2009-2019 Annual Development Report

The Office of Bronx Borough President Ruben Diaz Jr.

Summary

- Over the last decade, The Bronx has seen significant developments within the borough, including over $23 billion in total investments in residential, commercial, and institutional developments.Notable projects such as the New PSAC ll building, Macy's at Bay Plaza, Kingsbridge National Ice Center and Bronx Point has contributed to the reinvestment and turnaround of The Bronx over the last decade.

- In 2019, The Bronx seen the largest total investments in the last decade with $4 billion and largest amount of residential units added with over 9,000 units.

Report Highlights 2019

Investment: $4,189,645,343 — Highest annual investments between 2009-2019.

Investments By Land Use :

Residential:	$3,007,868,760	72 % of total investment. Highest annual investment between 2009-2019.
Commercial:	$569,346,683	14 % of total investment. Third highest annual investment between 2009-2019.
Institutional:	$612,429,900	14 % of total investment. Second highest annual investment between 2009-2019.

Square Footage: 12,725,138 — Third highest between 2009-2019

Square Footage By Land Use:

Residential:	9,366,244	Second highest total development of residential uses between 2009-2019.
Commercial:	2,089,362	Third highest total development of commercial uses between 2009-2019.
Institutional:	1,106,386	Third lowest of total development of institutional uses between 2009-2019. A decrease of 40% from last years 1,854,640.

Residential Units: 9,973 — Highest Residential Units added between 2009-2019.

Unsubsidized:	5,950	59% of units were privately funded. Highest amount of privately funded units between 2009-2019.
Subsidized:	4,023	40% of 9,973 units were publically funded. A 5% decrease from the previous years 4,225 publicly funded units.

Data and graphs represented in this report are from house number application records of The Bronx Borough President's Office.

Report Highlights 2009-2019

Investment: $23,145,483,471

Annual Average: $2.31 Billion

Investments By Land Use

Residential:	$15,394,898,500	67% of total investment.
Commercial:	$4,102,479,890	16% of total investment.
Institutional:	$3,648,045,080	17% of total investment.

Square Footage: 109,508,672

Annual Square Footage: 10,934,553

Square feet By Land Use*

Residential:	70,508,341	64% of total development.
Commercial:	23,503,528	21% of total development.
Institutional:	15,496,803	15% of total development.

Residential Units: 55,295

Unsubsidized:	28,162	51% of units were developed by private developers.
Subsidized:	27,133	49% of units have been developed with government funding.

* Using estimated figures for years 2009-2012 as square footage was not separated by land use for those years

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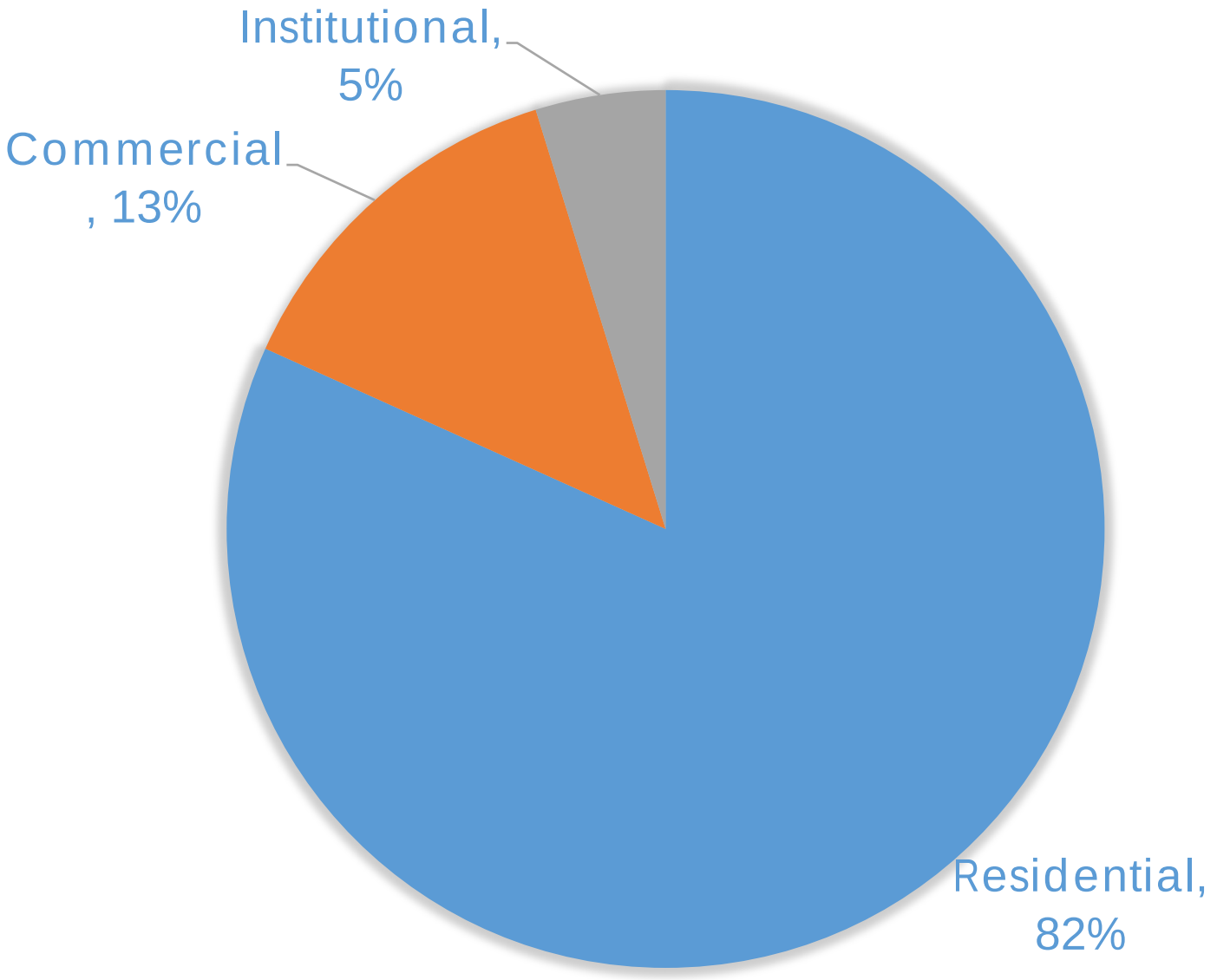
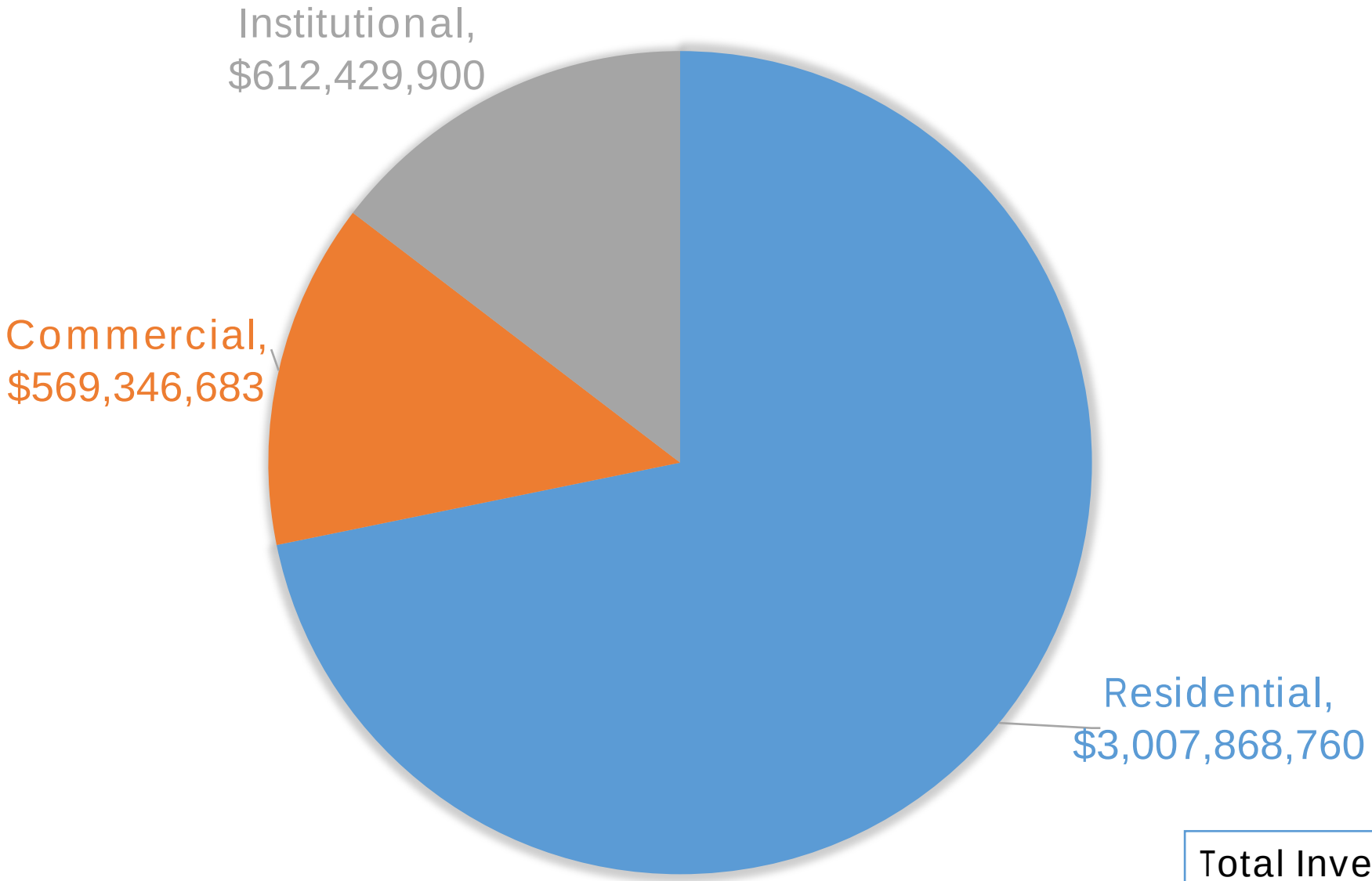
Addresses Issued by Land Use



Land Use	Amount of Addresses Issued
Commercial	62
Institutional	22
Residential	376

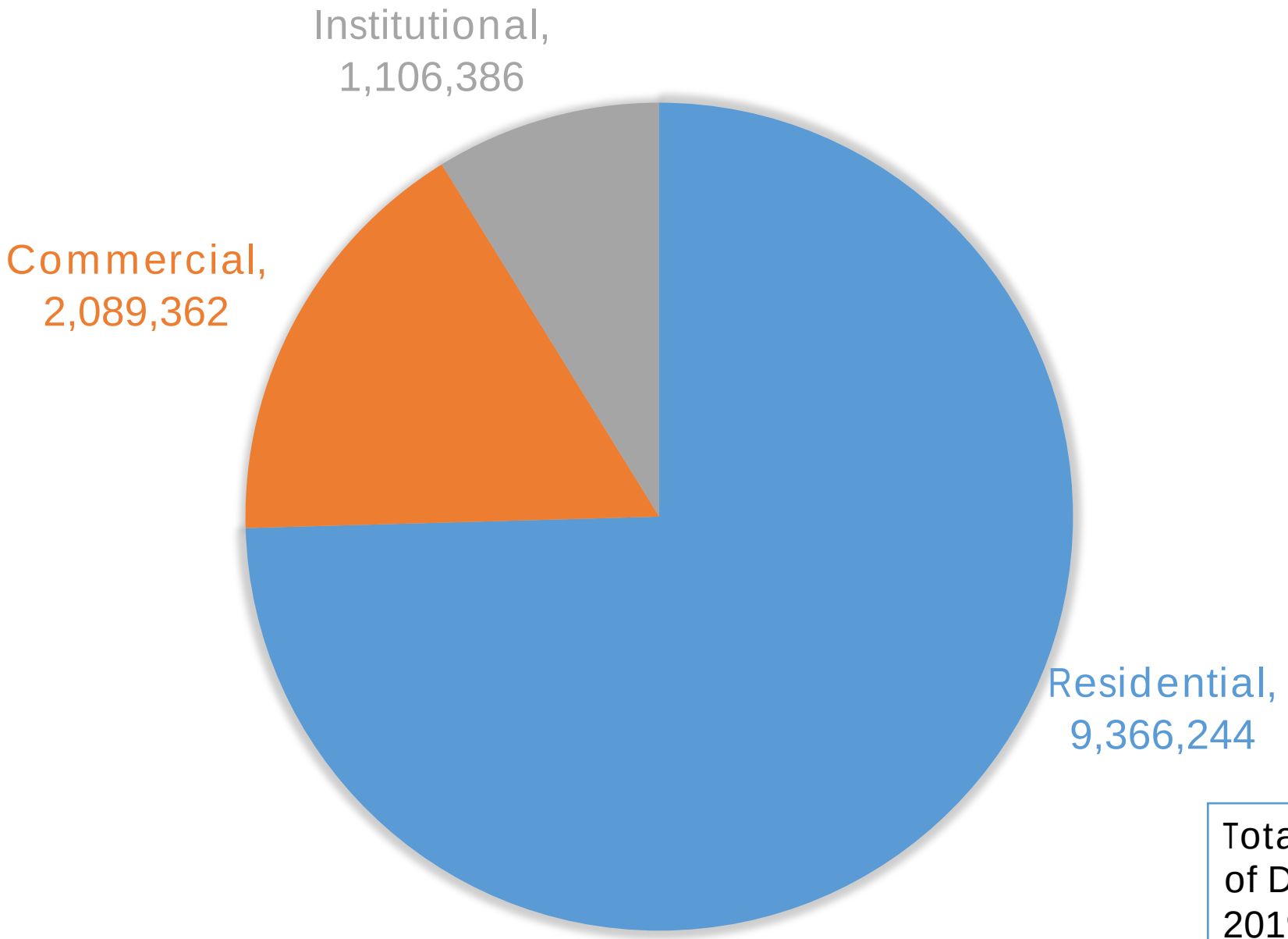
Total Addresses Assigned in 2019: 460

Total Investment by Land Use



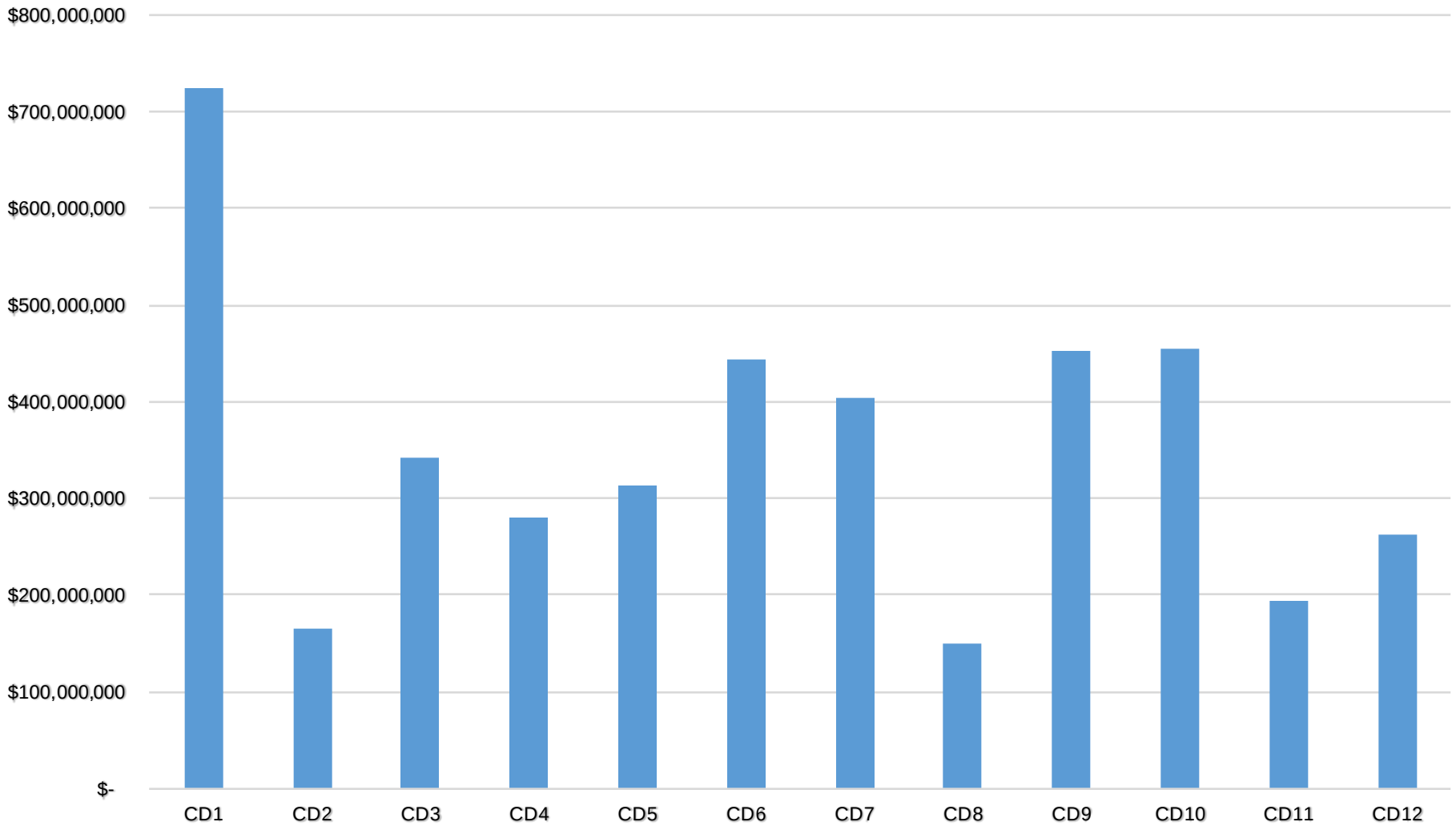
Total Investment in 2019:
$ 4,189,645,343

