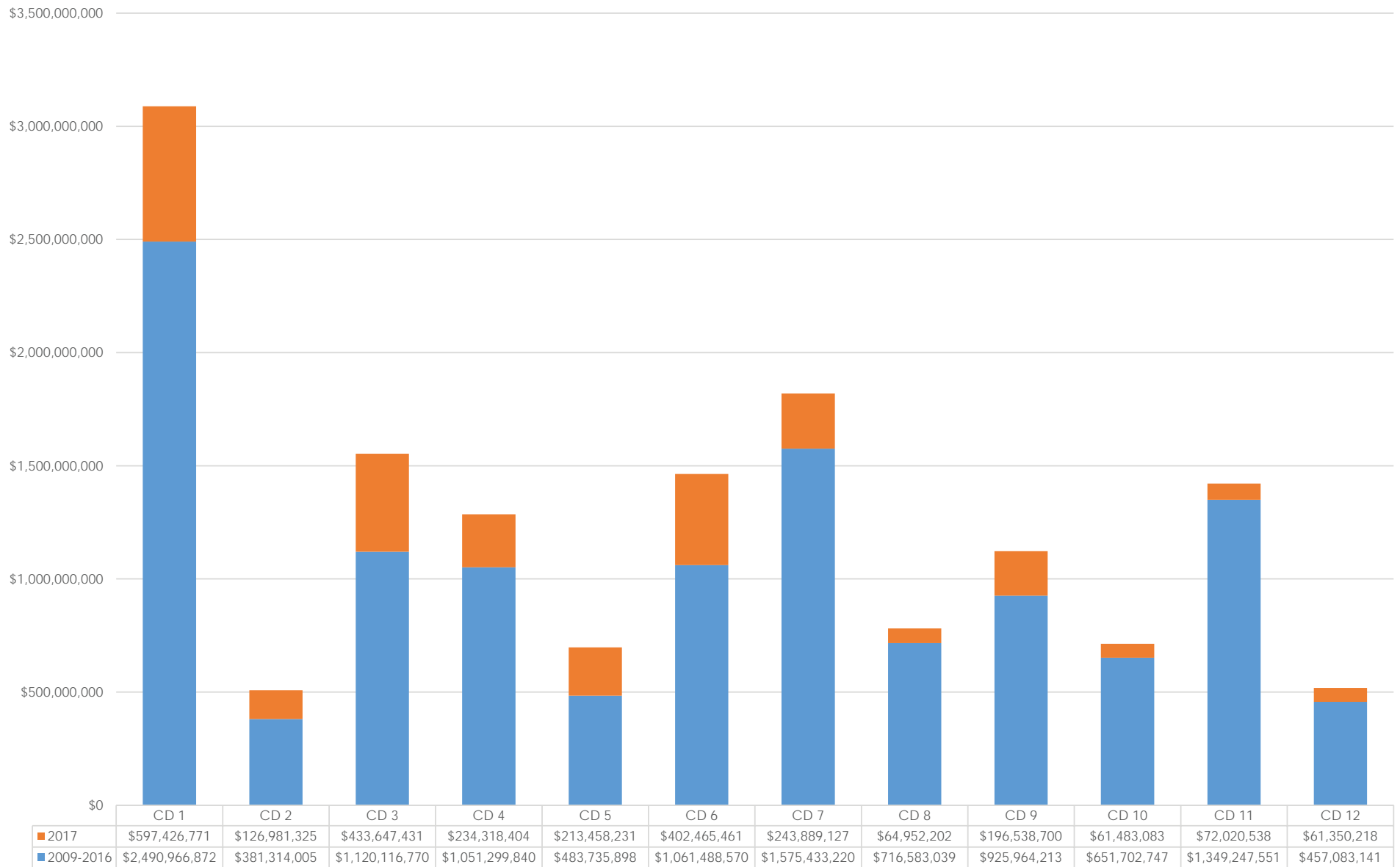
2017 INVESTMENT BY COMMUNITY DISTRICT



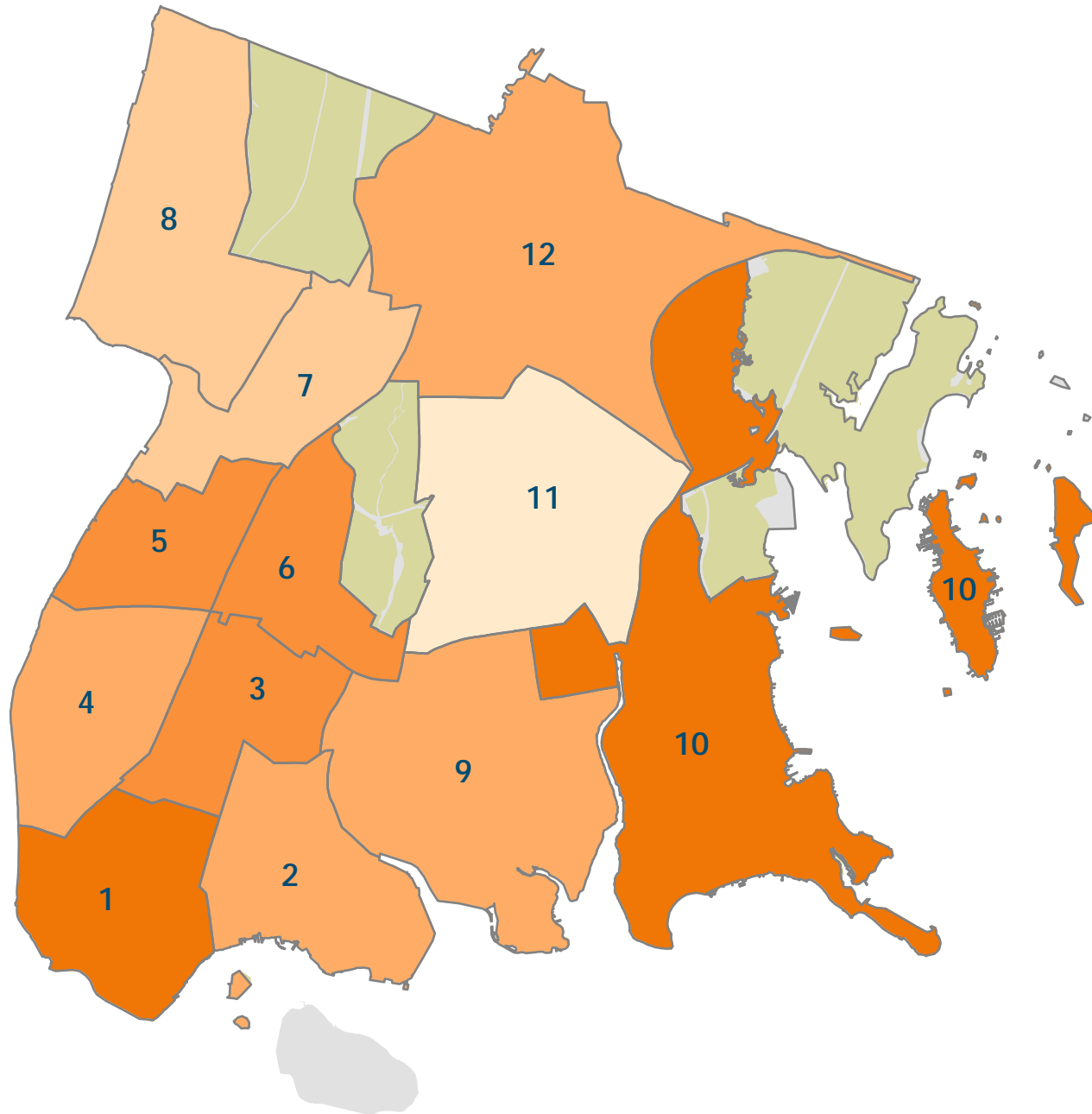
CD	Investment
1	\$597,426,771
2	\$126,981,325
3	\$433,647,431
4	\$234,318,404
5	\$213,458,231
6	\$402,465,461
7	\$243,889,127
8	\$64,952,202
9	\$196,538,700
10	\$61,483,083
11	\$72,020,538
12	\$61,350,218



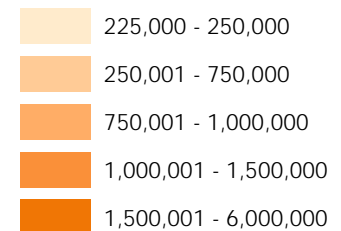
2009-2017 INVESTMENT BY COMMUNITY DISTRICT



