

Office of the Bronx Borough President Ruben Diaz Jr.



2002-2011 Bronx Annual Development Report

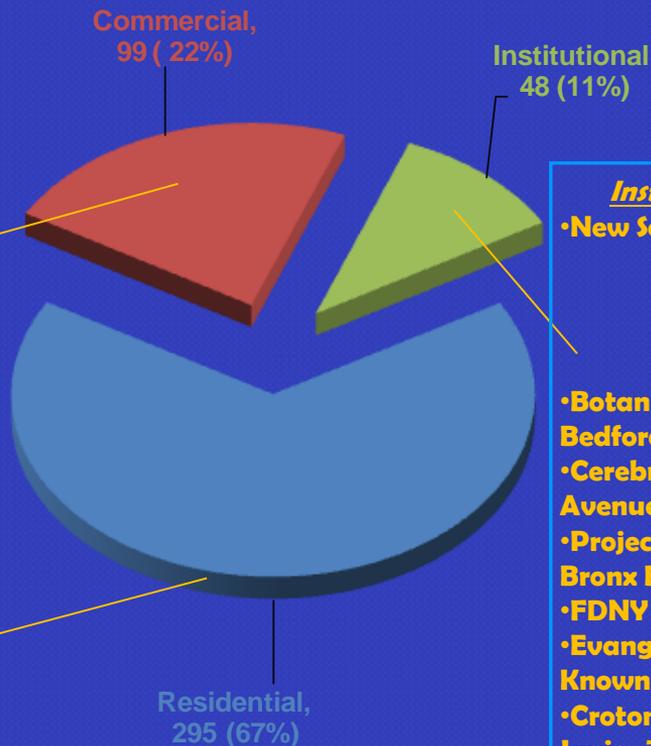
January 2012

Report Highlights

- 442 addresses were issued in 2011 for Bronx Residential, Commercial and Institutional Projects, a **38% increase** from the 321 addresses issued in 2010.
- \$789 million dollars were invested in Bronx construction projects in 2011, representing a **27% increase** from the 2010 figure of \$623 million.
- 2,047 new Residential units are in development in 2011, 28% of which are unsubsidized.
- \$500 million has been invested in Residential Development in 2011, accounting for 63% of all investment.
- Institutional Development accounted for \$156 million in investment, making up 20% of investment.
- Commercial Development accounted for \$131 million of investment, making up 17% of all investment.

Addresses Issued by Land Use Category 2011

- Commercial Development Highlights:**
- 12 retail stores
 - BJ's at Stella D'Ora Building
 - Throggs Neck Retail Mall
 - Multistory retail and offices at 3170 Webster Ave
 - 4 Auto related businesses
 - 2 Warehouses
 - 1 Manufacturing Building
 - 11 Parking lots

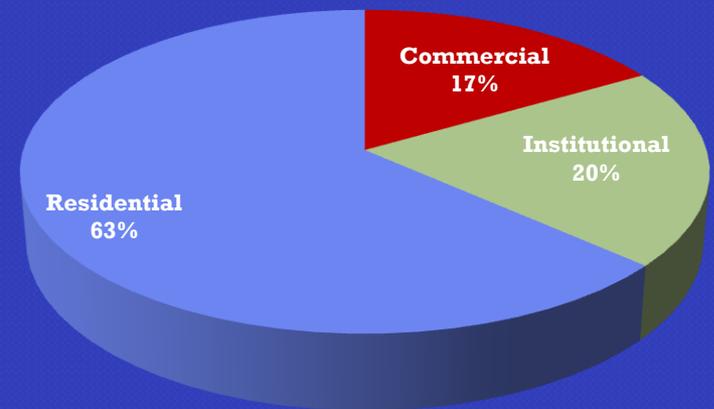


- Institutional Development Highlights:**
- New Schools
 - Robinhood Charter School
 - Lehman College Campus Building
 - Fordham University Murphy Field
 - PS 226 gym
 - Botanical Gardens Parking Garage at 401 Bedford Park Blvd
 - Cerebral Palsy Health Center at 1880 Bryant Avenue
 - Project Renewal Shelter for Men at 4380 Bronx Blvd
 - FDNY EMS Station at 243 E. 233 Street
 - Evangelical Church "Letting Christ Be Known"
 - Crotona Park Building: Tennis Center NY Junior Tennis League

- Residential Development Highlights:**
- 8 1-Family Houses
 - 28 2-Family Houses
 - 23 3-Family Houses
 - 43 Multifamily Buildings
 - 3 Supportive Housing Buildings
 - 192 Alterations/Verifications

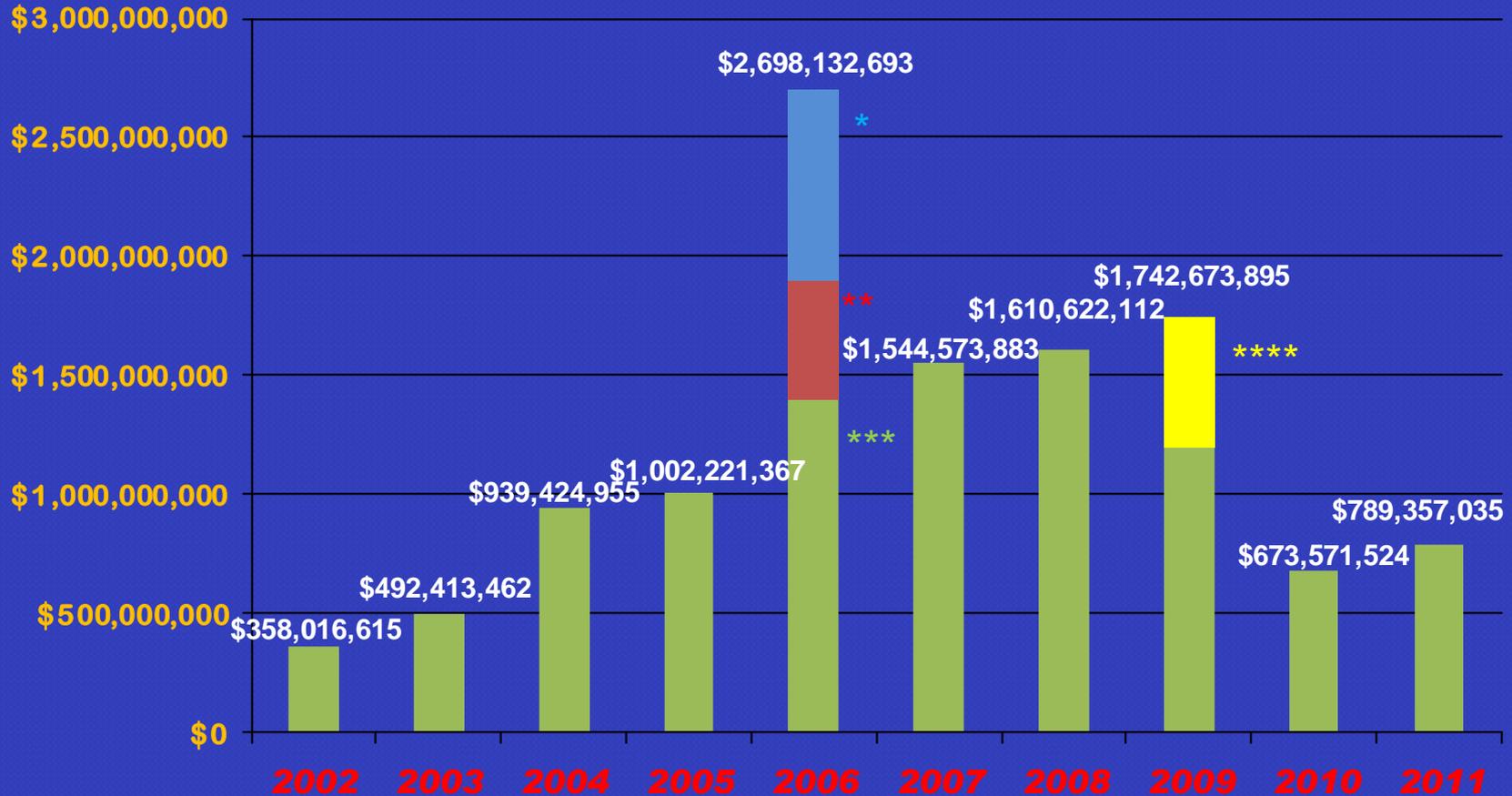
TOTAL NUMBER OF ADDRESSES ISSUED IN 2011: 442