Square Footage by Land Use



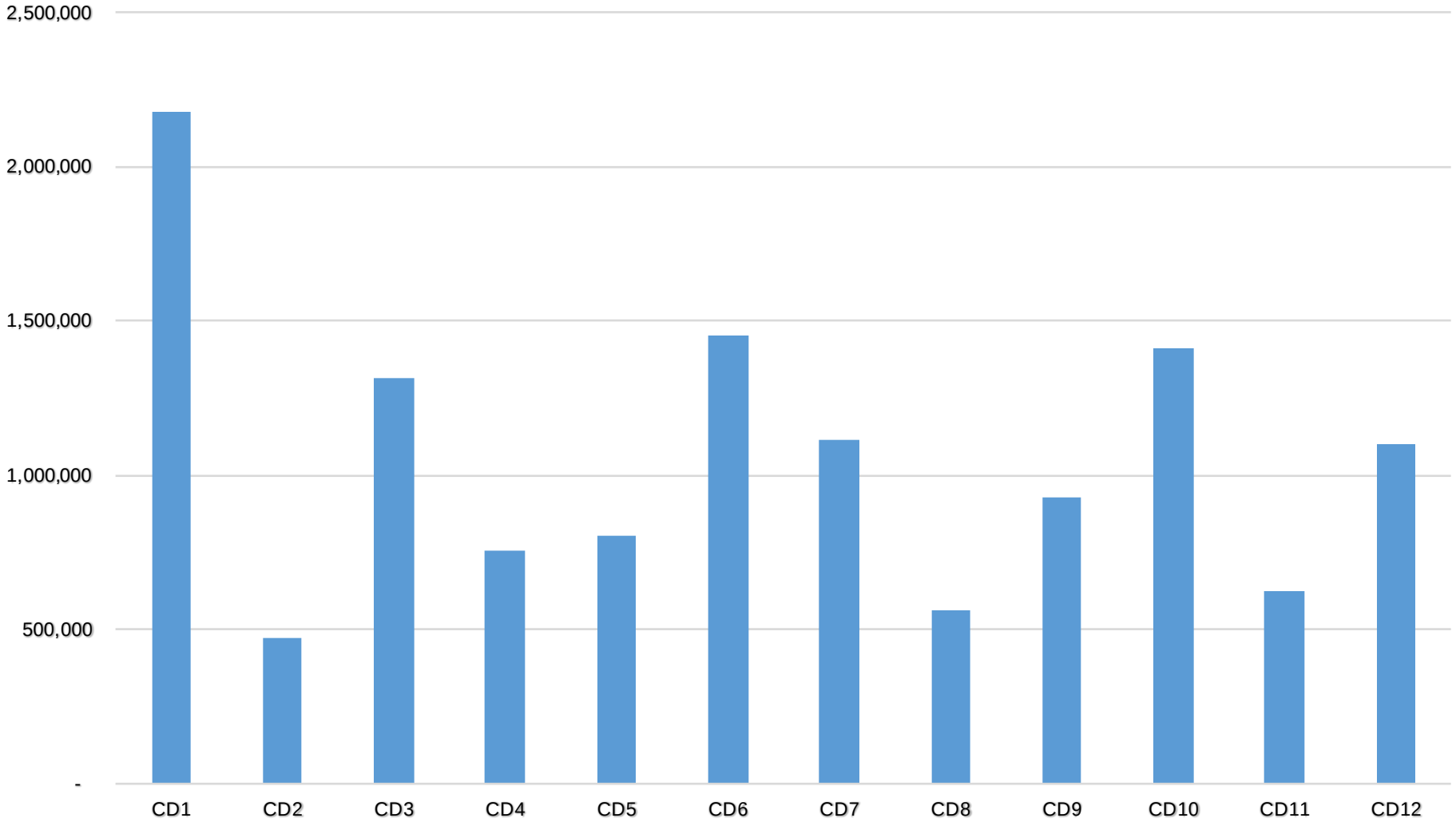
Total Square Footage of Development in 2019: 12,561,992

Investment by Community District



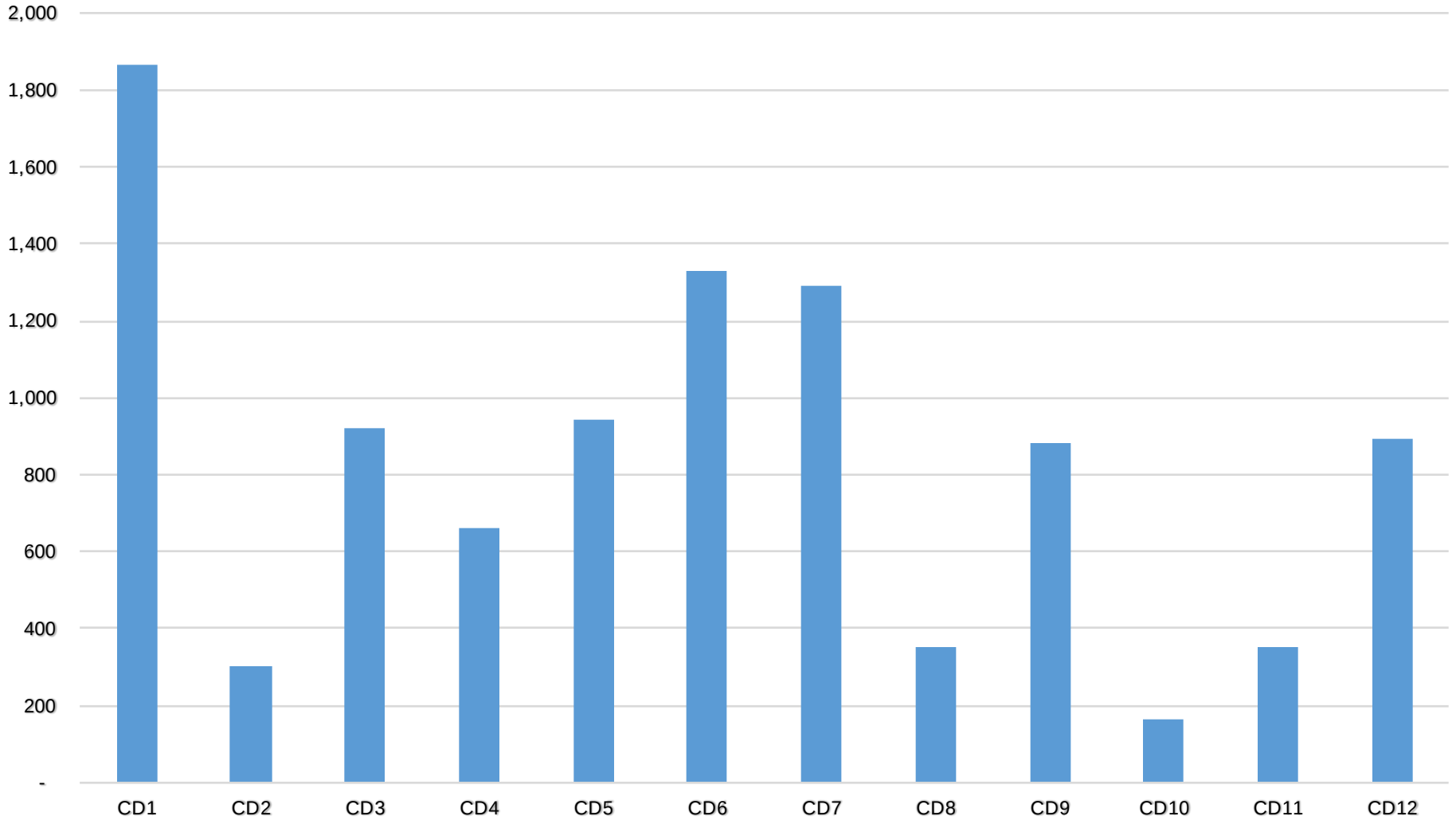
Community District	Investment
CD 12	$ 261,859,346
CD 11	$ 195,111,402
CD 10	$ 454,365,504
CD 9	$ 452,850,860
CD 8	$149,569,580
CD 7	$ 404,358,700
CD 6	$ 443,278,847
CD 5	$ 314,170,342
CD 4	$ 280,611,685
CD 3	$ 342,640,888
CD 2	$ 166,066,349
CD 1	$ 724,761,840

Square Footage Development By Community District



Community District	Square Footage Development
CD12	1,100,850
CD11	626,678
CD10	1,411,116
CD9	930,923
CD8	559,856
CD7	1,117,604
CD6	1,452,243
CD5	805,640
CD4	751,997
CD3	1,316,898
CD2	471,547
CD1	2,179,786

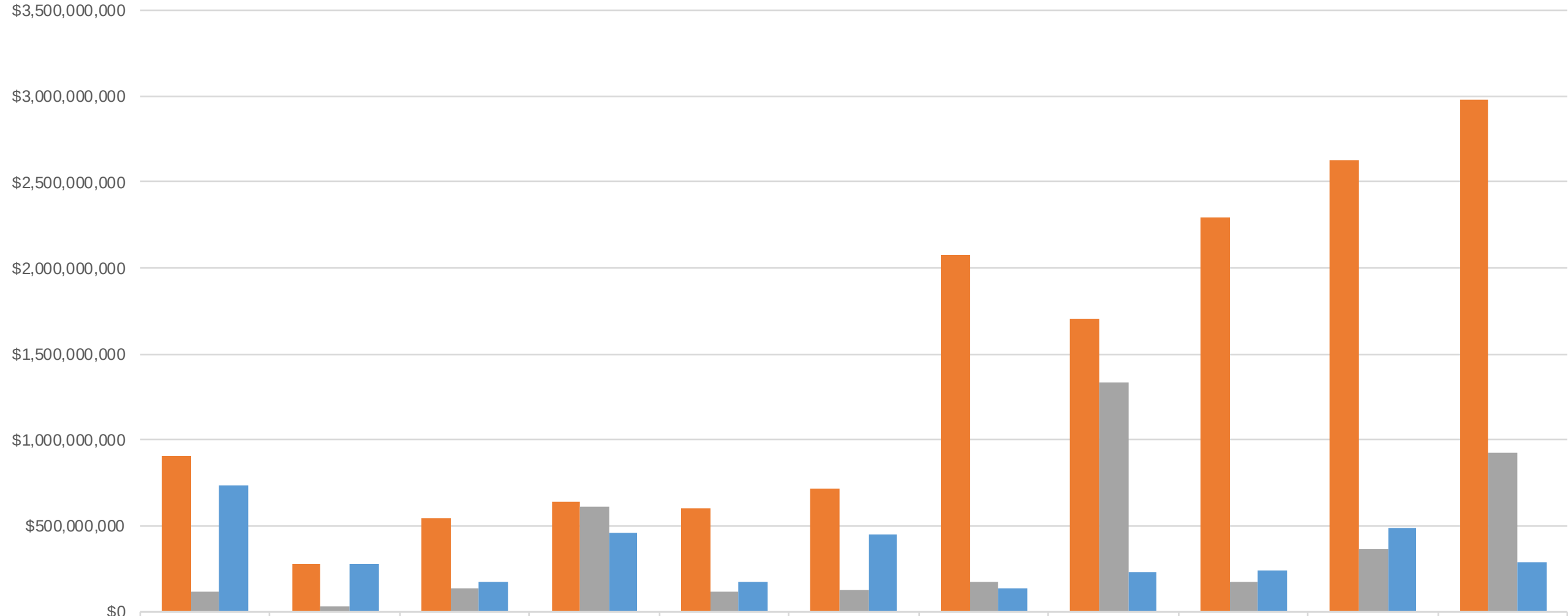
New Residential Units By Community District



Community District	New Residential Units
CD12	894
CD11	353
CD10	164
CD9	885
CD8	354
CD7	1,293
CD6	1,329
CD5	946
CD4	663
CD3	919
CD2	305
CD1	1,868