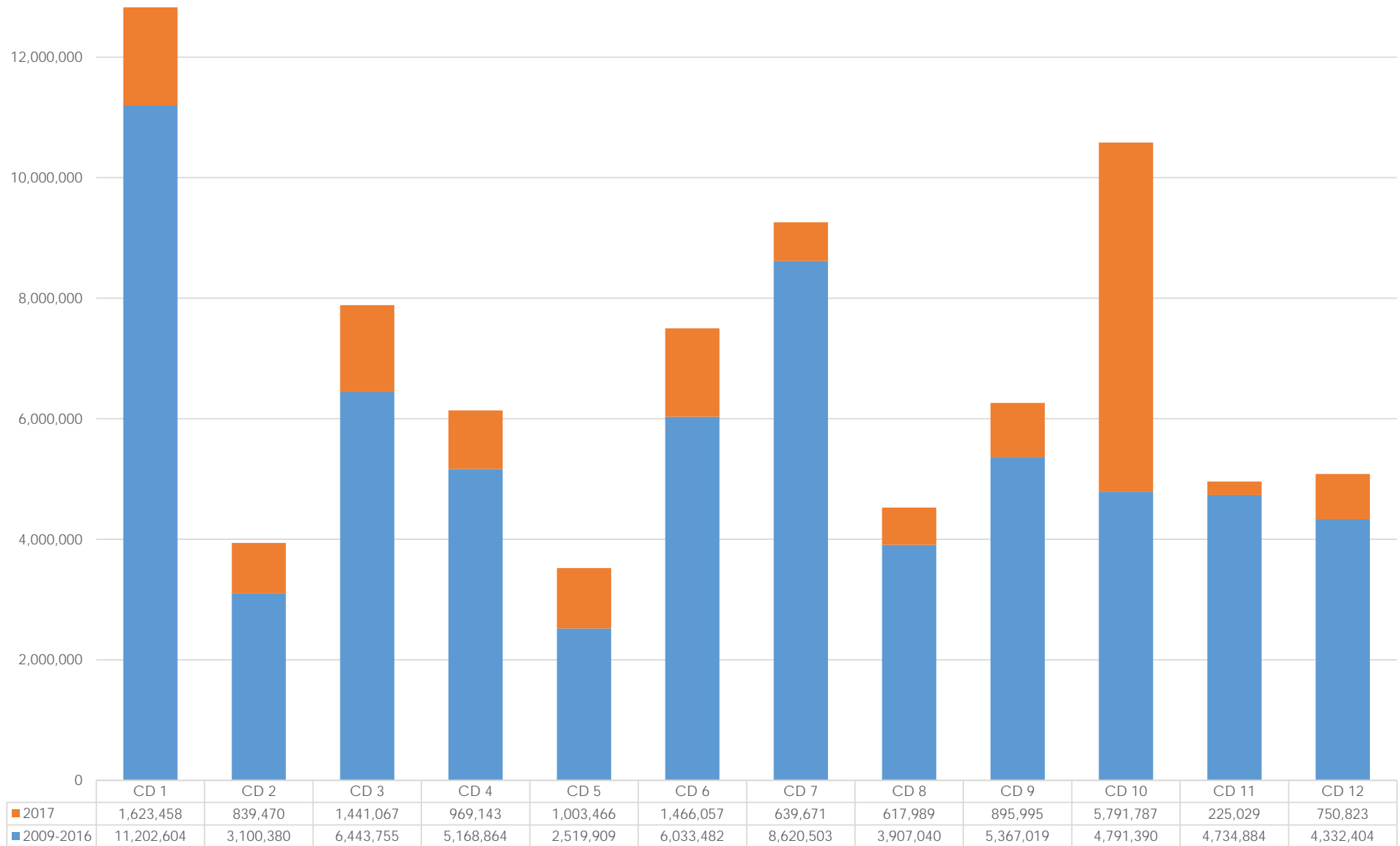
2017 SQUARE FOOTAGE DEVELOPMENT BY COMMUNITY DISTRICT



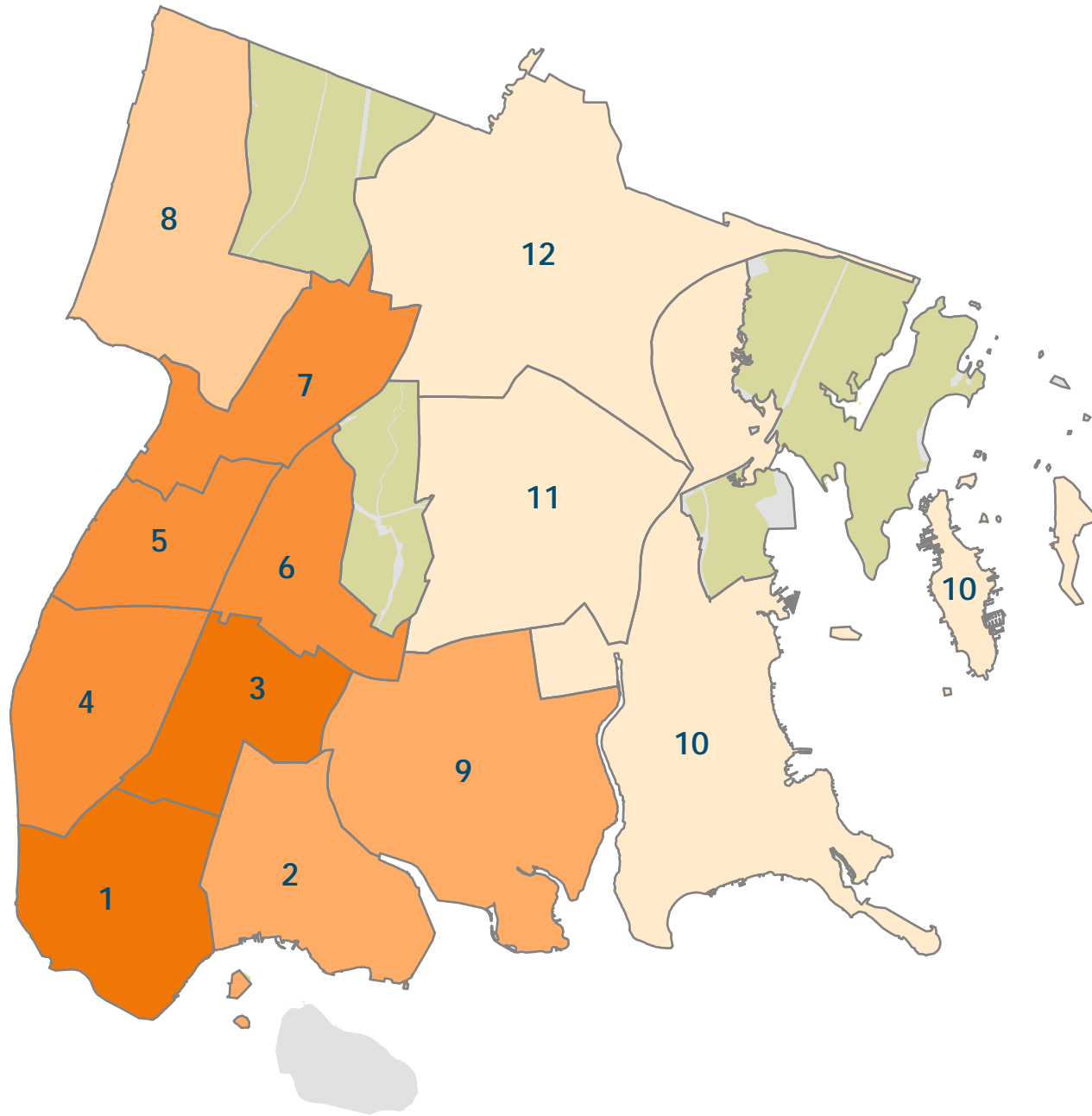
CD	Square Feet
1	1,623,458
2	839,470
3	1,441,067
4	969,143
5	1,003,466
6	1,466,057
7	639,671
8	617,989
9	895,995
10	5,791,787
11	225,029
12	750,823