Investment (\$) By Land Use Category 2011



NOTE: Total Investment in 2011: \$789,357,035

Total Development Investment 2002-2011



*Yankee Stadium

\$800 million

**Gateway Center

\$500 million

***Other Dev 2006

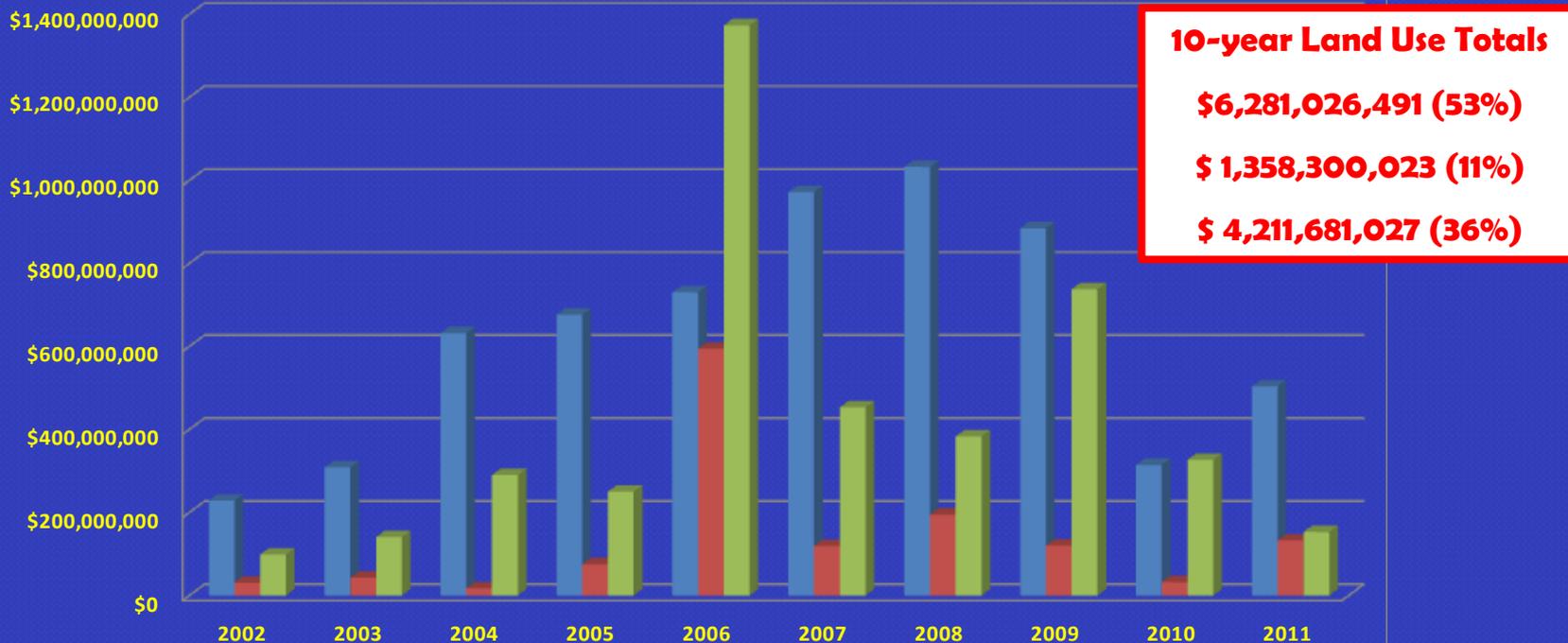
\$1,398,882,693

***PSAC II 2010

\$650,000,000

\$ 11,861,007,541 has been invested in the Bronx in the past ten years

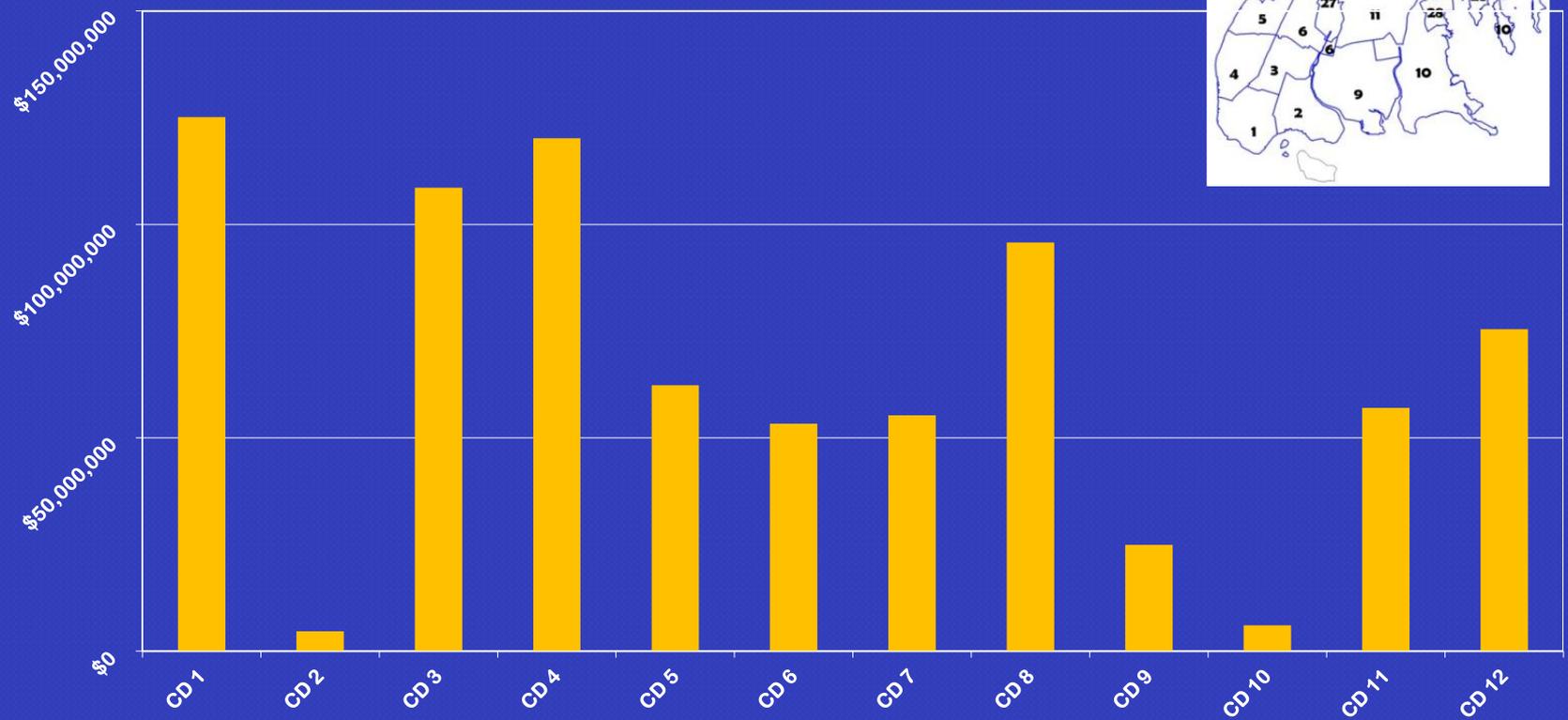
Investment (\$) By Land Use Category 2002-2011



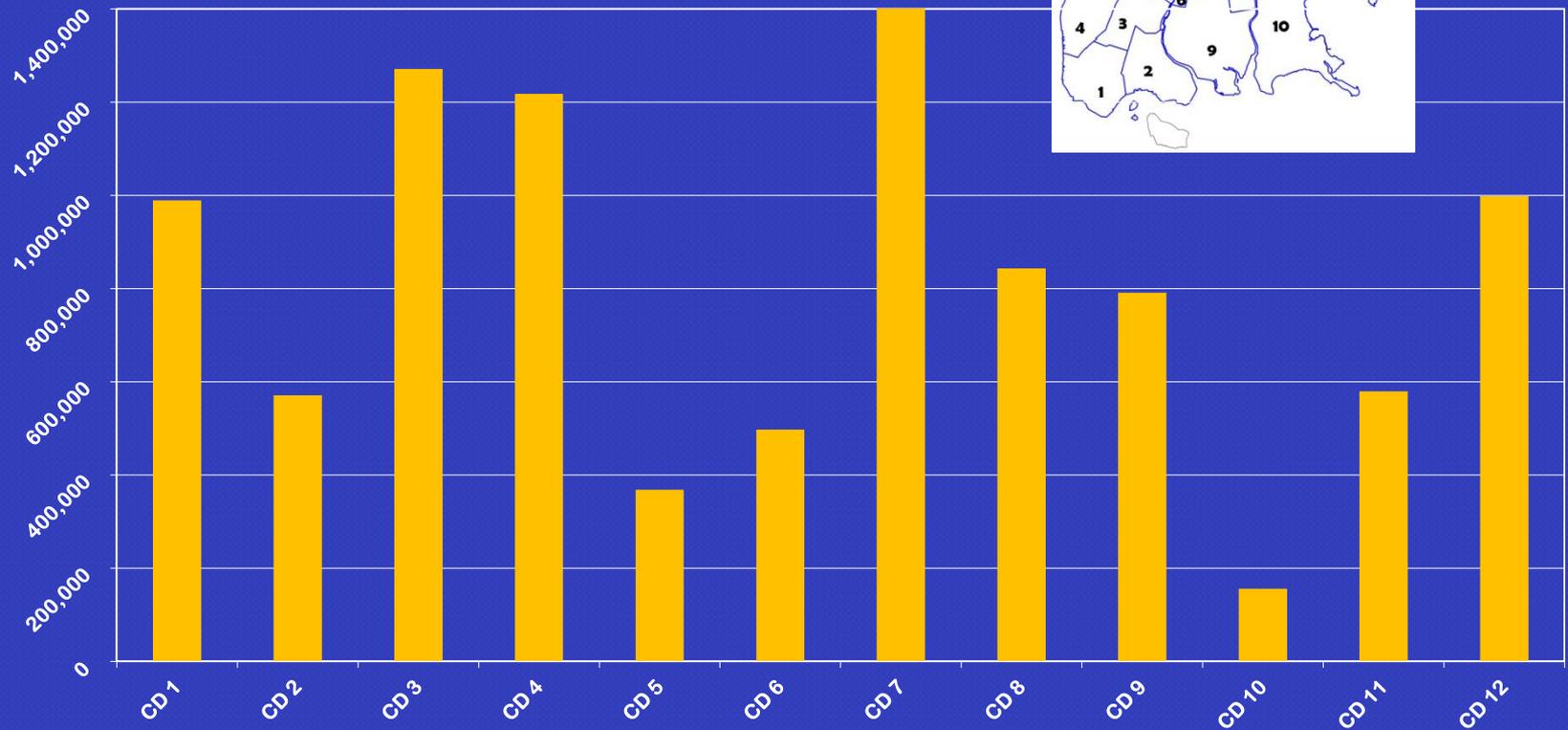
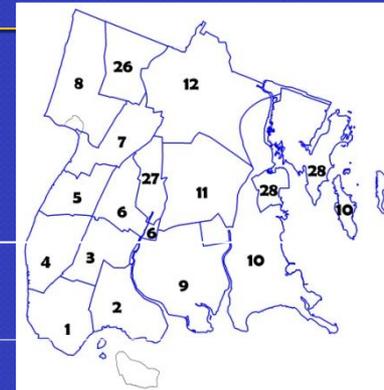
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Residential	\$228,628,215	\$308,983,076	\$632,067,435	\$676,522,263	\$730,265,988	\$971,990,928	\$1,032,357,348	\$884,813,242	\$314,542,917	\$500,855,079
Commercial	\$30,786,100	\$42,765,260	\$17,112,120	\$75,414,000	\$594,307,300	\$119,323,448	\$194,919,125	\$119,910,000	\$32,225,160	\$131,537,510
Institutional	\$98,602,300	\$140,665,126	\$290,245,400	\$250,285,104	\$1,373,559,405	\$453,259,507	\$383,345,639	\$737,950,653	\$326,803,447	\$156,964,446