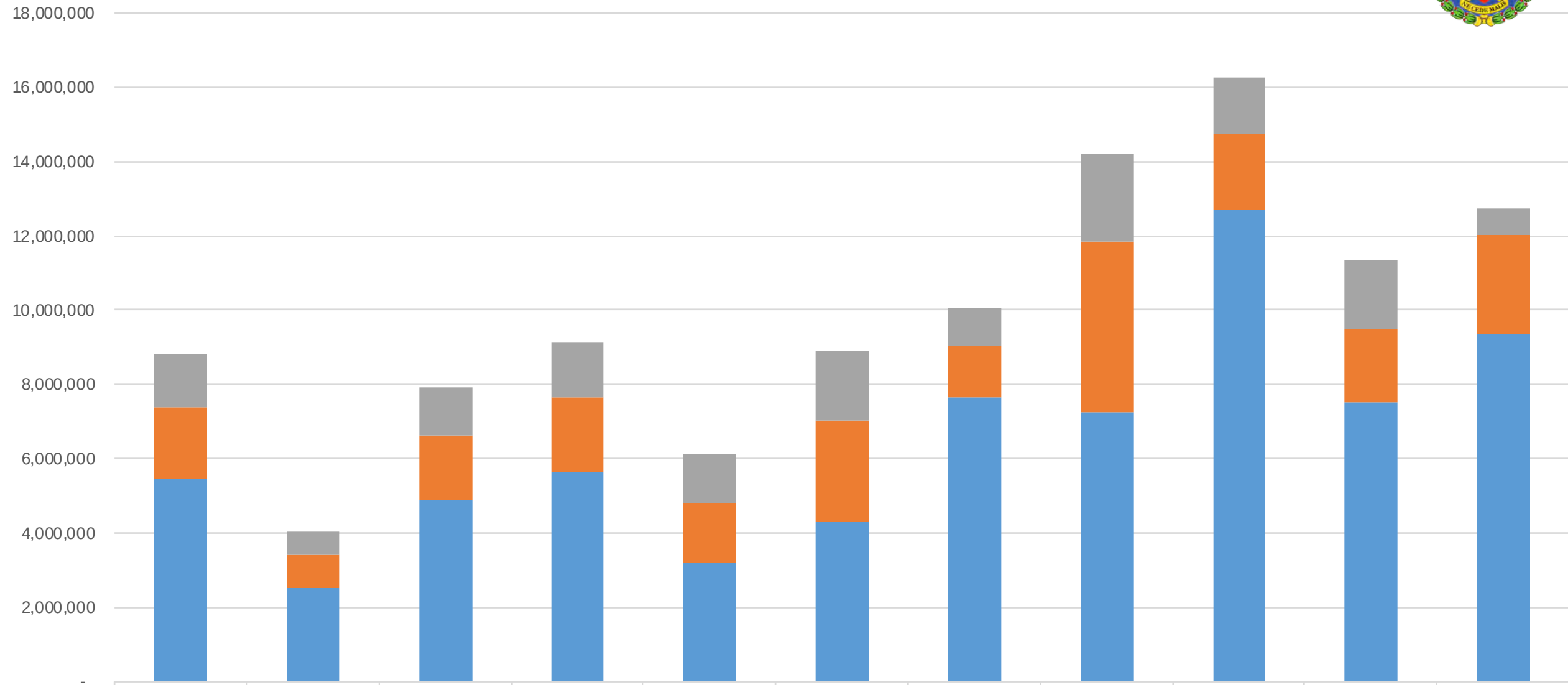
2009-2019 Development Highlights

Total Investment By Land Use Category 2009-2019



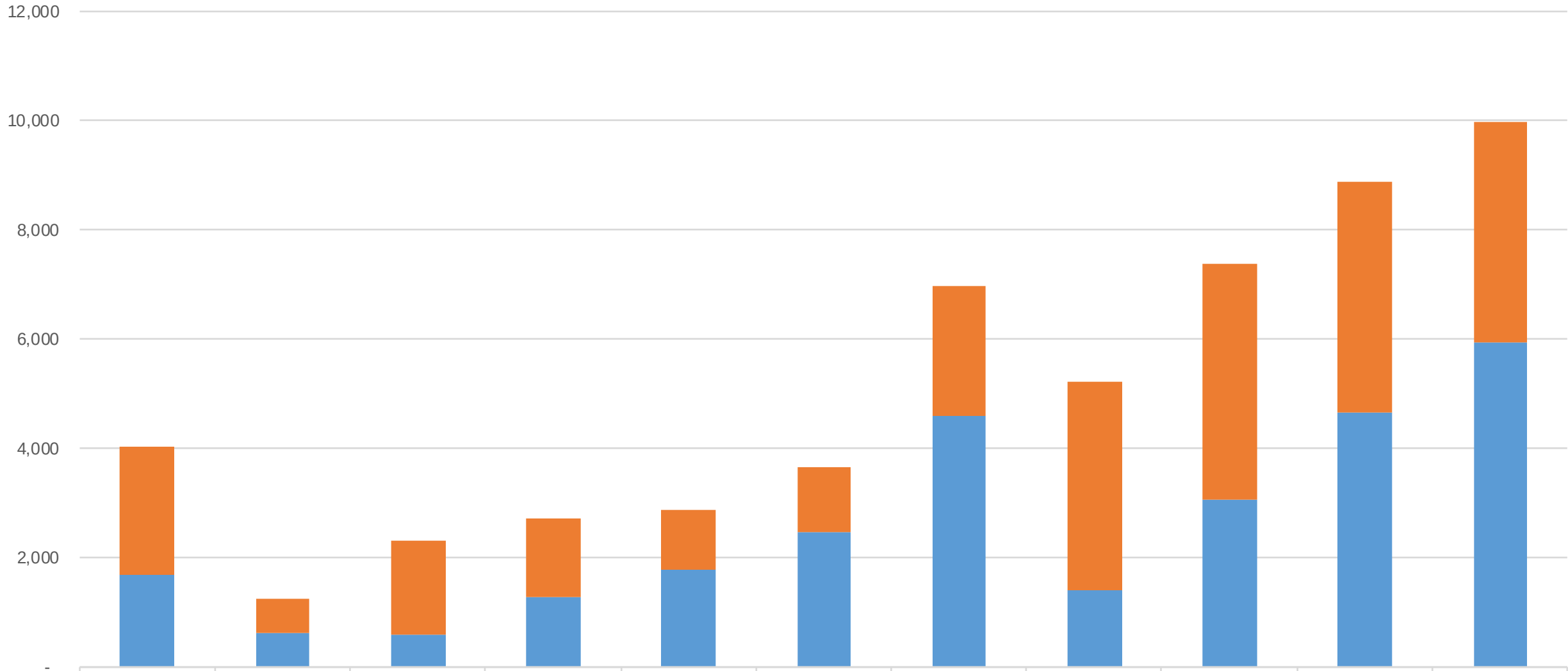
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Residential	$910,072,282	$281,429,767	$545,510,314	$644,904,939	$604,509,502	$714,607,806	$2,079,150,354	$1,703,844,694	$2,299,345,685	$2,631,261,854	$2,980,261,303
Commercial	$118,630,000	$27,619,660	$131,537,510	$612,187,739	$121,259,567	$128,124,353	$169,704,184	$1,338,630,681	$171,208,636	$362,346,516	$921,231,044
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	$488,951,802	$288,152,996

Total Square Footage 2009-2019



	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
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	723,736
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	2,635,158
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	9,366,244

New Residential Units 2009-2019

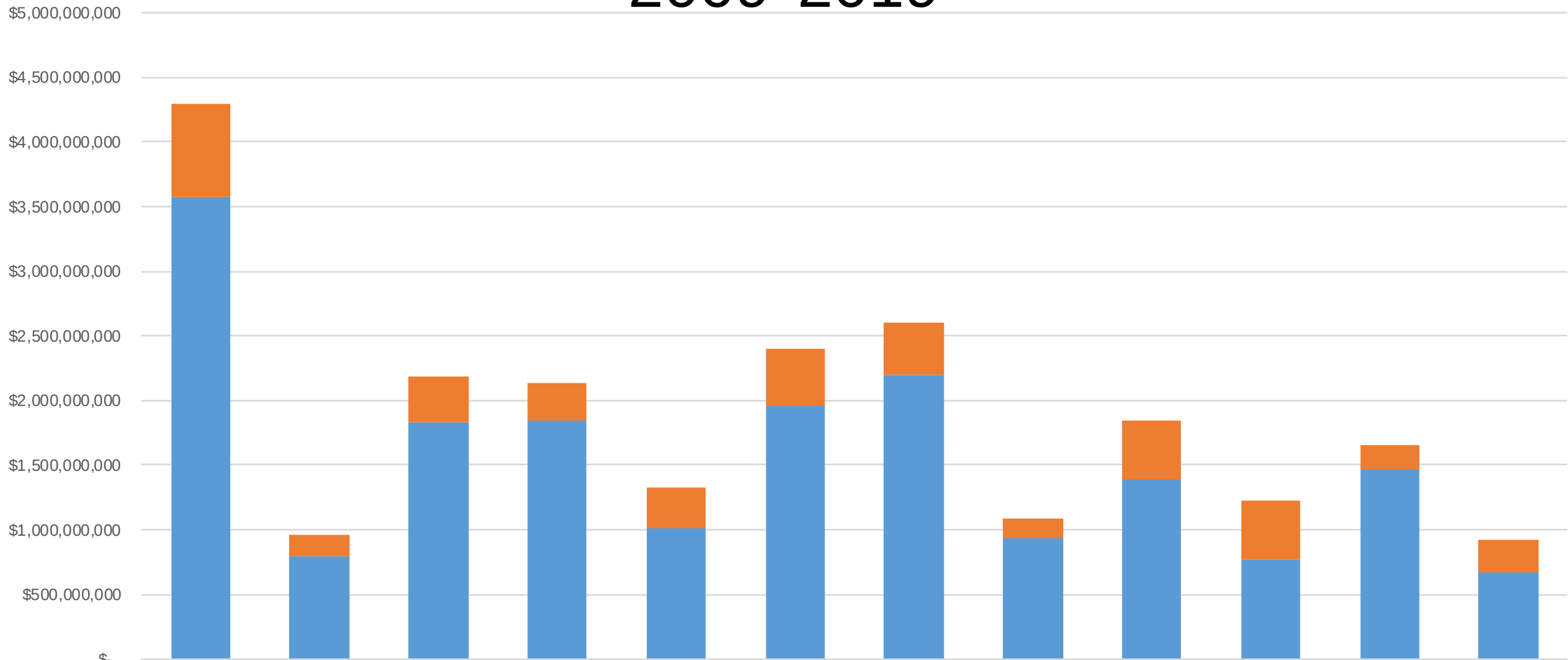


	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Subsidized	2,337	635	1,710	1,448	1,097	1,166	2,371	3,821	4,299	4,225	4,023
Unsubsidized	1,693	610	601	1,284	1,791	2,478	4,603	1,413	3,080	4,660	5,950

Developments By Community District

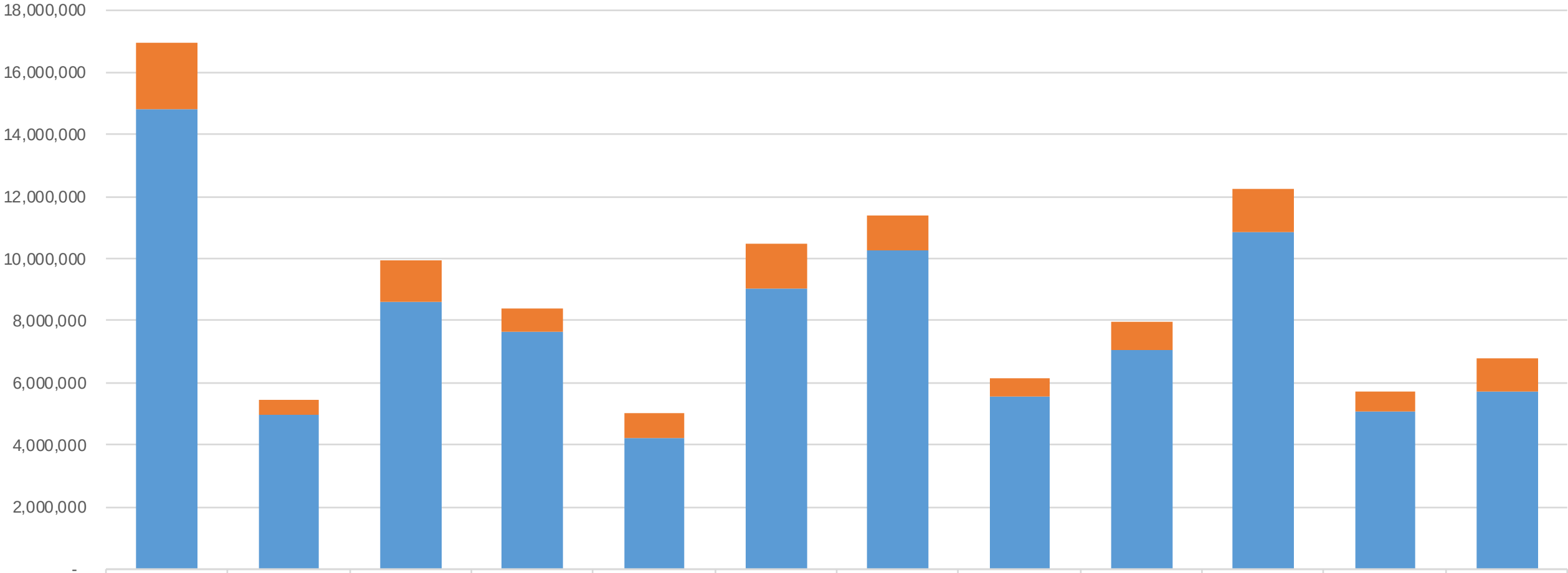
2009-2019

Investment by Community District 2009-2019



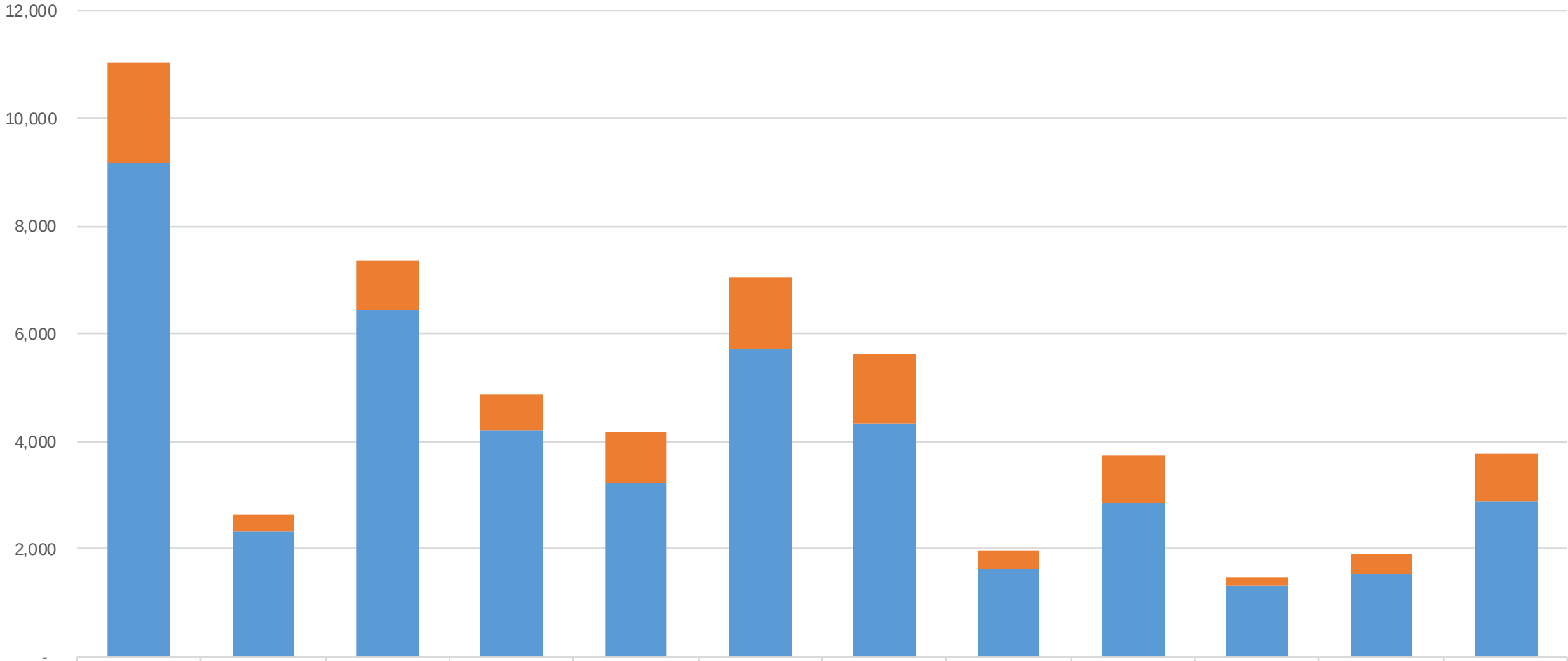
	CD 1	CD 2	CD 3	CD 4	CD 5	CD 6	CD 7	CD 8	CD 9	CD 10	CD 11	CD 12
2019	$724,761,840	$166,066,349	$342,640,888	$280,611,685	$314,170,342	$443,278,847	$404,358,700	$149,569,580	$452,850,860	$454,365,504	$195,111,402	$261,859,346
2009-2018	$3,571,904,087	$795,100,969	$1,839,521,668	$1,850,205,997	$1,015,654,642	$1,960,483,939	$2,200,882,806	$938,249,412	$1,387,997,836	$767,513,512	$1,460,980,797	$667,591,863

Square Footage Development by Community District 2009-2019



	CD 1	CD 2	CD 3	CD 4	CD 5	CD 6	CD 7	CD 8	CD 9	CD 10	CD 11	CD 12
2019	2,179,786	471,547	1,316,898	751,997	805,640	1,452,243	1,117,604	559,856	930,923	1,411,116	626,678	1,100,850
2009-2018	14,794,680	4,967,028	8,625,830	7,655,529	4,229,486	9,013,203	10,256,951	5,578,739	7,064,887	10,852,259	5,080,885	5,705,601

New Residential Units by Community District 2009-2019



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2019	1,868	305	919	663	946	1,329	1,293	354	885	164	353	894
2009-2018	9,169	2,322	6,452	4,208	3,234	5,715	4,349	1,633	2,858	1,320	1,550	2,890