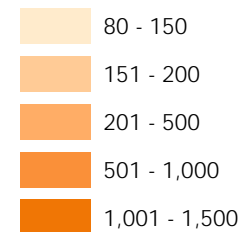
2009-2017 SQUARE FOOTAGE DEVELOPMENT BY COMMUNITY DISTRICT



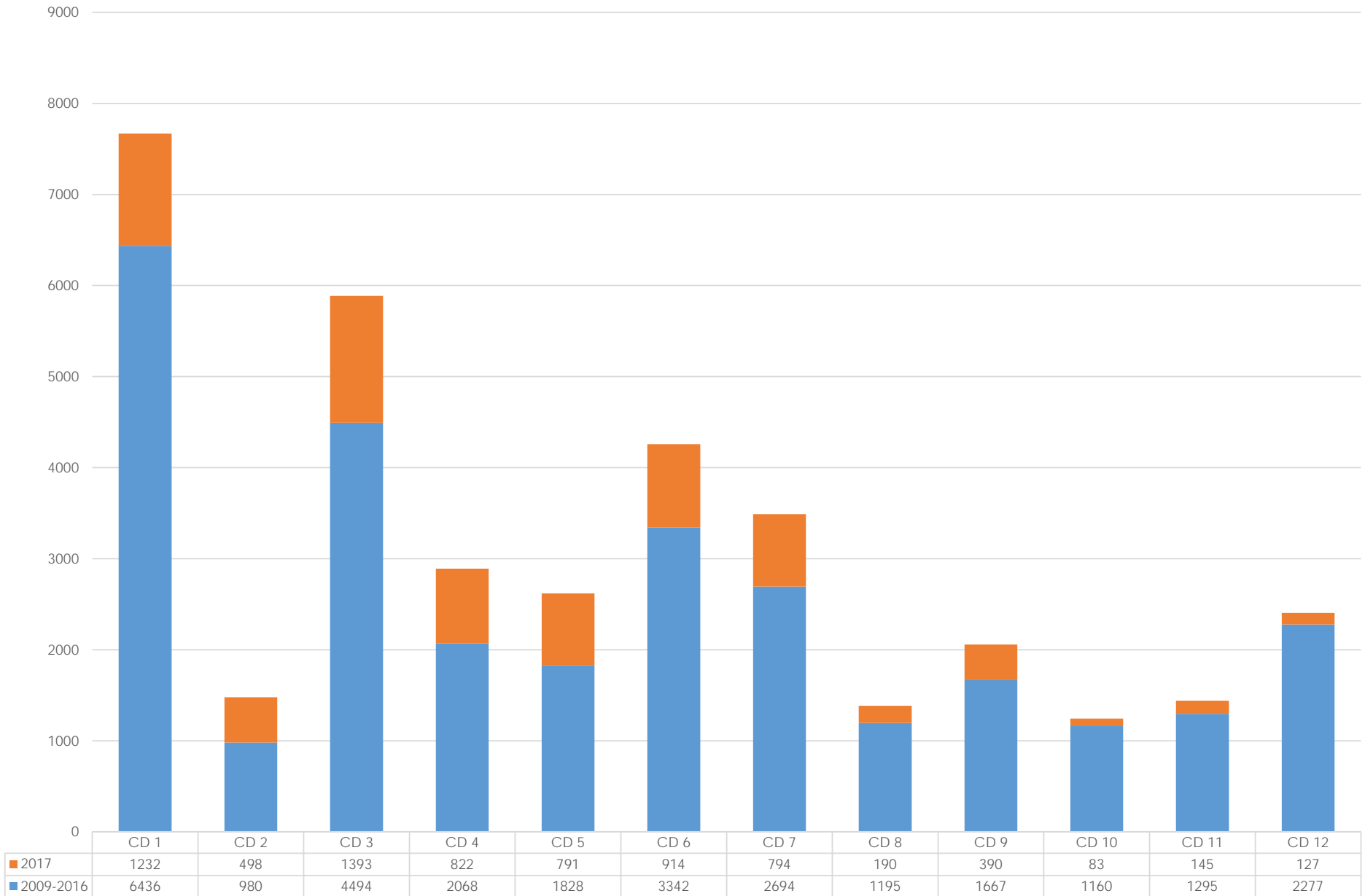
2017 NEW RESIDENTIAL UNITS BY COMMUNITY DISTRICT