\$ 11,851,007,541 has been invested in the Bronx in the past ten years

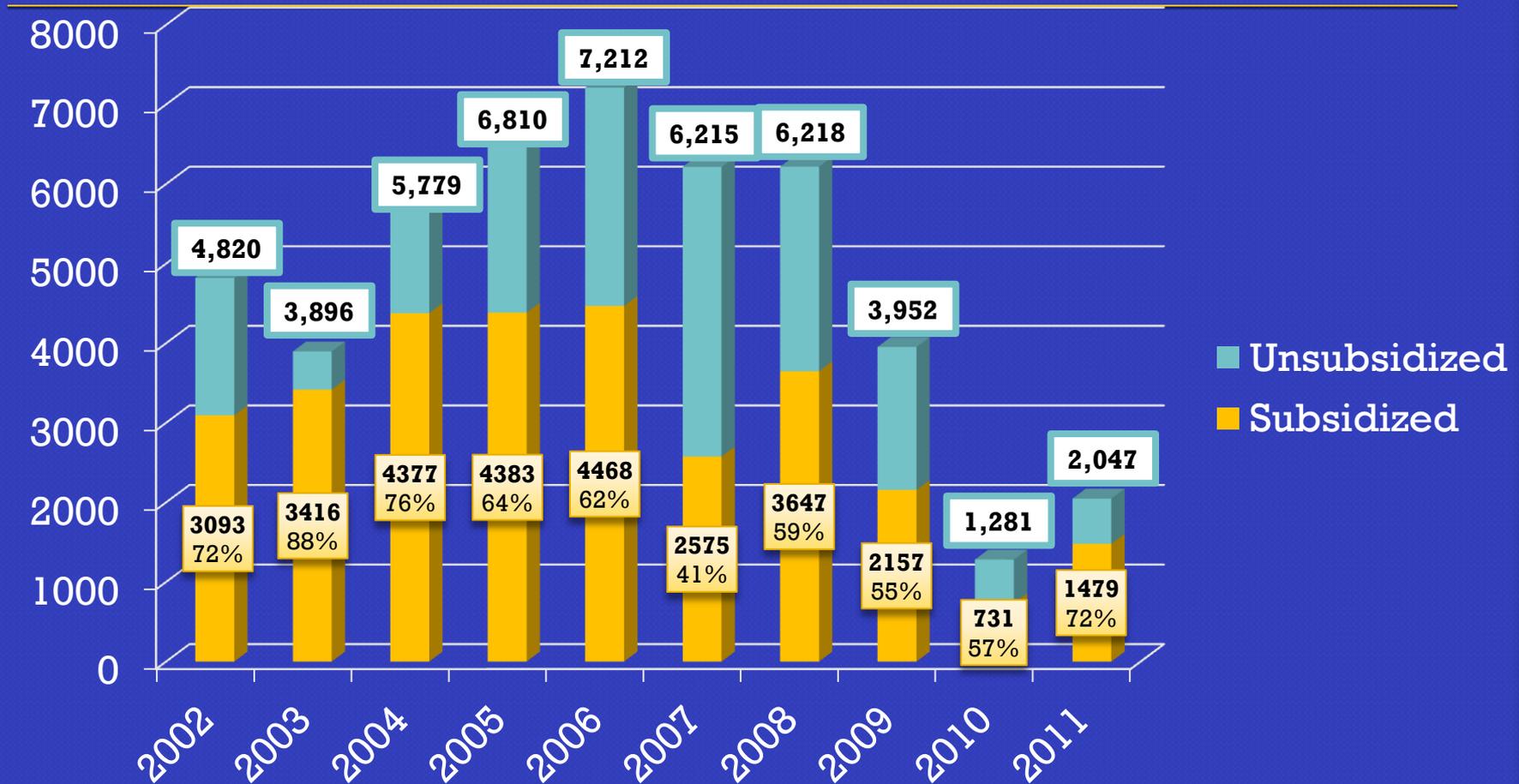
Total Investment By Community District 2011