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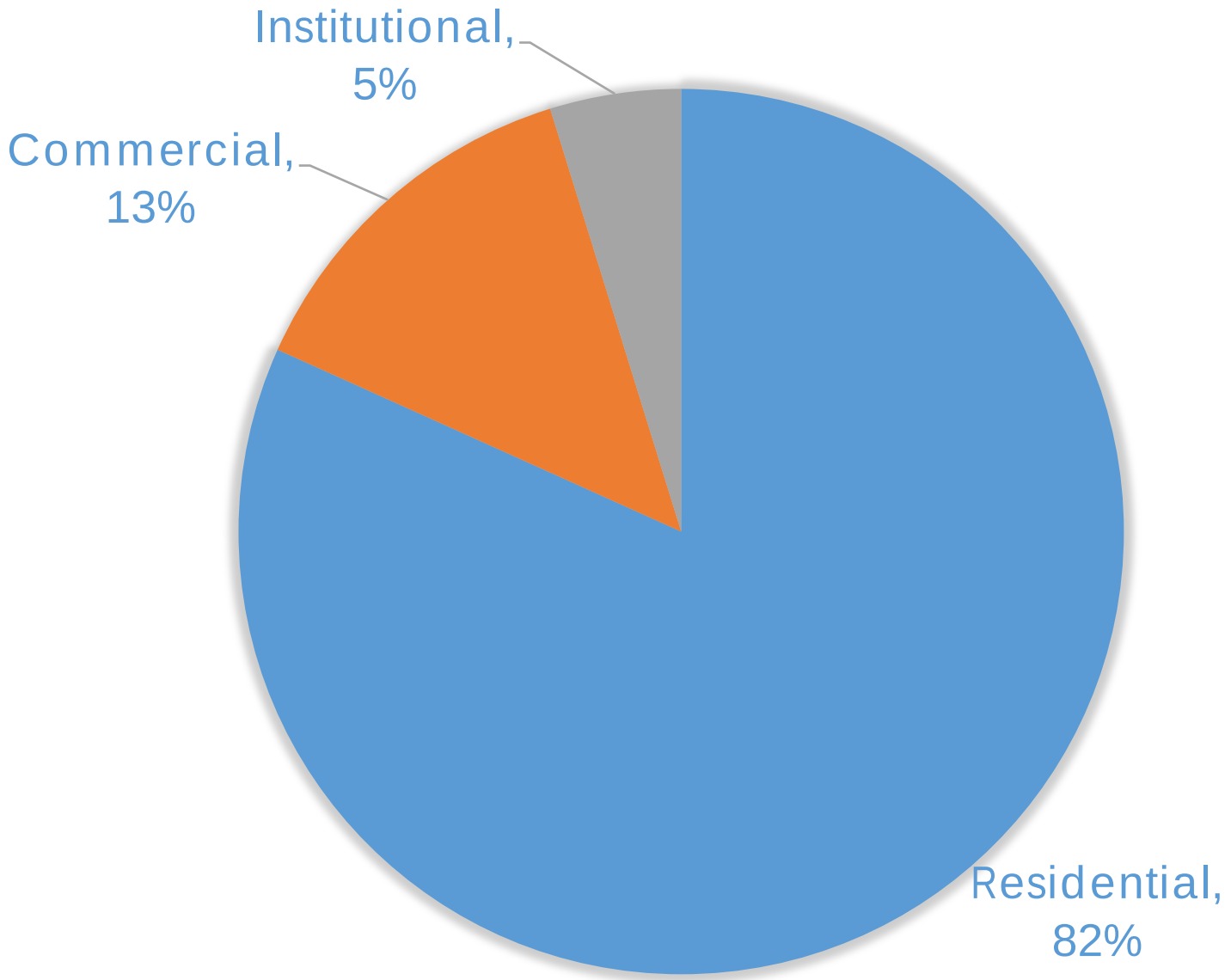

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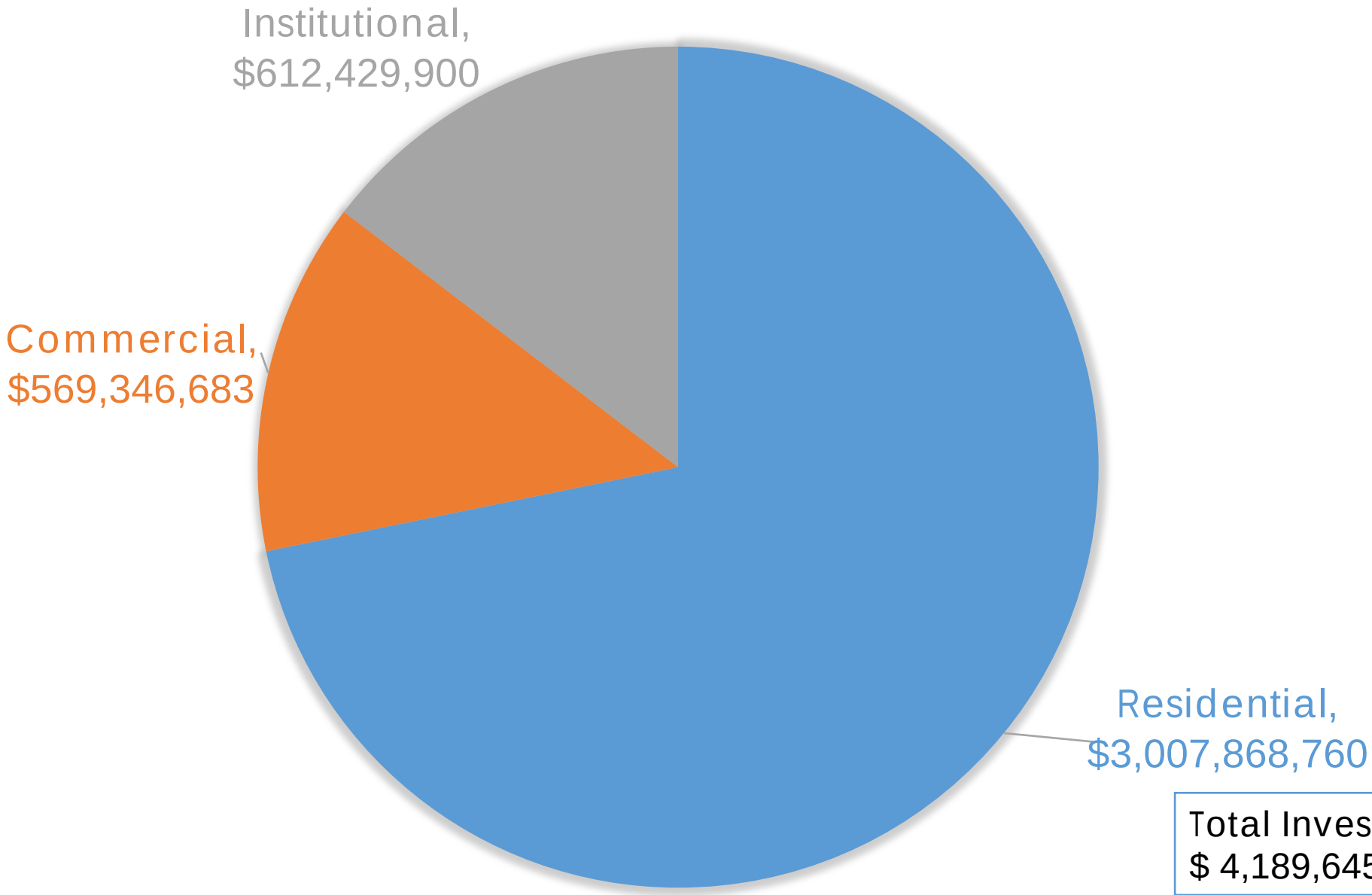

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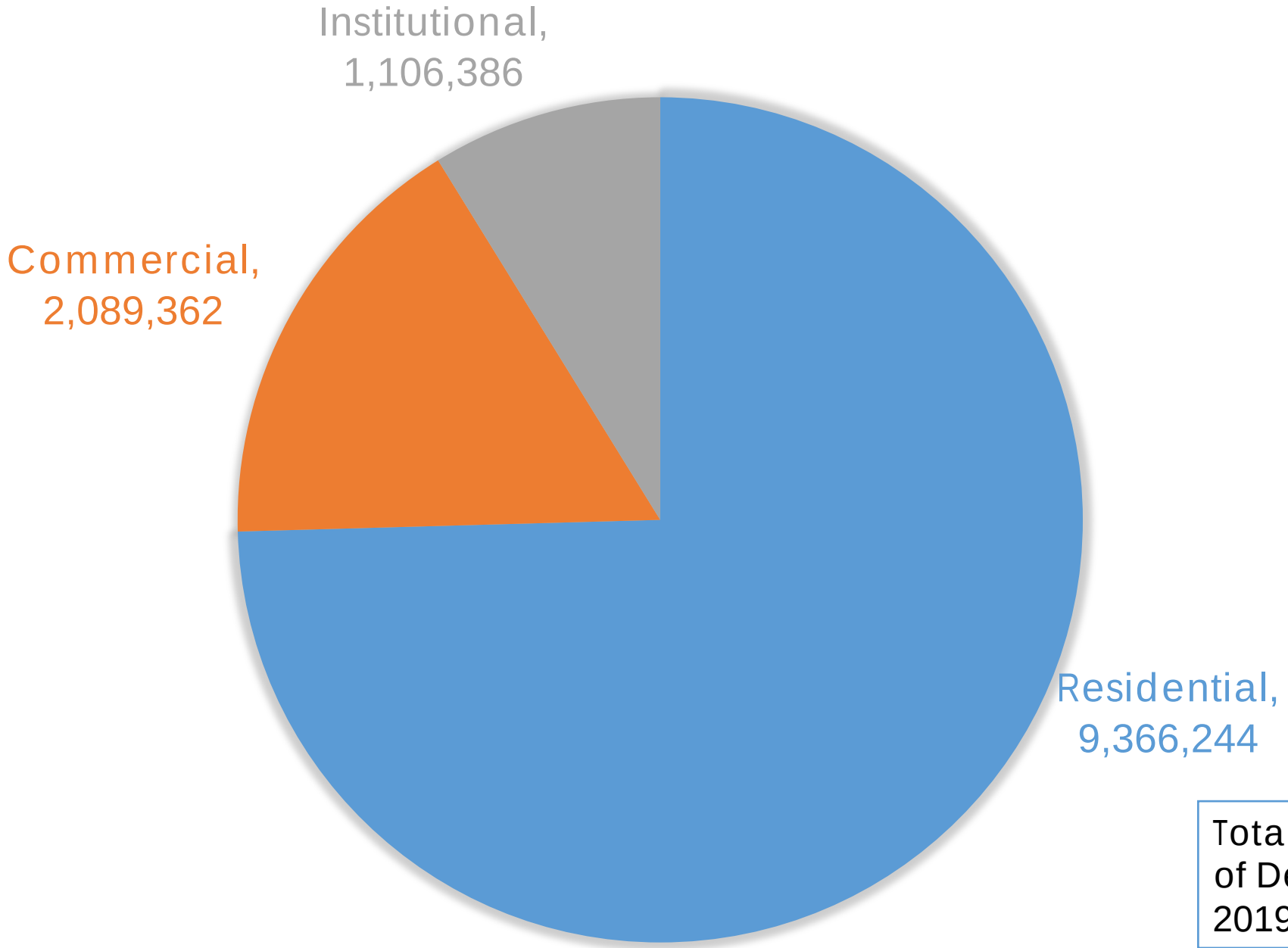

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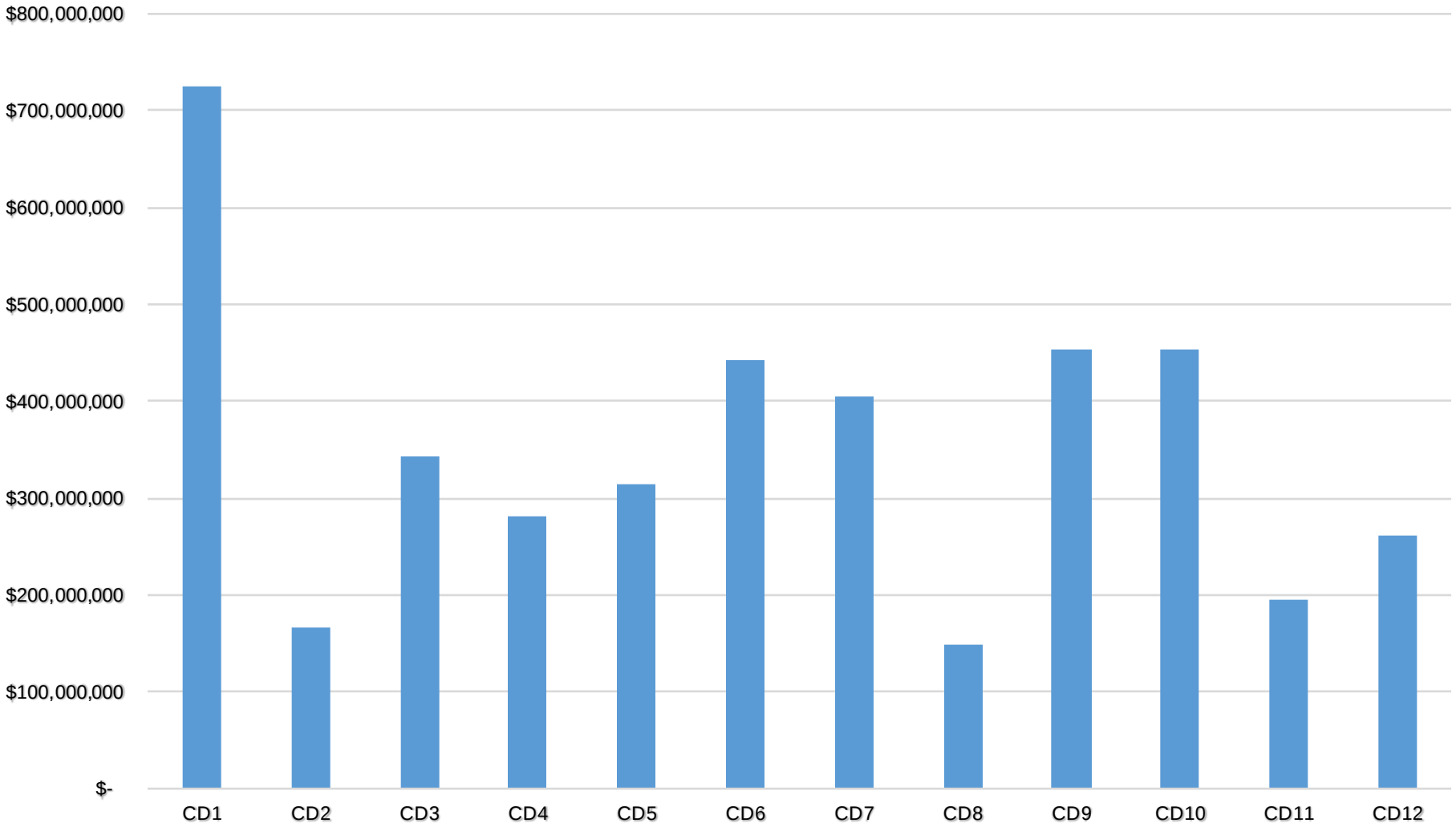
Investment by Community District



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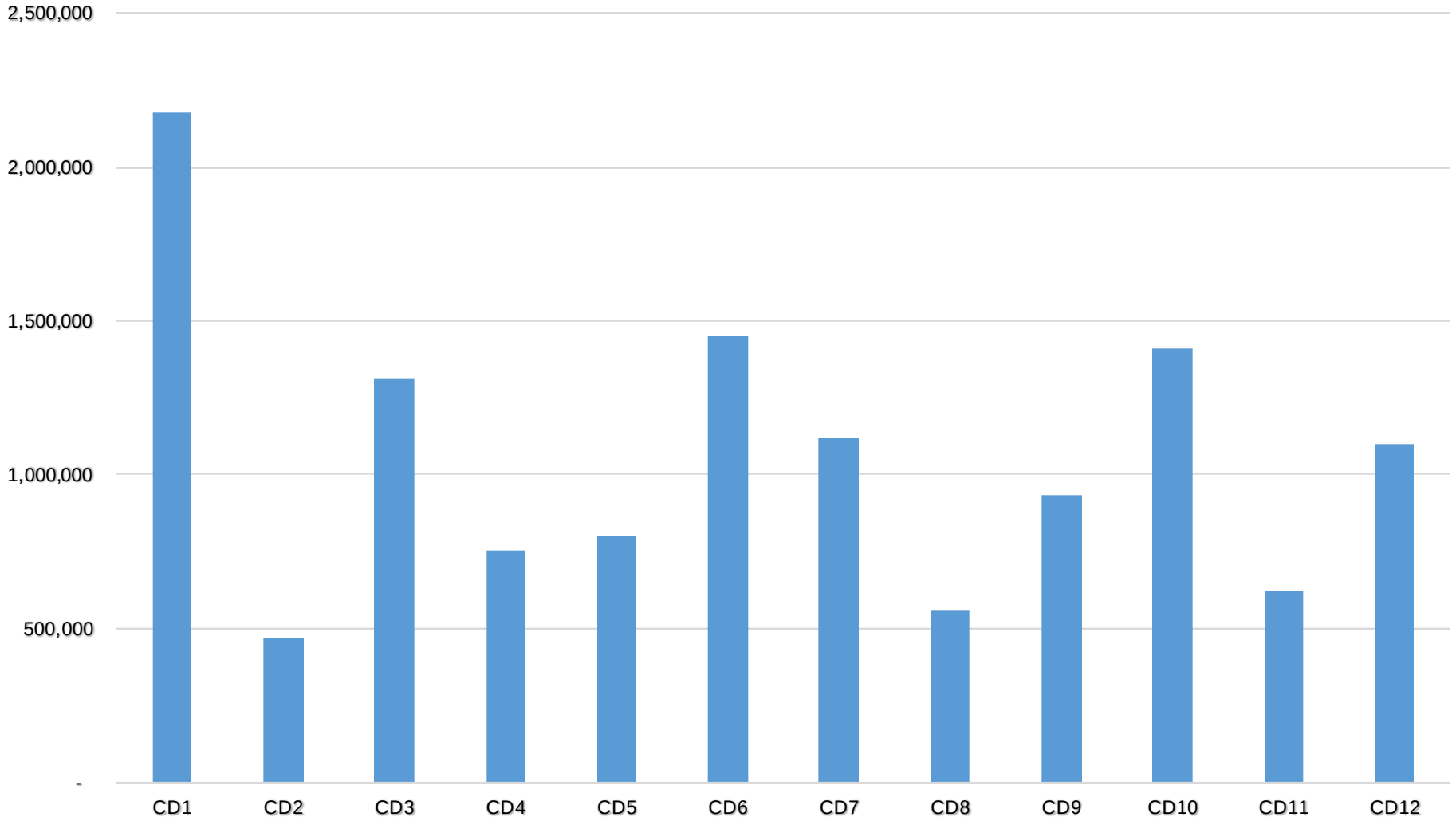