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

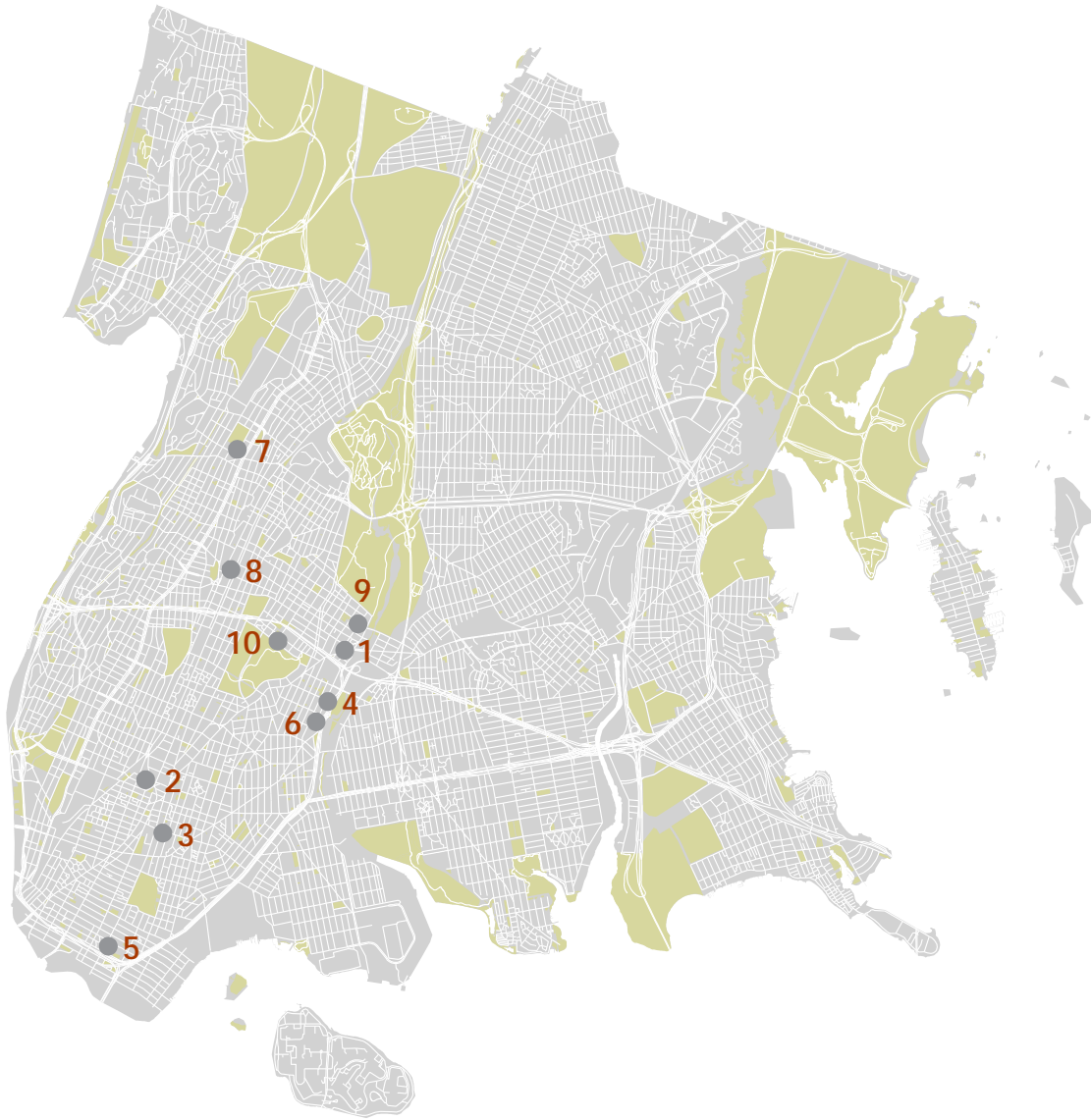


2017

Top Ten

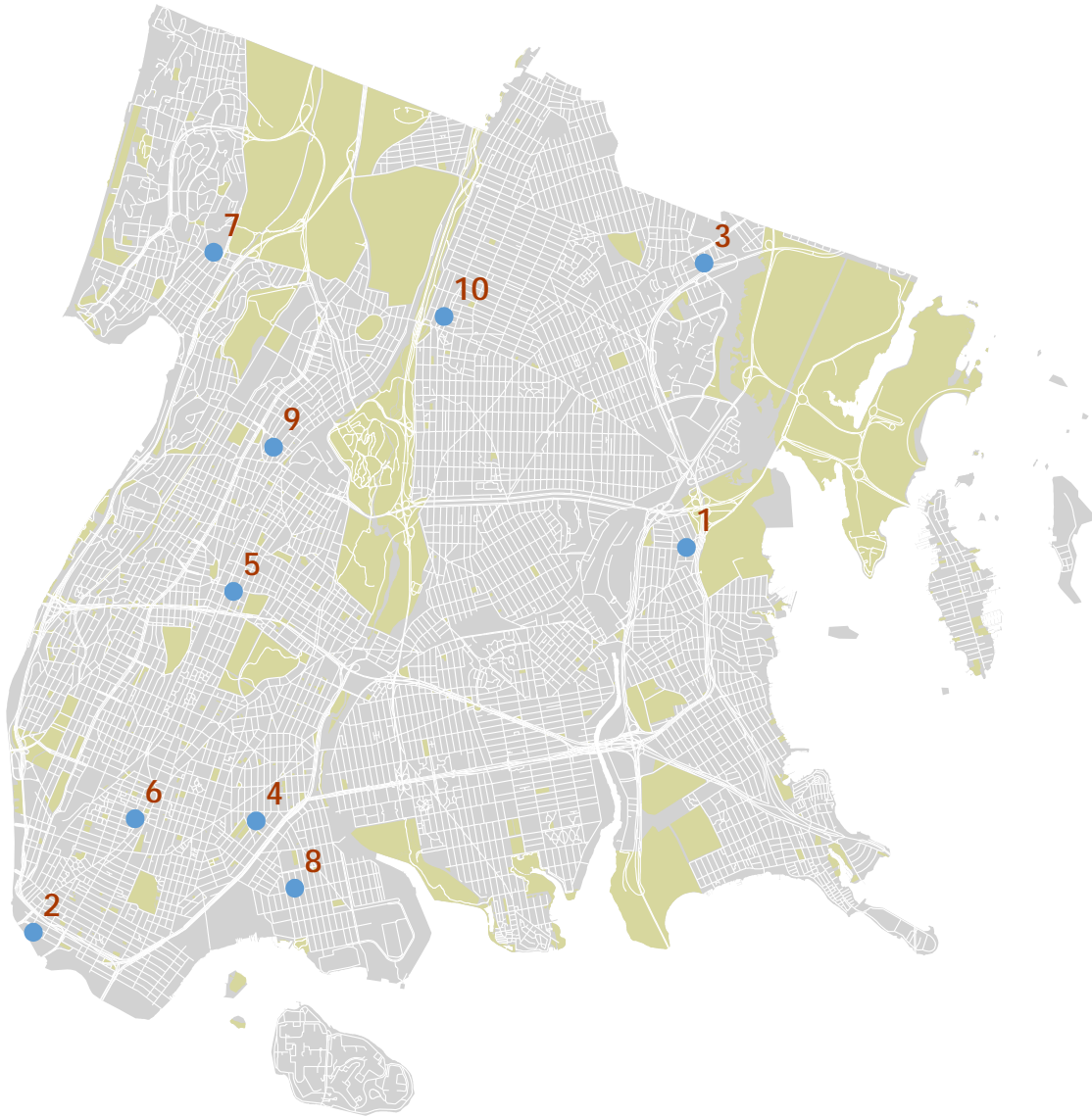
Developments in
the Bronx

2017 TOP TEN RESIDENTIAL DEVELOPMENTS IN THE BRONX



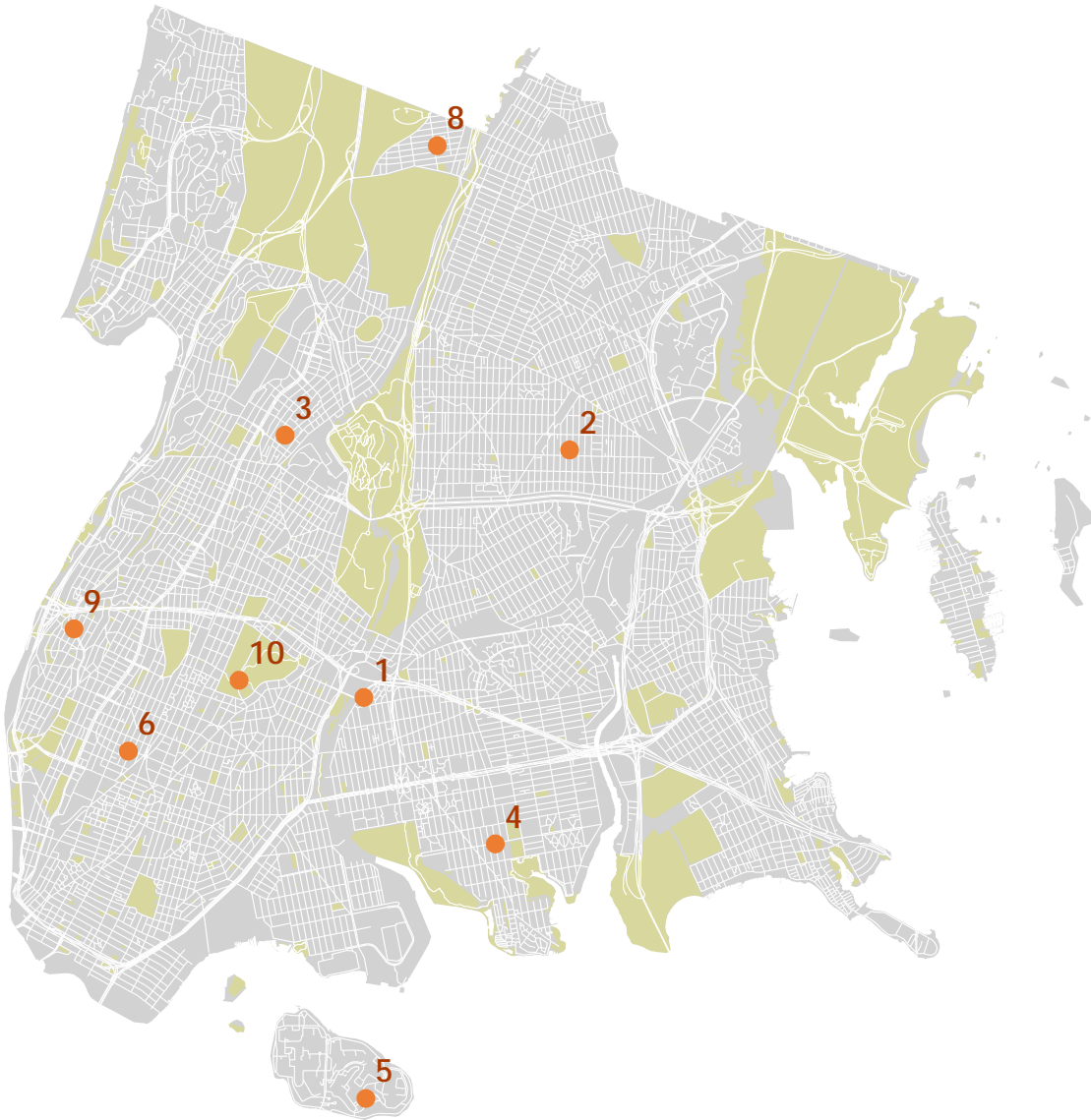
	Project	Investment	Developer
1	1932 Bryant Ave.	\$147,000,000	Association of New York Catholic Homes
2	430 East 163 St.	\$140,000,000	BFC Partners
3	600 East 156 St.	\$86,700,000	Phipps Houses
4	1010 E. 173 St.	\$85,000,000	Signature Urban Properties
5	570 East 137 St.	\$81,000,000	WSFSSH
6	1518 Boone 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