Total Square Footage Constructed By Community District 2011



New Residential Units Financing 2002-2011

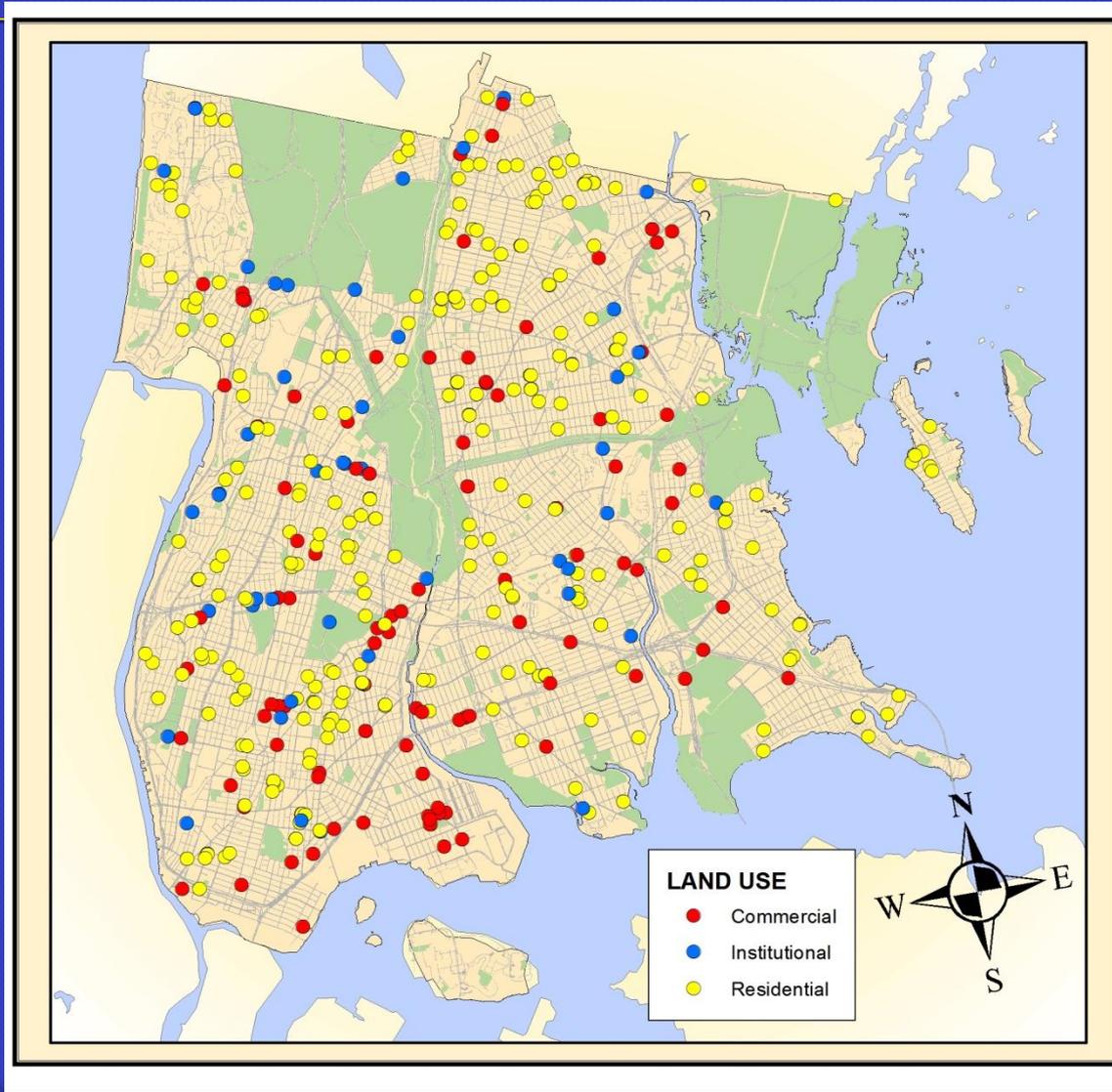


NUMBER OF NEW SUBSIDIZED UNITS: 30,326 (63%)

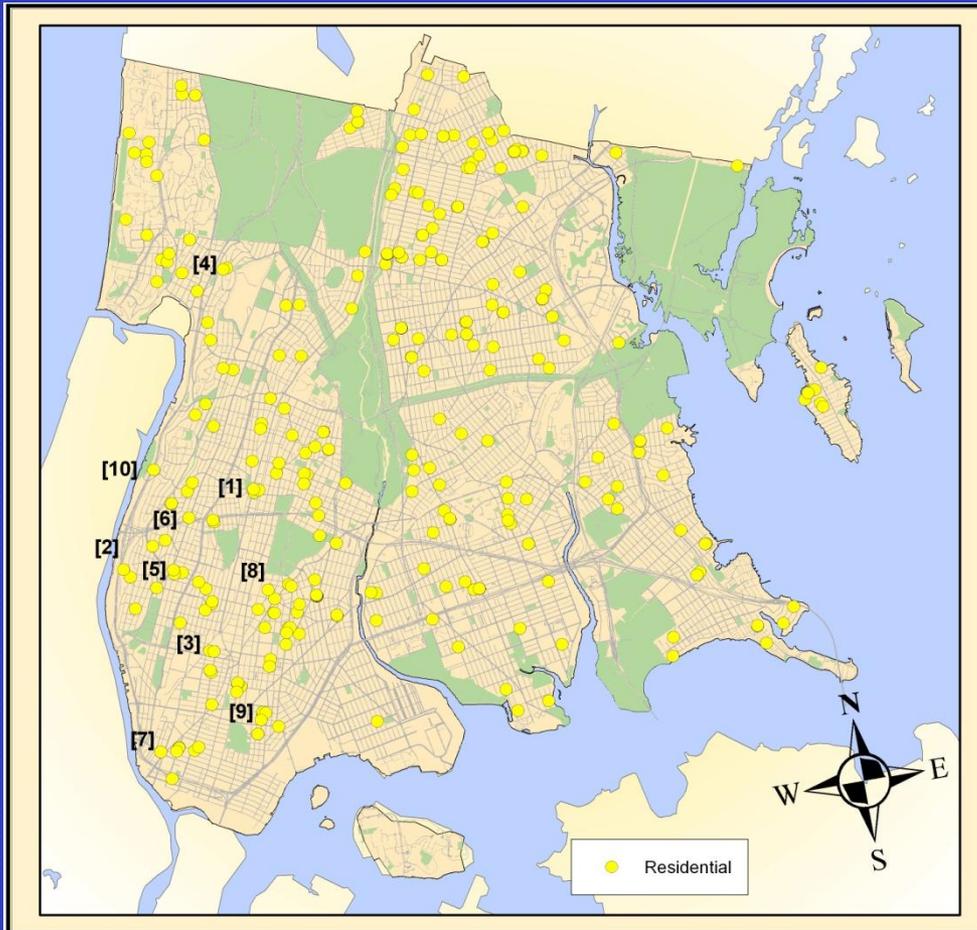
NUMBER OF NEW UNSUBSIDIZED UNITS: 17,904 (37%)

TOTAL NUMBER OF NEW UNITS: 48,230 (100%)