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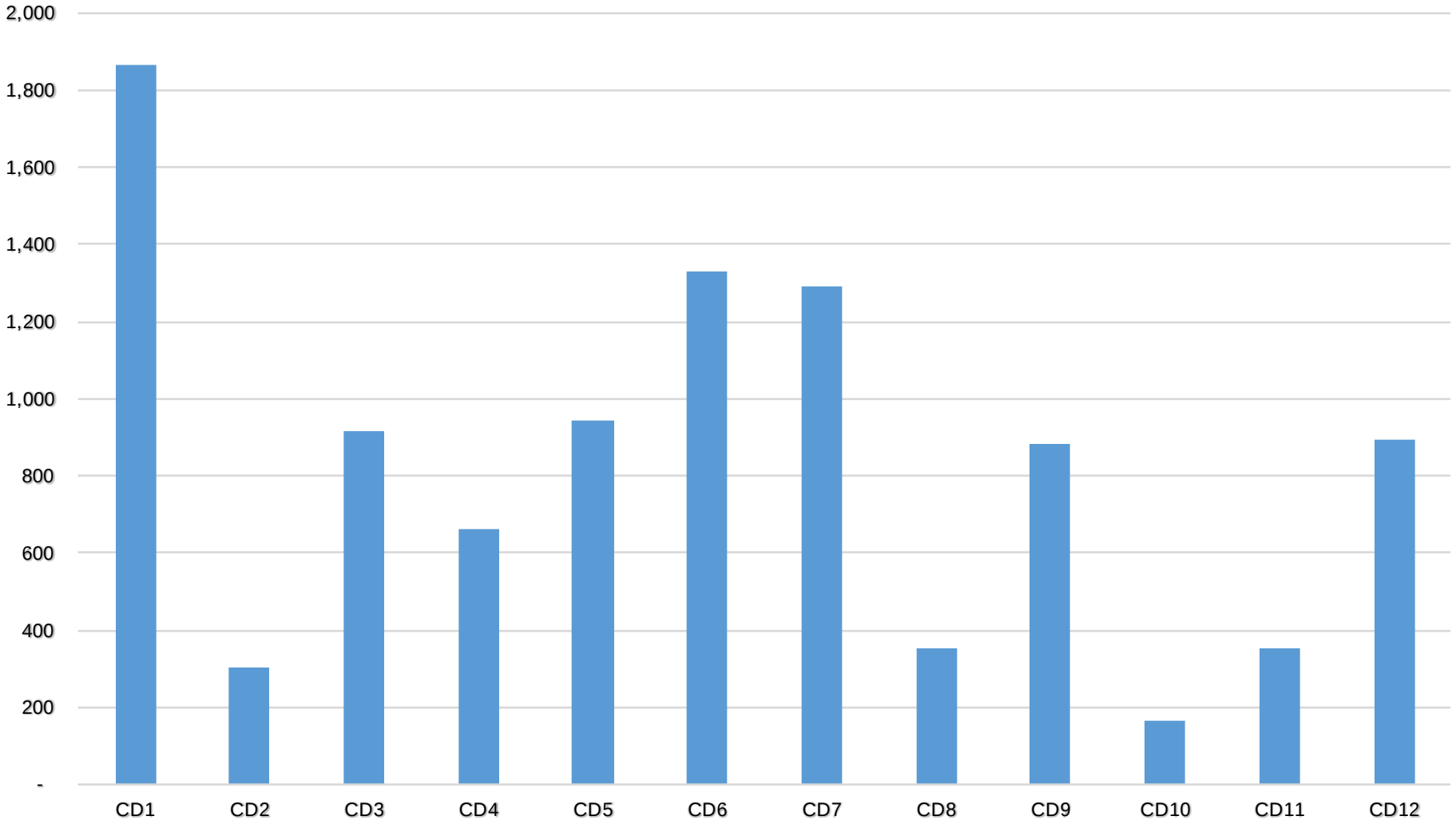
New Residential Units By Community District



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2009-2019 Development Highlights

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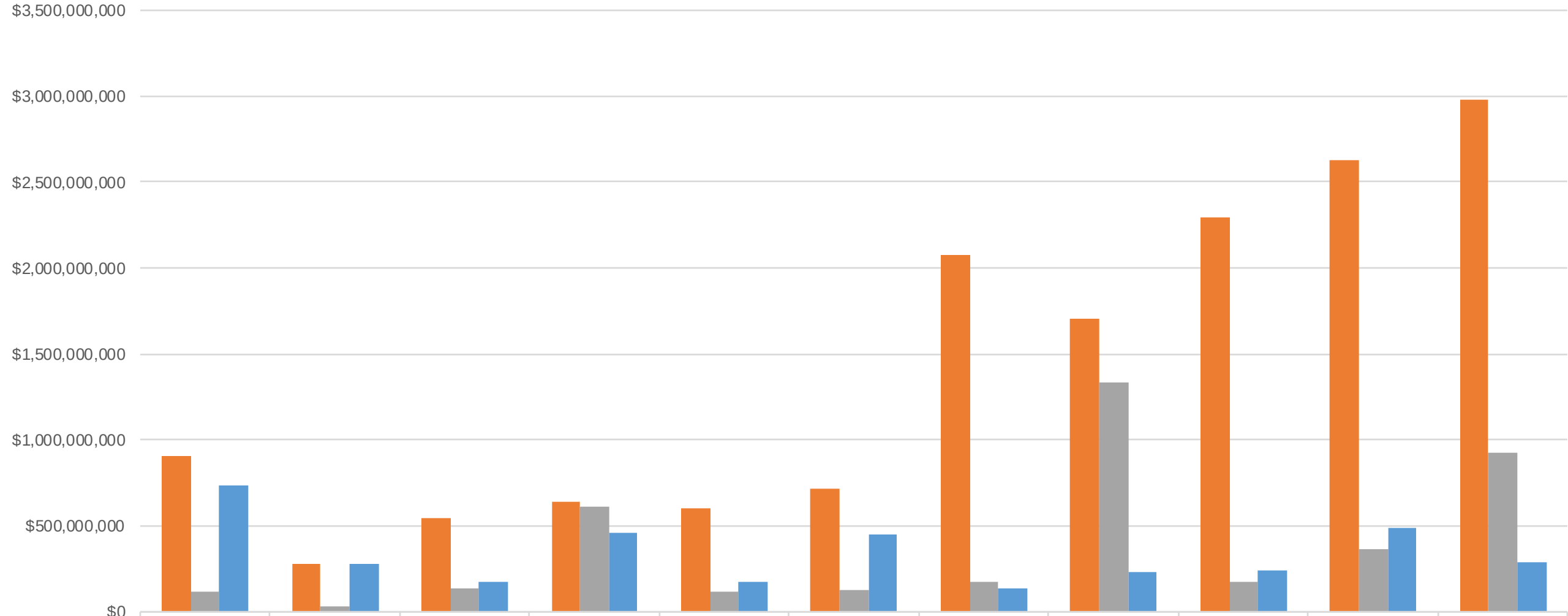

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Commercial	$118,630,000	$27,619,660	$131,537,510	$612,187,739	$121,259,567	$128,124,353	$169,704,184	$1,338,630,681	$171,208,636	$362,346,516	$921,231,044
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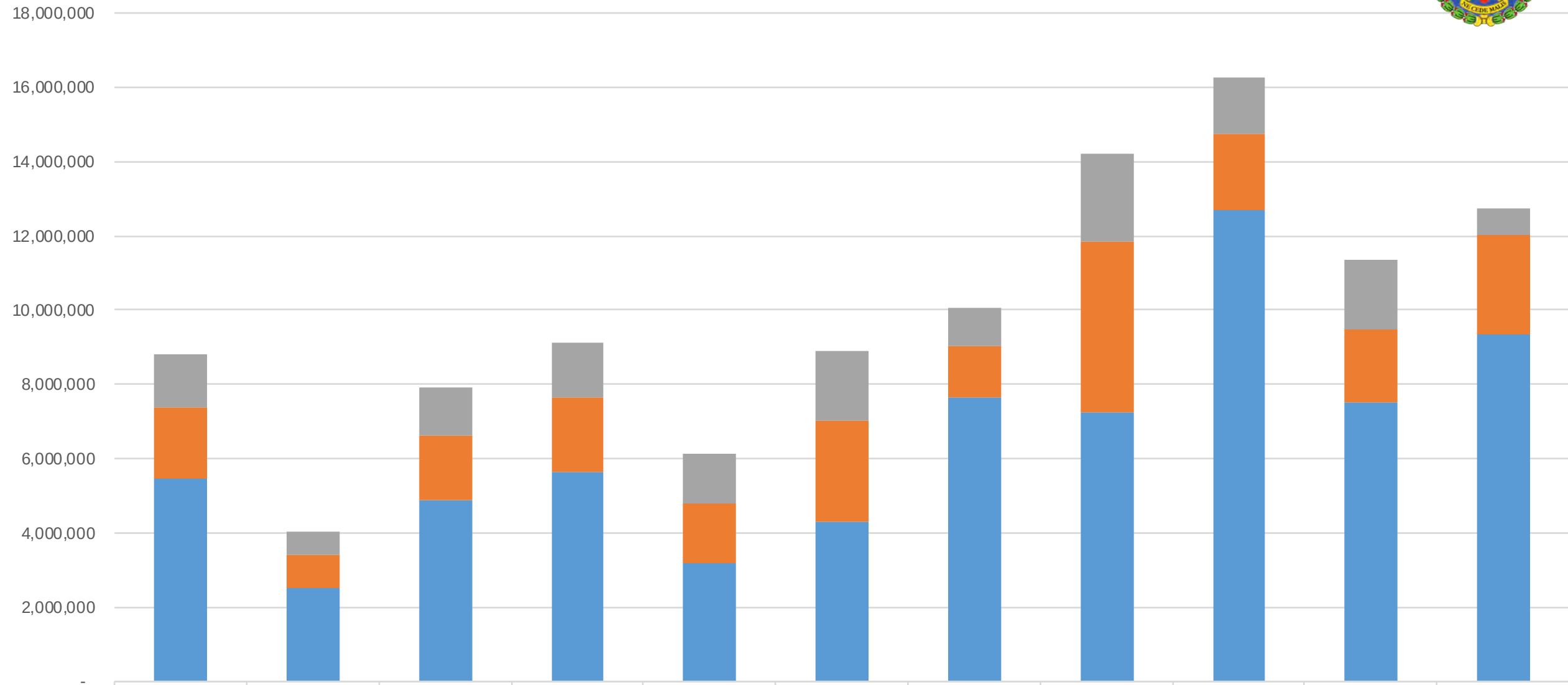
Total Square Footage 2009-2019



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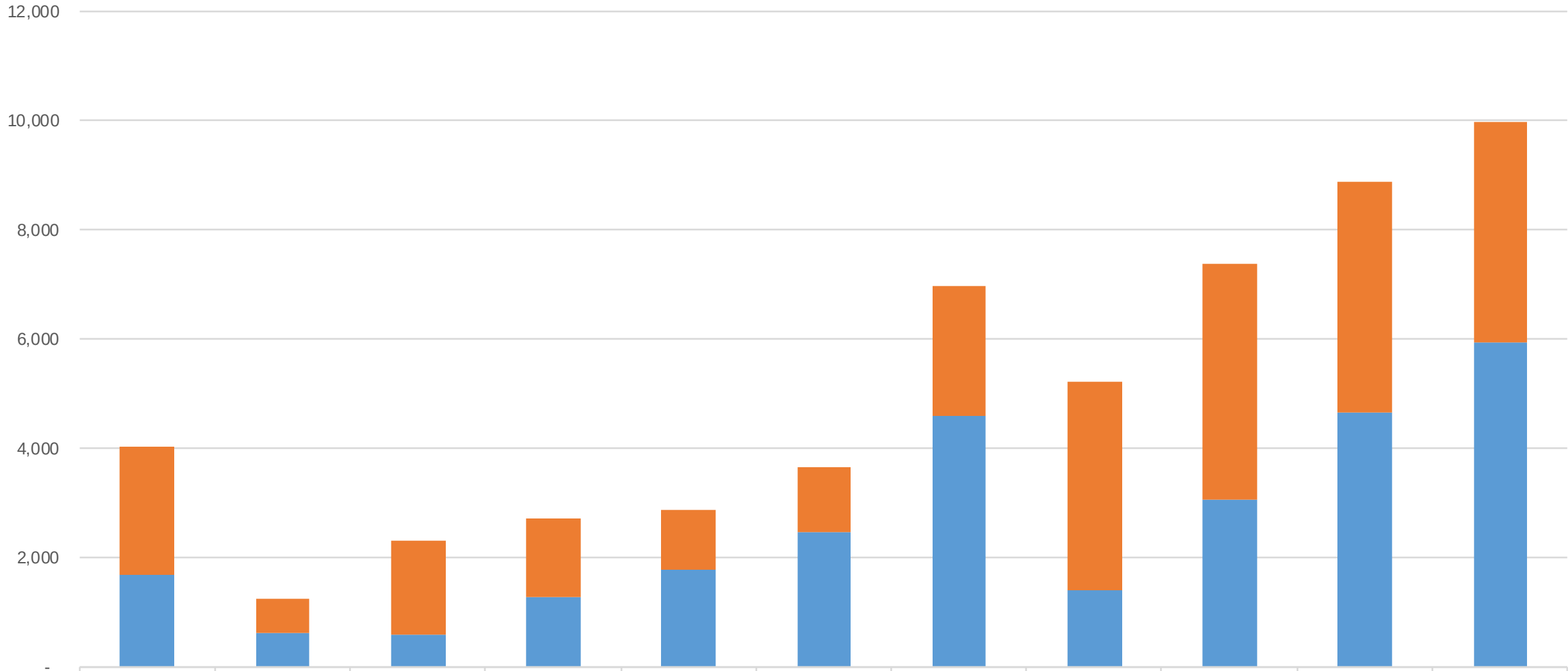
Commercial	1,940,199	889,090	1,740,551	2,010,926	1,580,600	2,700,796	1,374,211	4,629,879	2,038,148	1,963,970	2,635,158
Residential	5,460,290	2,502,162	4,898,422	5,659,339	3,200,800	4,318,697	7,661,863	7,229,561	12,690,682	7,520,280	9,366,244