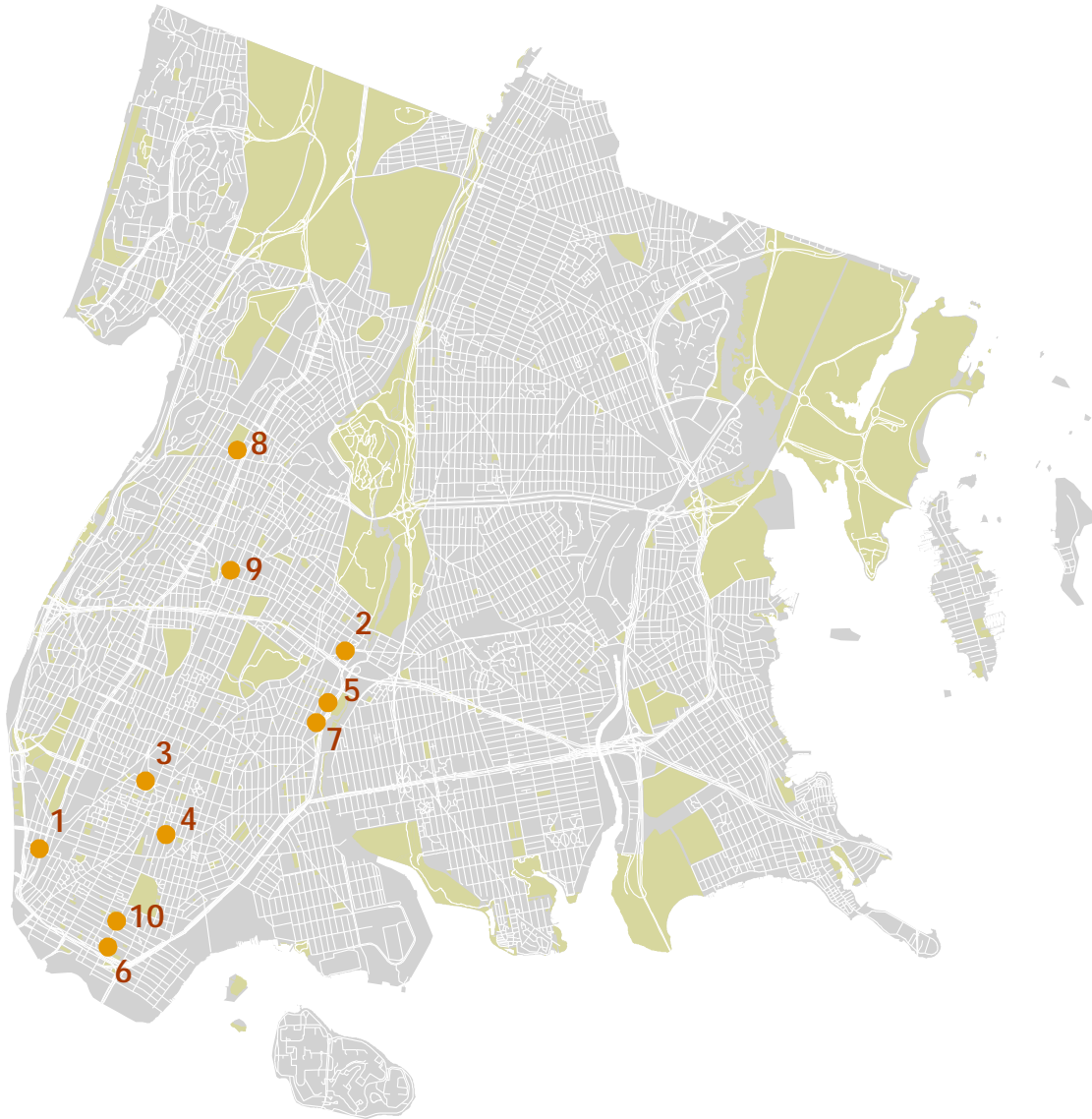
	Project	Investment	Developer
1	3111 Wilkinson Ave	\$40,000,000	Marcal Group
2	281 East 132 Ave.	\$13,188,605	Madd Equities
3	2325 Hollers Ave.	\$9,370,200	Cayre Equities
4	444 East 149 St.	\$5,000,000	Jay Domb
5	1893 Washington Ave.	\$4,500,000	Nehalkumar Ghandi
6	460 East 156 St.	\$3,000,000	Abraham 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

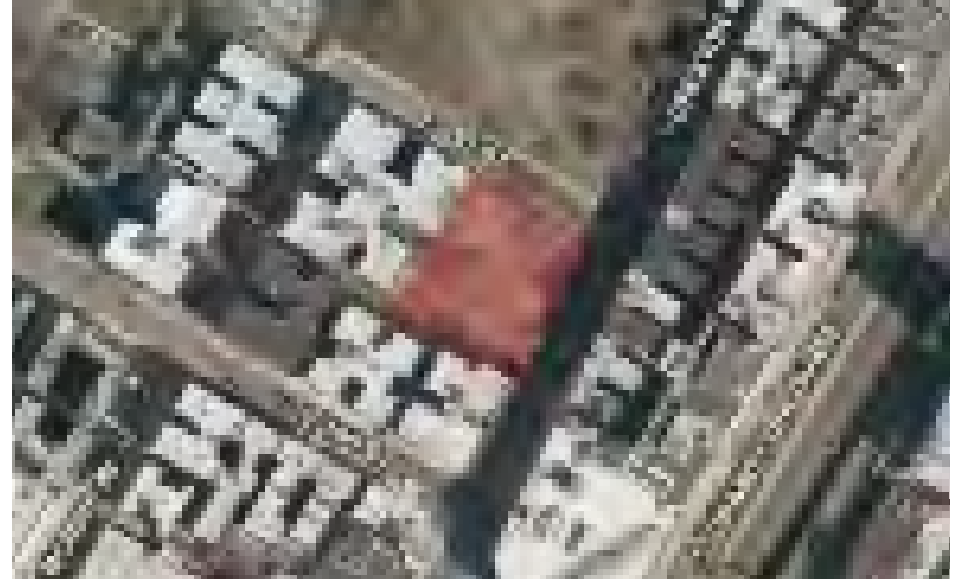
Project: 2519 Creston Avenue

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