New Development in the Bronx 2011



Residential Development 2011



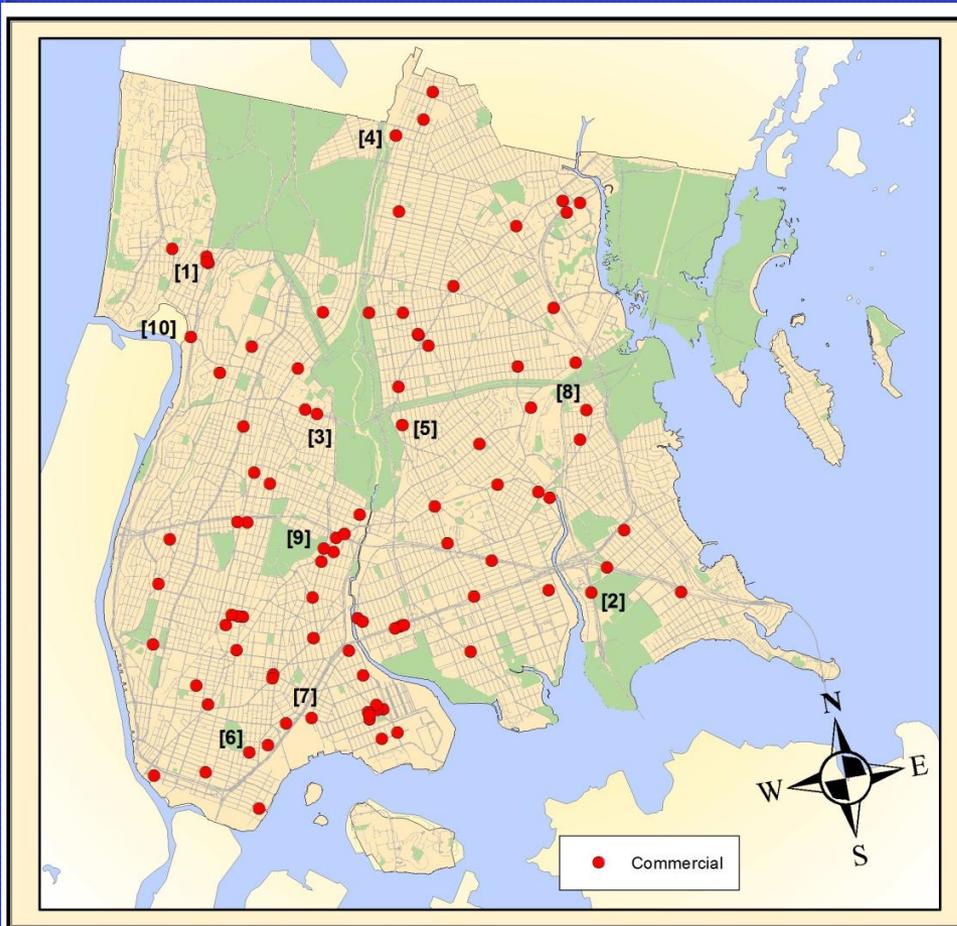
TOP 10 LARGEST RESIDENTIAL PROJECTS

	Owner/ Developer	Address	Dwelling Units	Investment
1	Mastermind	1920 Webster Avenue	175	\$63,300,000
2	Dunn Development	240 W. 167 th Street	155	\$45,648,787
3	Phipps Houses	383 E. 162 nd Street	217	\$44,000,000
4	Jackson Development	3470 Independence Street	93	\$30,000,000
5	YTM Limited	12 E. Clarke Place	75	\$25,900,000
6	Bronx Shepherds	1665 Jerome Avenue	71	\$23,000,000
7	Lettire	255 E. 138 th Street	95	\$21,000,000
8	Lower East Side Service Center	1341 Franklin Avenue	99	\$19,000,000
9	Volunteers of America	592 Wales Ave.	65	\$18,900,000
10	Community Access	1854 Cedar Ave.	111	\$16,600,000

Commercial Development

2011

TOP 10 LARGEST COMMERCIAL PROJECTS

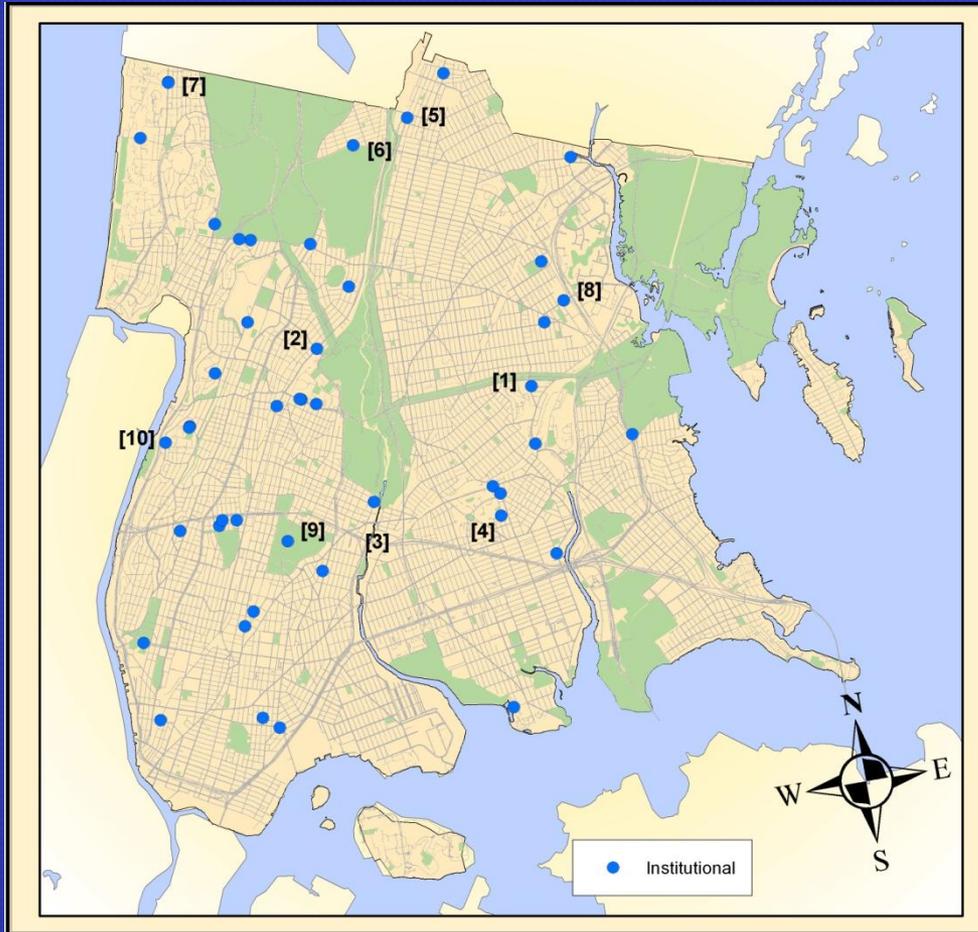


	Owner/ Developer	Address	Description	Investment
1	BJ's/AG Metropolitan	193 W. 237 Street	BJ's (Old Stella D'ora Plant)	\$52,000,000
2	Jackson Development	3170 Webster Avenue	Multistory Commercial	\$22,000,000
3	Simone Development/PA Assoc.	815 Hutchinson River Pkwy.	Throgg's Neck Mall	\$15,000,000
4	Met Alliance/ Daneshvar	625 E. Fordham Rd.	Medical Office/Retail	\$10,000,000
5	Goonan	4353 Bronx Blvd.	Retail	\$6,500,000
6	Sopher	2129 White Plains Rd.	Retail	\$2,400,000
7	Piranian	390 Concord Avenue	Warehouse	\$2,000,000
8	Manhattan Beer Distributors	1080 Legget Avenue	Alteration	\$1,500,000
9	Mehta	2932 Wilkinson Avenue	Offices	\$1,500,000
10	Vasilopoulos	1767 Southern Blvd	Retail	\$1,200,000