New Residential Units 2009-2019

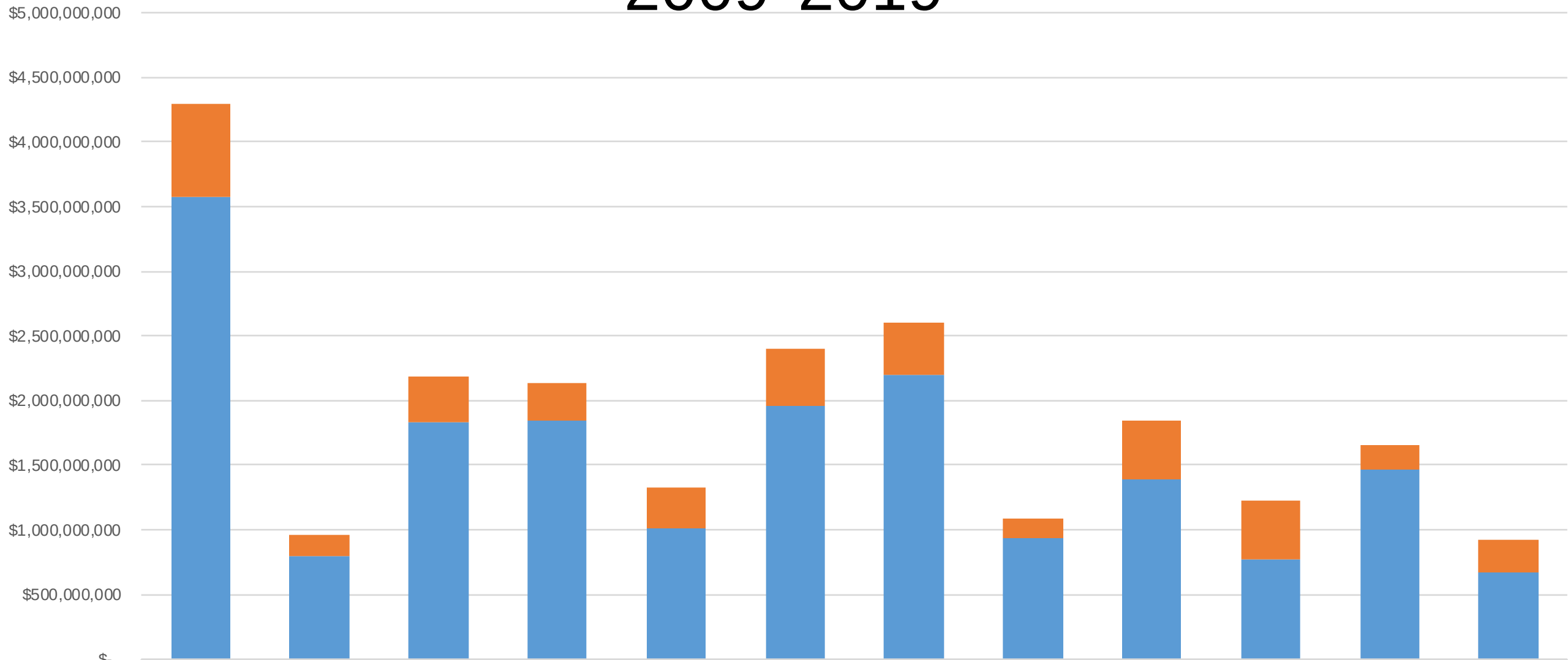


	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Subsidized	2,337	635	1,710	1,448	1,097	1,166	2,371	3,821	4,299	4,225	4,023
Unsubsidized	1,693	610	601	1,284	1,791	2,478	4,603	1,413	3,080	4,660	5,950

Developments By Community District

2009-2019

Investment by Community District 2009-2019



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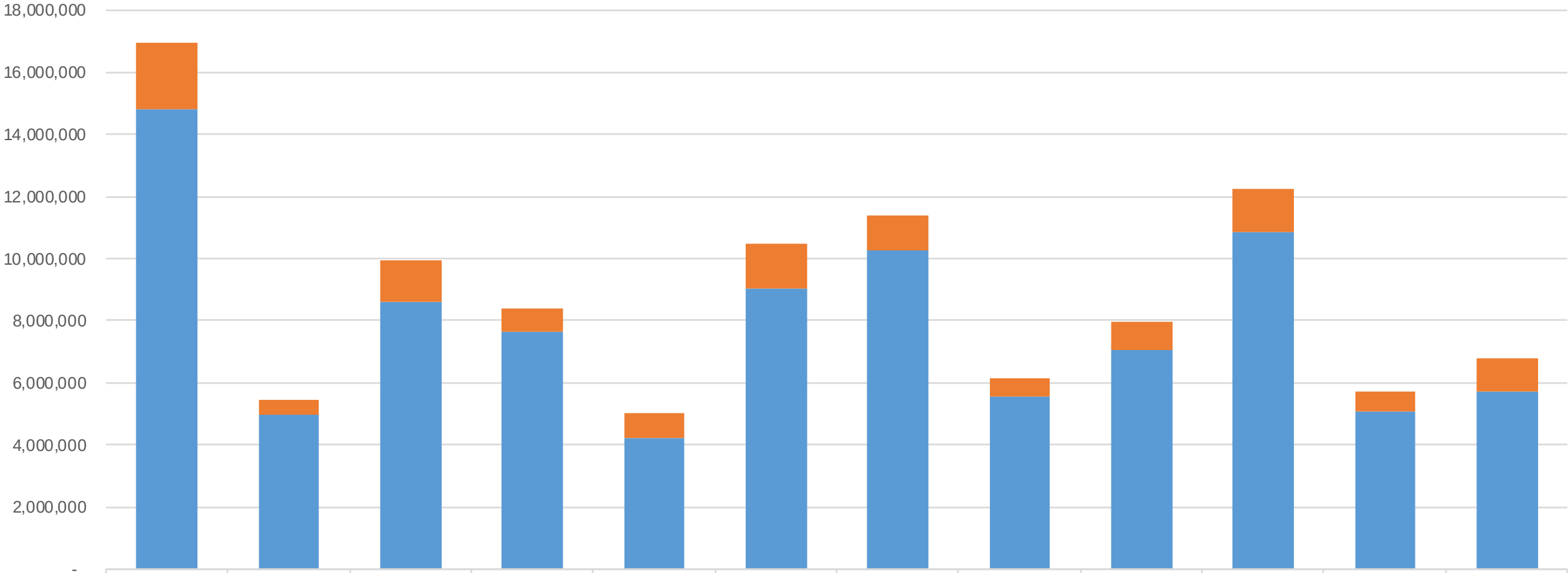
2009-2018	$3,571,904,087	$795,100,969	$1,839,521,668	$1,850,205,997	$1,015,654,642	$1,960,483,939	$2,200,882,806	$938,249,412	$1,387,997,836	$767,513,512	$1,460,980,797	$667,591,863

Square Footage Development by Community District 2009-2019



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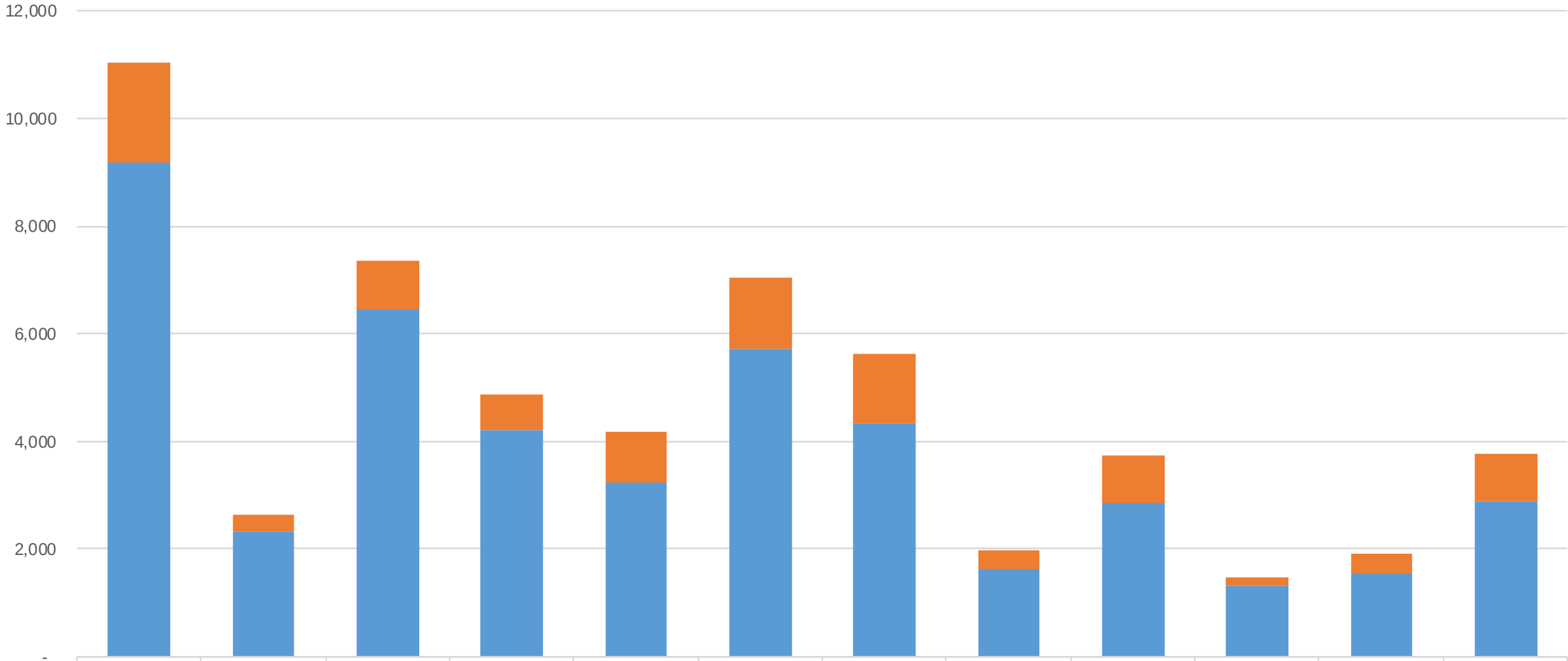
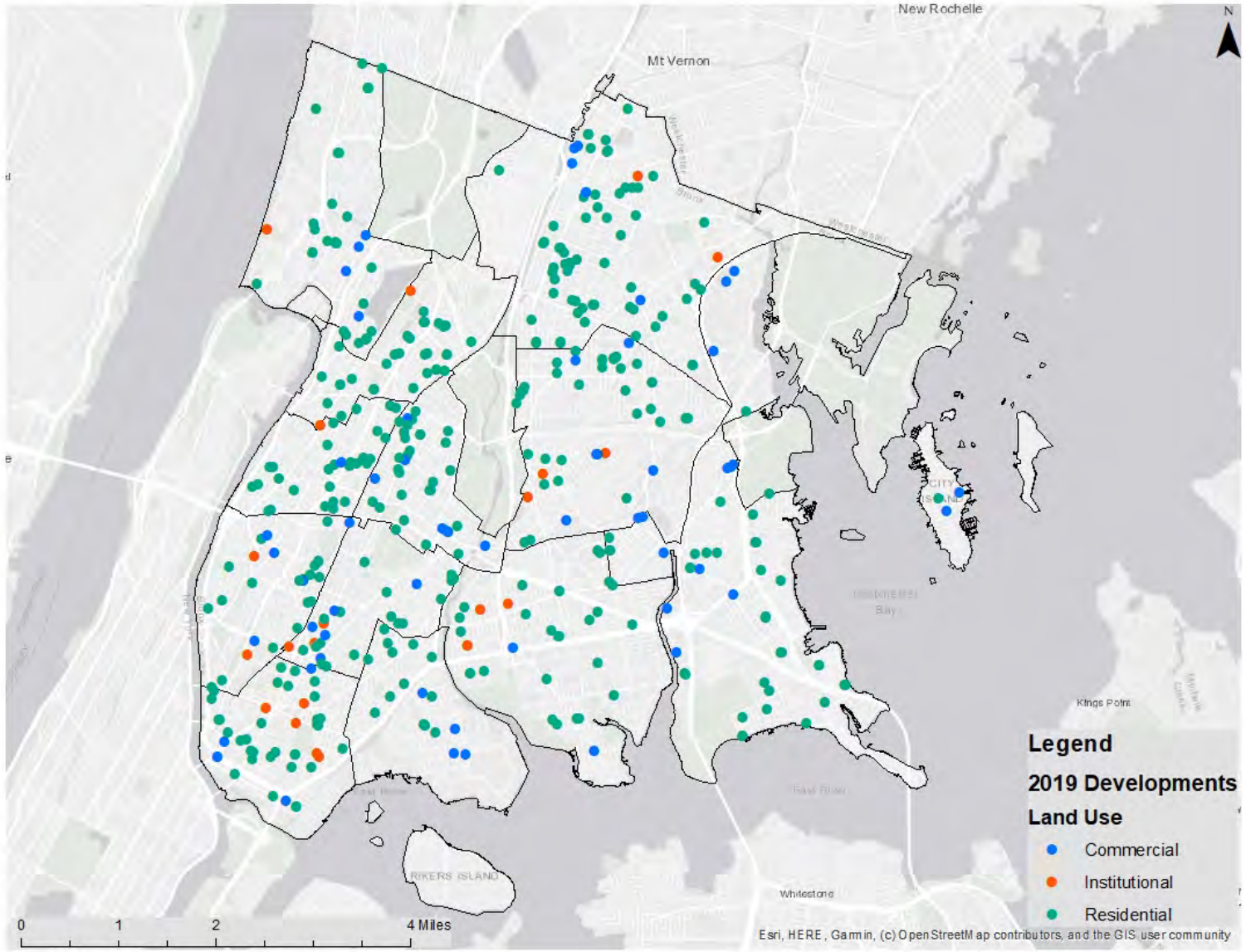
New Residential Units by Community District 2009-2019



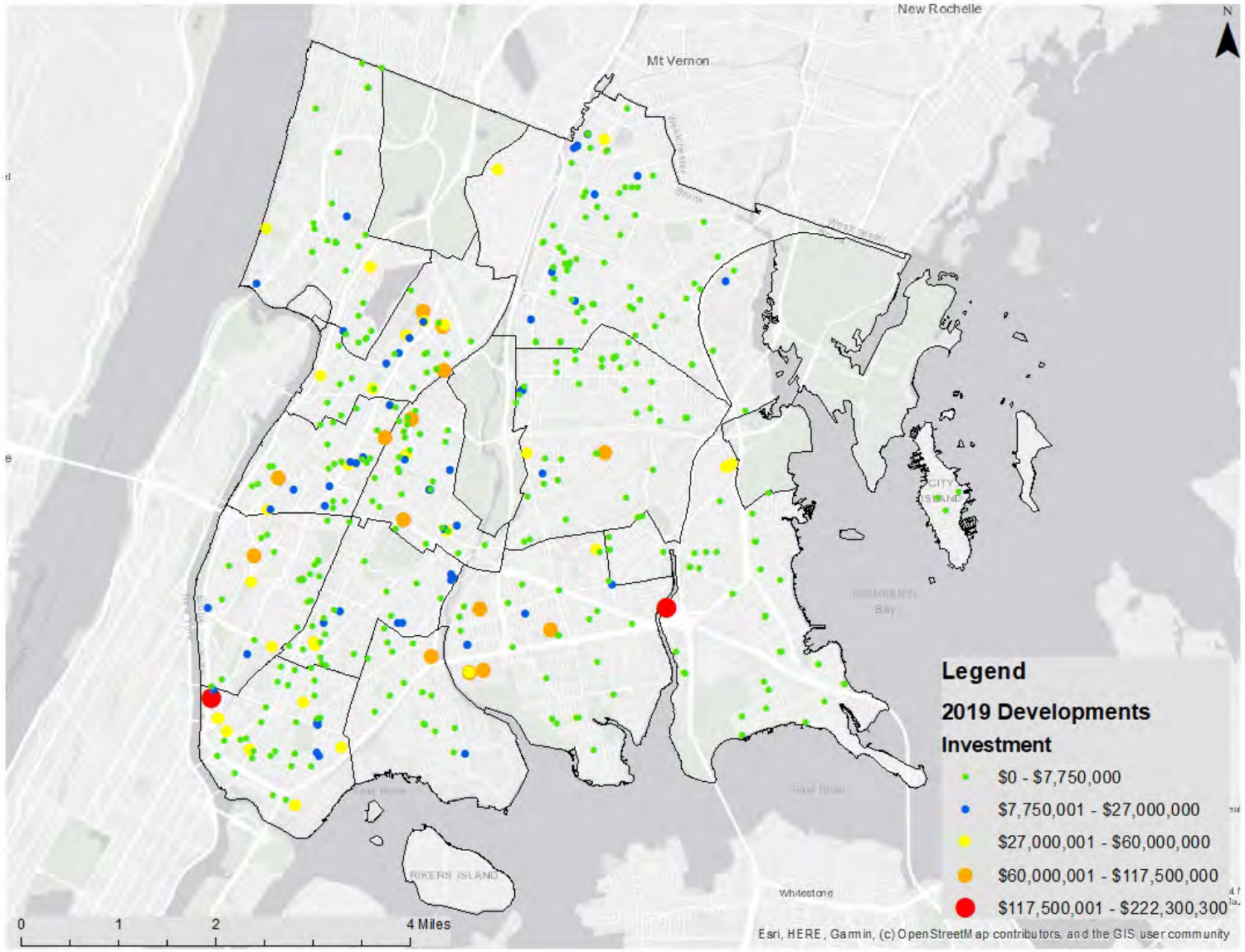
	CD 1	CD 2	CD 3	CD 4	CD 5	CD 6	CD 7	CD 8	CD 9	CD 10	CD 11	CD 12
2019	1,868	305	919	663	946	1,329	1,293	354	885	164	353	894
2009-2018	9,169	2,322	6,452	4,208	3,234	5,715	4,349	1,633	2,858	1,320	1,550	2,890

2019 Development Highlights

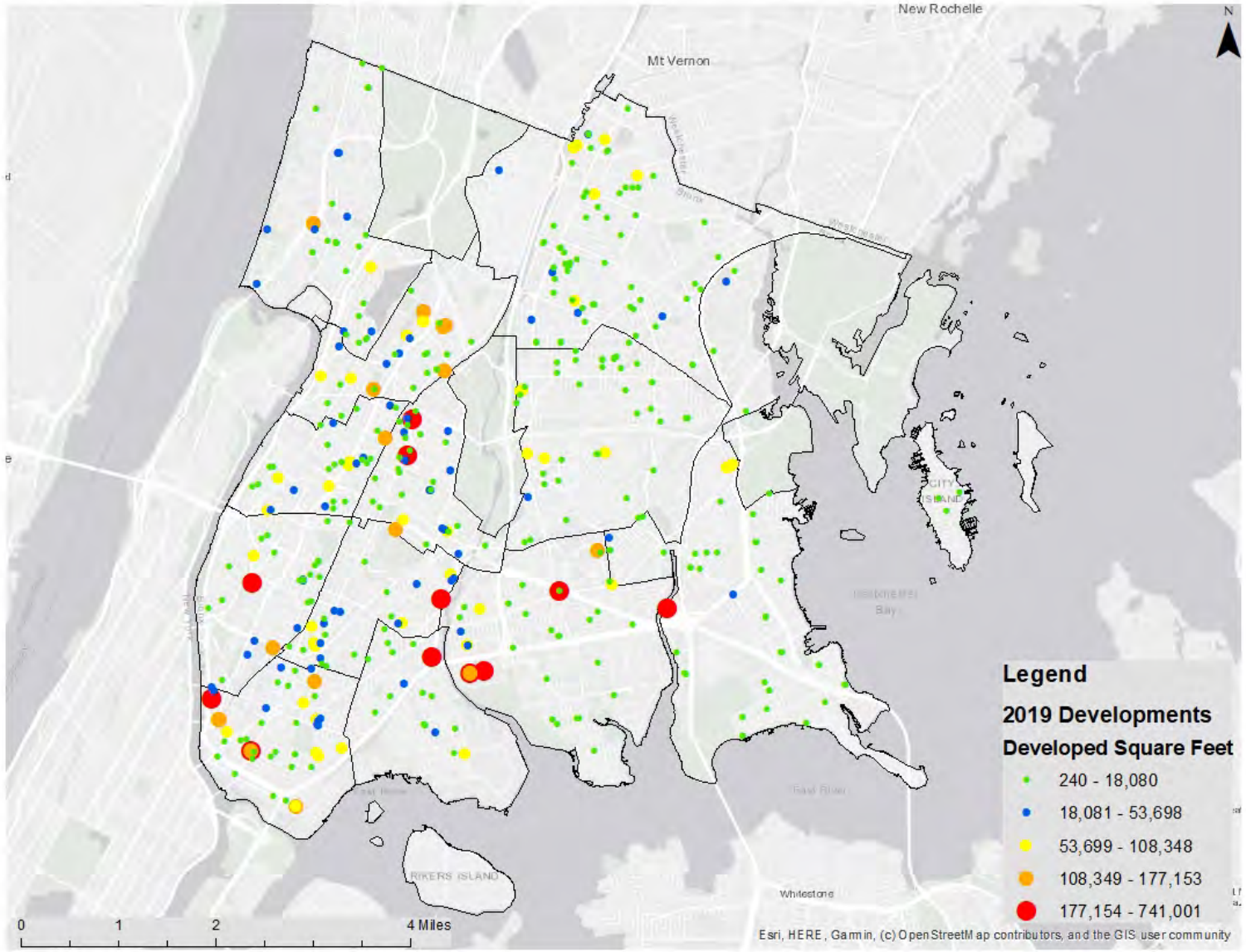
New Development in The Bronx By Location and Land Use



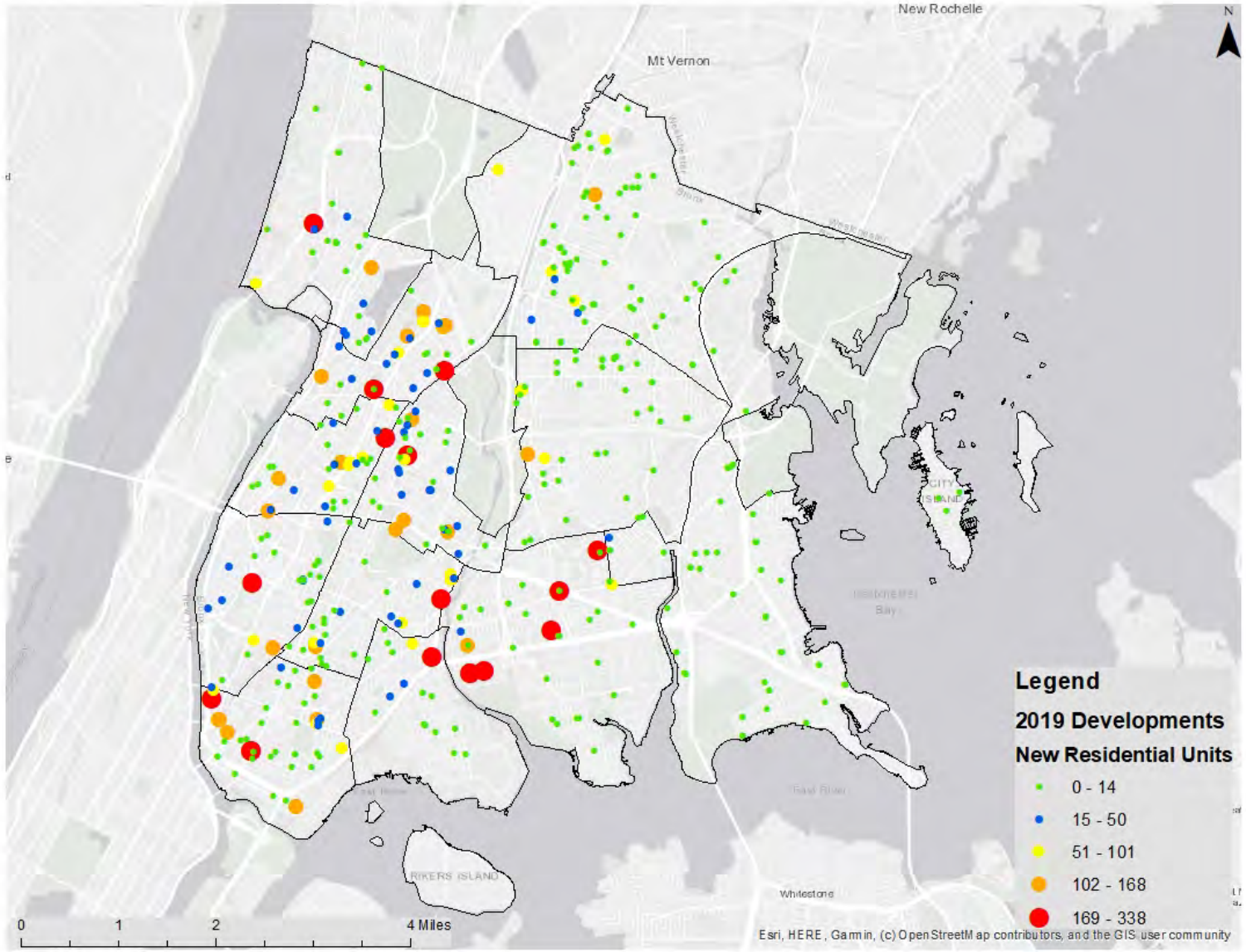
New Development in The Bronx By Location and Investment