Institutional Development

2011

TOP 10 LARGEST INSTITUTIONAL PROJECTS



	Owner	Address	Description	Investment
1	NYC SCA	1511 Rhinelander Ave.	PS 294	\$31,829,956
2	NY Botanical Gardens	401 Bedford Park Blvd.	Botanical Gardens Garage	\$29,000,000
3	Cerebral Palsy Assoc. of NYS	1880 Bryant Avenue	Health Center	\$23,000,000
4	Saint Raymond's School	2151 Saint Raymond's Avenue	Alteration	\$20,000,000
5	Project Renewal	4380 Bronx Blvd.	Shelter for Men	\$10,100,000
6	FDNY	243 E. 233 Street	EMS Station	\$10,000,000
7	College of Mt. St. Vincent	6131 Riverdale Ave.	Alteration on Campus Building	\$6,400,000
8	Evangelical Church	1915 Bartow Ave.	Church: Letting Christ Be Known	\$5,500,000
9	NYC Parks	1720 Crotona Ave.	Crotona Park Building	\$5,200,000
10	NYC SCA	1990 Sedgwick Ave.	PS 226 Gym	\$4,000,000

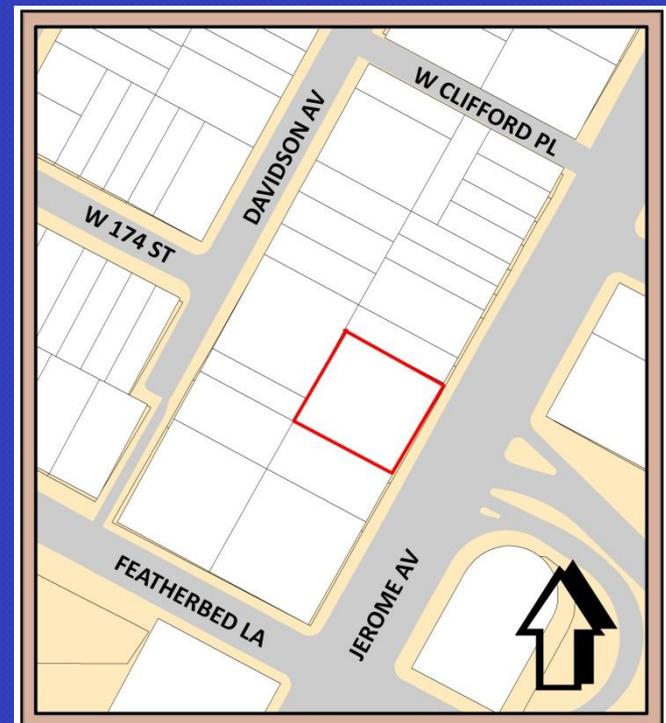
TOP TEN PROJECTS BY TOTAL INVESTMENT

10	4-STORY SCHOOL AND RETAIL BUILDING
ADDRESS ISSUED	3170 WEBSTER AVENUE
FLOOR AREA	100,000 SF
OWNER/DEVELOPER	JACKSON DEVELOPMENT
INVESTMENT	\$22,000,000



TOP TEN PROJECTS BY TOTAL INVESTMENT

9 (TIED)	71 unit Multifamily
ADDRESS ISSUED	1665 JEROME AVENUE
UNITS	71
OWNER/DEVELOPER	BRONX SHEPHERDS
INVESTMENT	\$23,000,000



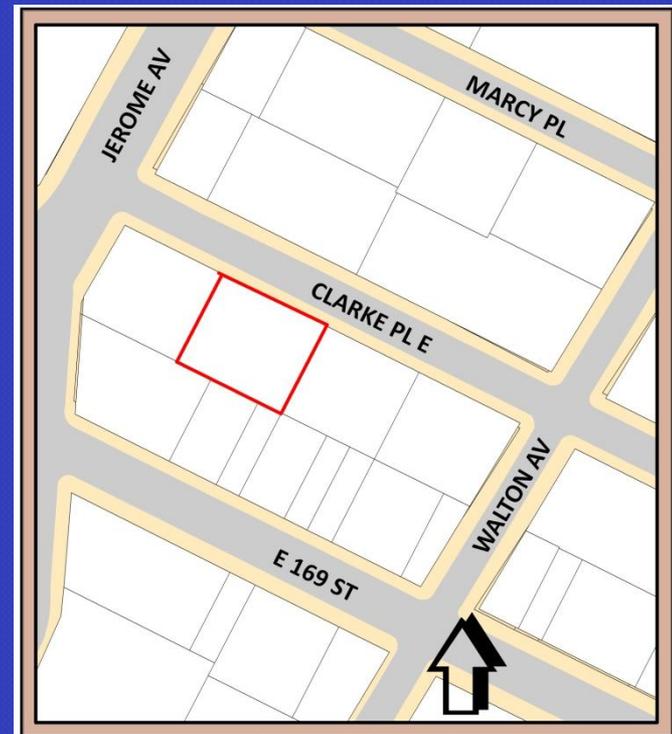
TOP TEN PROJECTS BY TOTAL INVESTMENT

9 (TIED)	Cerebral Palsy Association of New York Health Center Funded by NYS OPWDD and NYS DOH
ADDRESS ISSUED	1880 BRYANT AVENUE
FLOOR AREA	78,400 SF
OWNER/DEVELOPER	CEREBRAL PALSY ASSOCIATION OF NYS
INVESTMENT	\$23,000,000



TOP TEN PROJECTS BY TOTAL INVESTMENT

8	75-UNIT MULTIFAMILY WITH FUNDING FROM HDC LAMP/NYS HWF, AND HPD
ADDRESS ISSUED	12 EAST CLARKE PLACE
UNITS	75
OWNER/DEVELOPER	YTM LIMITED/LANDAU
INVESTMENT	\$25,900,000



TOP TEN PROJECTS BY TOTAL INVESTMENT

7	BOTANICAL GARDENS PARKING LOT
ADDRESS ISSUED	401 BEDFORD PARK BOULEVARD
FLOOR AREA	311,480 SF
OWNER/DEVELOPER	NYC PARKS DEPT.
INVESTMENT	\$29,000,000