New Development in The Bronx By Location and Square Feet

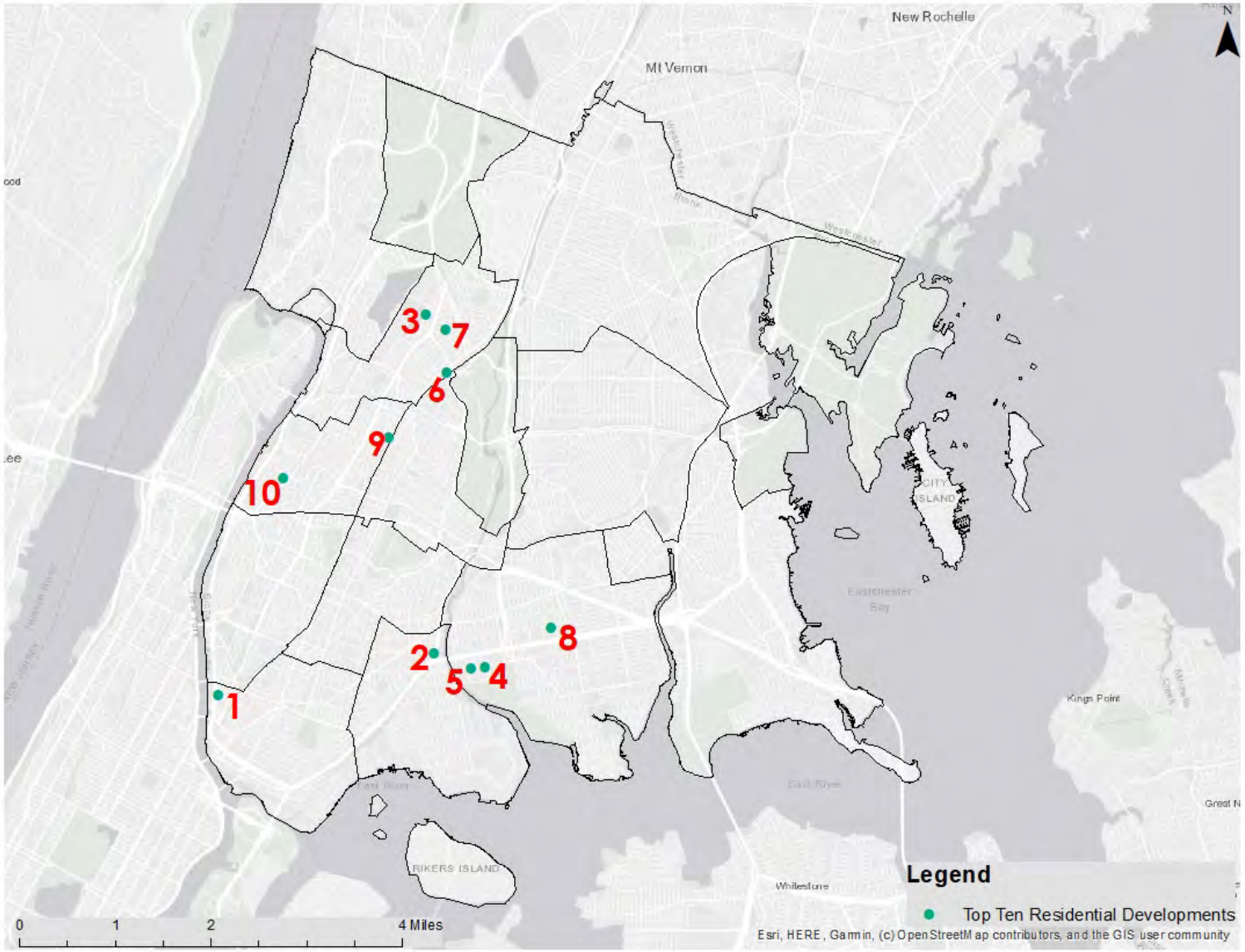


New Development in The Bronx By Location and Number of Residential Units



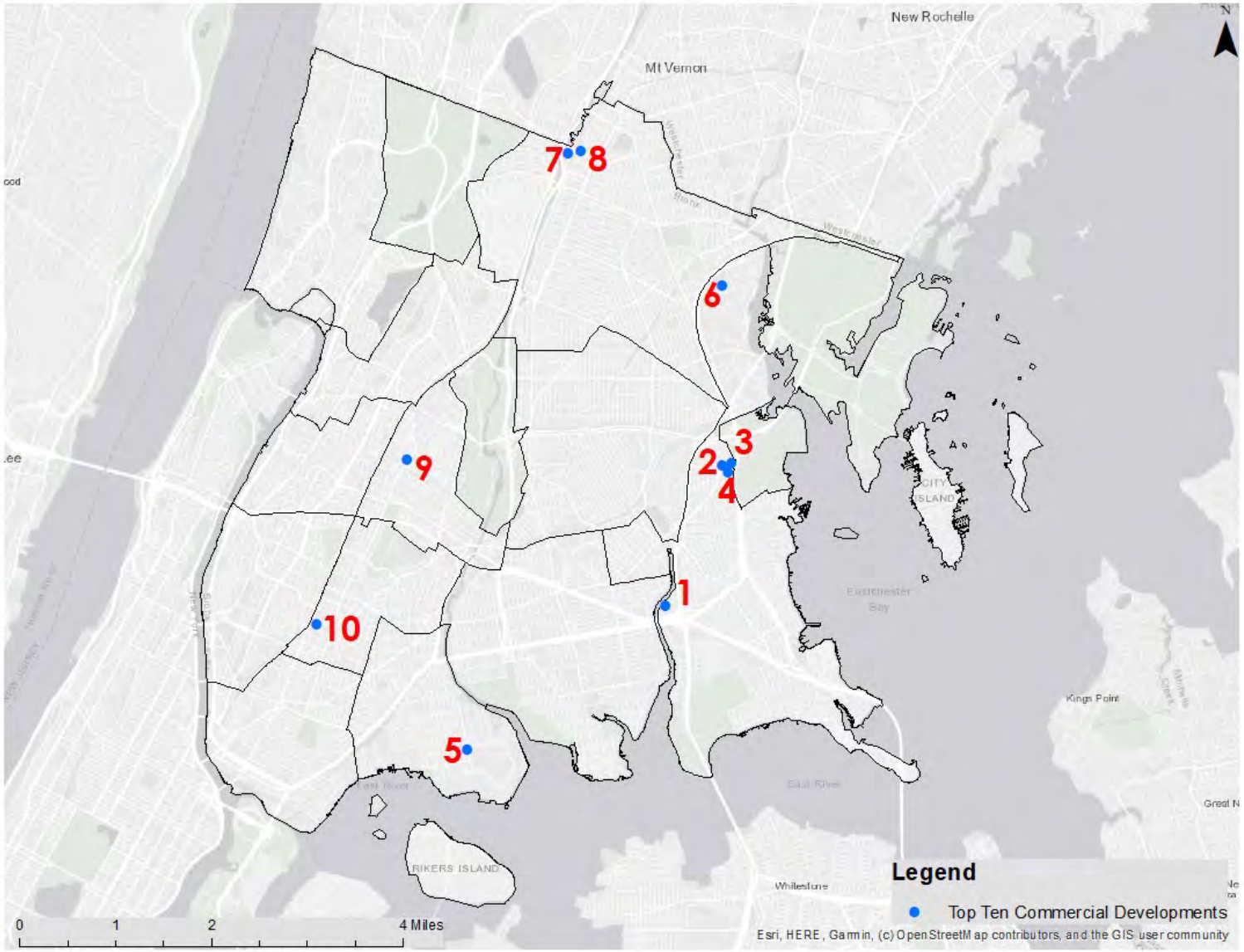
Top Ten Developments in The Bronx 2019

Top Ten Residential Developments



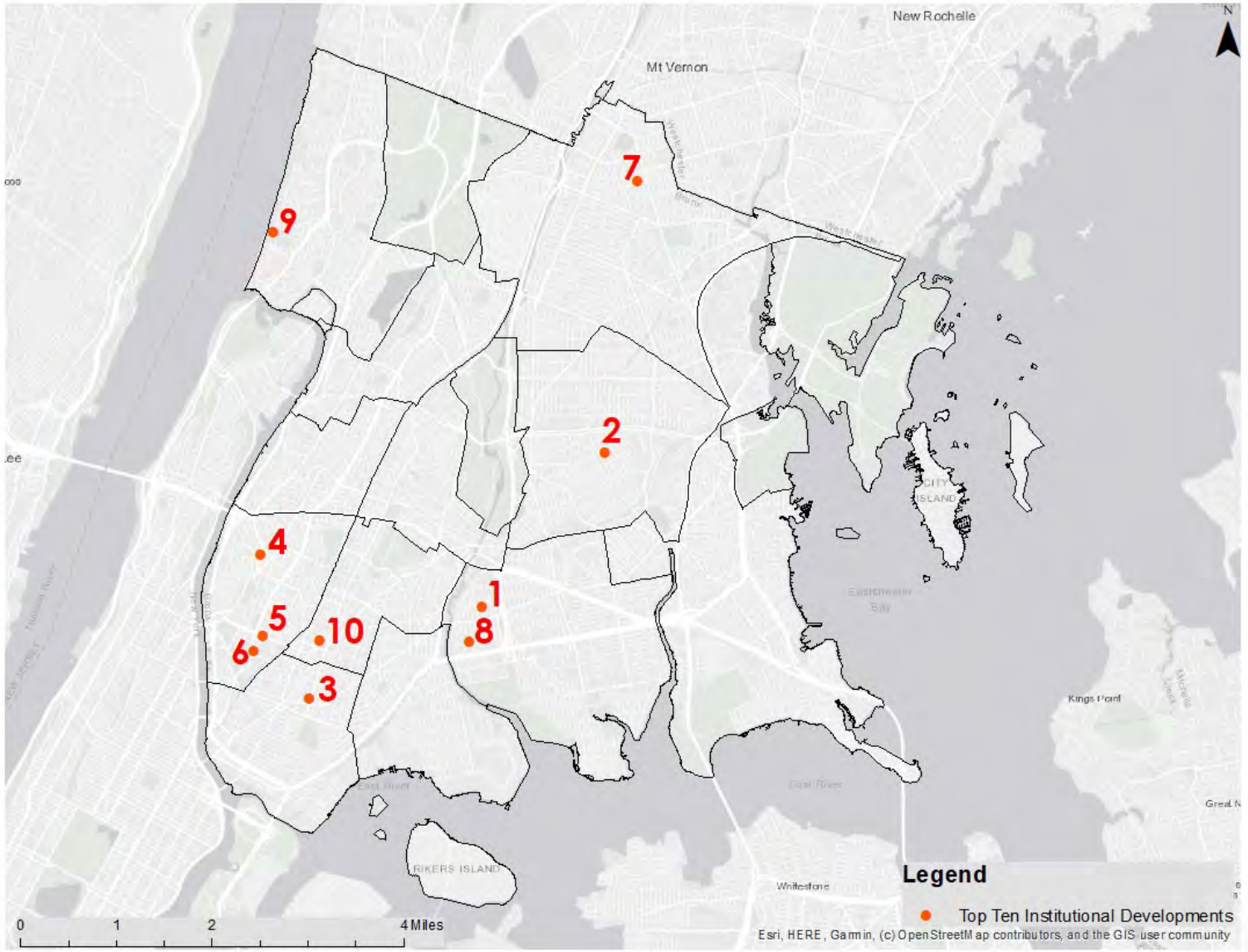
	Project	Investment	Developer
1	445 Gerard Avenue	$192,000,000	The Domain Cos.
2	1001 Whitlock Avenue	$117,500,000	Eli Davidowitz
3	337 East 162 Street	$93,202,375	NYCHA
4	1532 Story Avenue	$91,800,000	Nelson Management Group, LTD
5	1516 Story Avenue	$90,000,000	Nelson Management Group, LTD
6	2850 Webster Avenue	$86,000,000	Douglaston Development
7	261 East 202nd Street	$81,400,000	Peter Fine
8	1001 Thieriot Avenue	$81,330,625	NYCHA
9	373 East 183 Street	$80,000,000	NYCHA
10	1746 Andrews Avenue South	$74,399,142	Paul Kress

Top Ten Commercial Developments



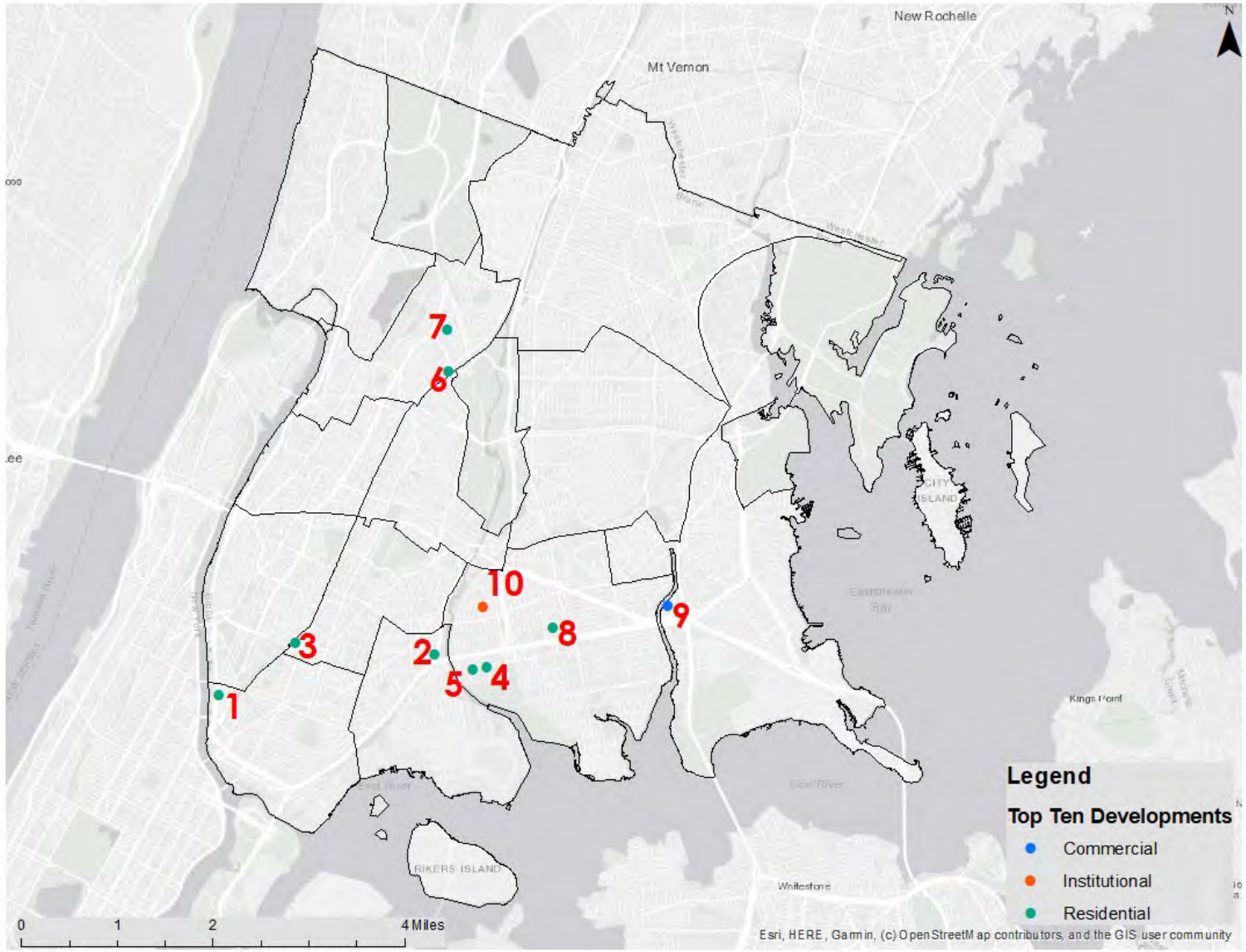
	Project	Investment	Developer
1	2505 Bruckner Boulevard	$222,300,300	Andrew Chung
2	3651 Bruckner Boulevard	$40,000,000	Mark Caller
3	3127 Wilkinson Avenue	$40,000,000	Mark Caller
4	3250 Westchester Avenue	$40,000,000	Mark Caller
5	298 Halleck Street	$27,000,000	Lori Boccadoro
6	801 Co-op City Boulevard	$17,000,000	Joseph Simone
7	4380 Bullard Avenue	$9,500,000	Micheal Jayne
8	550 Nereid Avenue	$9,500,000	Micheal Jayne
9	4477 Third Avenue	$9,500,000	Amritpal Sandhu
10	3362 Park Avenue	$6,125,023	Christopher Santoro

Top Ten Institutional Developments



	Project	Investment	Developer
1	1260 Ward Avenue	$ 96,000,000	Elan Abneri
2	1964 Yates Avenue	$ 77,000,000	Elan Abneri
3	639 St.Anns Avenue	$ 60,000,000	Maria Gomez
4	1302 Edward L Grant Highway	$ 68,764,000	Robert Murphy
5	757 Sheridan Avenue	$ 20,000,000	Allen Rosenberg
6	761 Concourse Village West	$ 20,000,000	Allen Rosenberg
7	4200 Grace Avenue	$ 17,464,500	Elan Abneri
8	1484 Watson Avenue	$13,500,000	Bassanti Mitra
9	3869 Palisade Avenue	$ 37,000,000	Mathew Osit
10	481 East 164 Street	$ 35,062,290	Alphonse Lembo

Top Ten Developments



	Project	Investment	Developer
1	2505 Bruckner Boulevard	$222,300,300	Andrew Chung
2	445 Gerard Avenue	$192,000,000	Jared Watson
3	1001 Whitlock Avenue	$117,500,000	Eli Davidowitz
4	1260 Ward Avenue	$96,000,000	Elan Abneri
5	337 East 162 Street	$93,202,375	NYCHA
6	1532 Story Avenue	$91,800,000	Nelson Management Group, LTD
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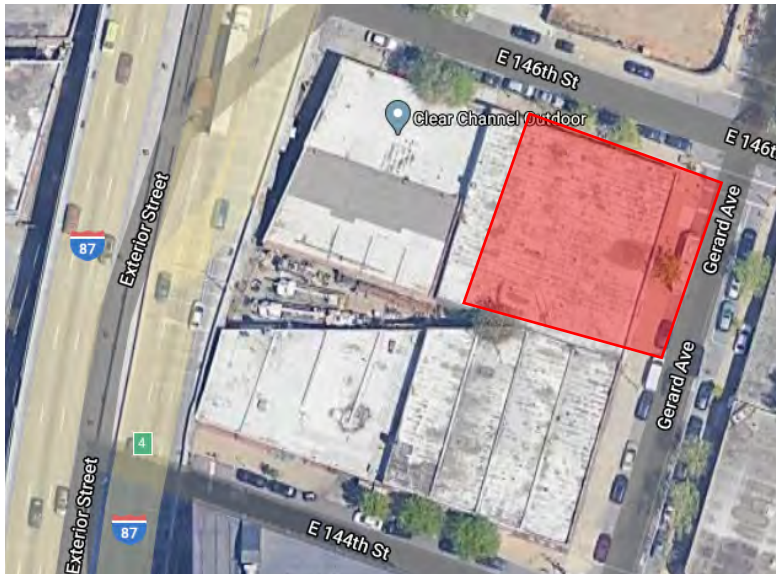
9	261 East 202nd Street	$81,400,000	Peter Fine
10	1001 Thieriot Avenue	$81,330,625	NYCHA

2019 Top Ten Projects By Total Investment

#1	
Project	2505 Bruckner Boulevard
Land Use	Commercial
Investment	$222,300,300
Developer	Andrew Chung

2019 Top Ten Projects By Total Investment

#2	
Project	445 Gerard Avenue
Land Use	Residential
Investment	$192,000,000
Developer	Jared Watson



2019 Top Ten Projects By Total Investment

#3	
Project	1001 Whitlock Avenue
Land Use	Residential/ Commercial
Investment	$117,500,000
Developer	Eli Davidowitz

2019 Top Ten Projects By Total Investment

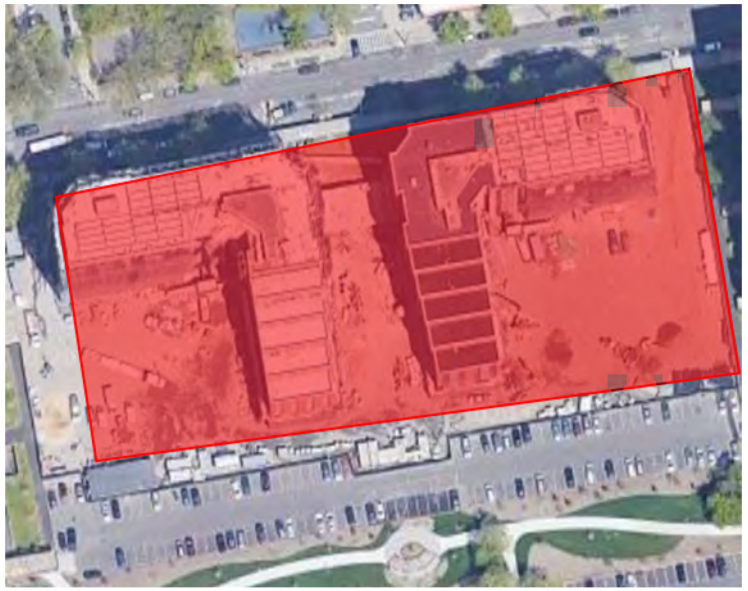
#4	
Project	1260 Ward Avenue
Land Use	Institutional
Investment	$96,000,000
Developer	Elan Abneri

2019 Top Ten Projects By Total Investment

#5	
Project	337 East 162 Street
Land Use	Residential/ Commercial
Investment	$93,202,375
Developer	NYCHA

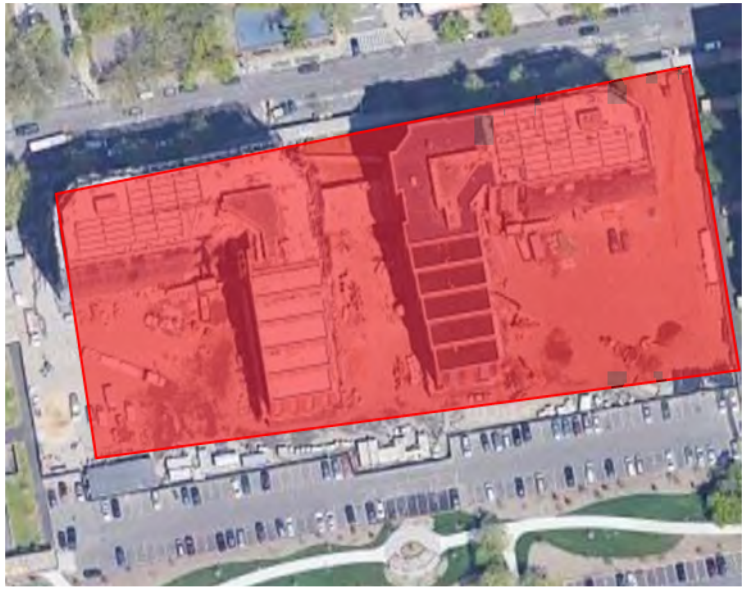
2019 Top Ten Projects By Total Investment

#6	
Project	1532 Story Avenue
Land Use	Residential/ Institutional
Investment	$91,800,000
Developer	L+M Development Partners



2019 Top Ten Projects By Total Investment

#7	
Project	1516 Story Avenue
Land Use	Residential/ Institutional
Investment	$90,000,000
Developer	L+M Development Partners



2019 Top Ten Projects By Total Investment

#8	
Project	2850 Webster Avenue
Land Use	Residential/ Commercial
Investment	$86,000,000
Developer	Douglaston Development

2019 Top Ten Projects By Total Investment

#9	
Project	261 East 202nd Street
Land Use	Residential
Investment	$81,400,000
Developer	Peter Fine

2019 Top Ten Projects By Total Investment

#10	
Project	1001 Thieriot Avenue
Land Use	Residential
Investment	$81,330,625
Developer	NYCHA

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