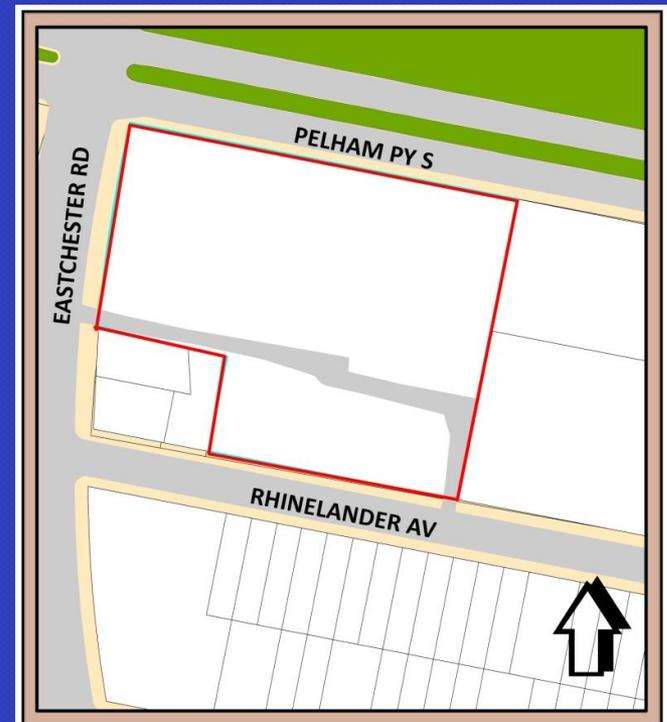
TOP TEN PROJECTS BY TOTAL INVESTMENT

6	93 UNIT MULTIFAMILY BUILDING WITH FUNDING FROM HDC NEW HOP
ADDRESS ISSUED	3470 FORT INDEPENDENCE AVENUE
UNITS	93
OWNER/DEVELOPER	JACKSON DEVELOPMENT
INVESTMENT	\$30,000,000



TOP TEN PROJECTS BY TOTAL INVESTMENT

5	NEW SCHOOL BUILDING AT P.S. 294
ADDRESS ISSUED	1511 RHINELANDER AVENUE
FLOOR AREA	62,168 SF
OWNER/DEVELOPER	NYC DEPARTMENT OF EDUCATION/NYC SCA NEW SCHOOLS CAPITAL PROJECTS
INVESTMENT	\$31,829,956



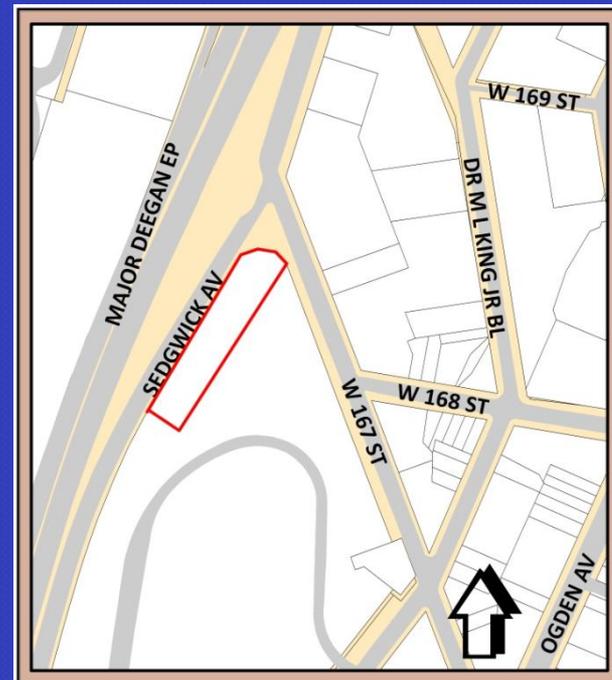
TOP TEN PROJECTS BY TOTAL INVESTMENT

4	217 UNIT MIXED USE BUILDING FUNDED BY HPD LOW INCOME PROGRAM
ADDRESS ISSUED	383 E. 162ND STREET
UNITS	217
OWNER/DEVELOPER	PHIPPS HOUSES
INVESTMENT	\$44,000,000



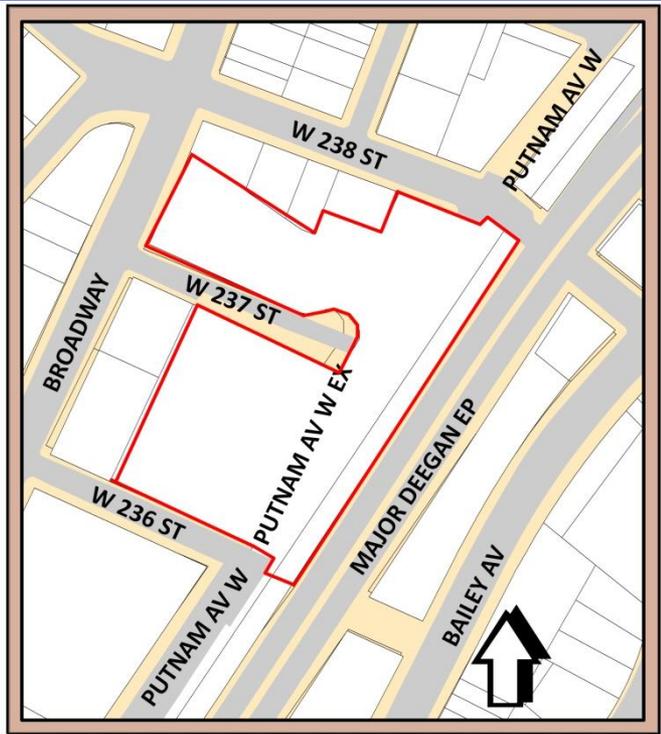
TOP TEN PROJECTS BY TOTAL INVESTMENT

3	155 UNIT MULTIFAMILY BUILDING ON NYCHA PROPERTY
ADDRESS ISSUED	240 W. 167TH STREET
UNITS	155
OWNER/DEVELOPER	DUNN DEVELOPMENT
INVESTMENT	\$45,648,787



TOP TEN PROJECTS BY TOTAL INVESTMENT

2	NEW BJ'S STORE AT THE STELLA D'ORA SITE
ADDRESS ISSUED	193 W. 237TH STREET
FLOOR AREA	79,424 SF
OWNER/DEVELOPER	BJ'S/AG METROPOLITAN
INVESTMENT	\$52,000,000



TOP TEN PROJECTS BY TOTAL INVESTMENT

1	175 UNIT MULTIFAMILY BUILDING WITH FUNDING FROM HPD LAMP, HDC NEW HOP
ADDRESS ISSUED	1920 WEBSTER AVENUE
UNITS	175
OWNER/DEVELOPER	MASTERMIND
INVESTMENT	\$63,300,000

