



OFFICE OF THE
BRONX BOROUGH PRESIDENT
VANESSA L. GIBSON

Greater Morris Park Downtown Revitalization Initiative Application

New York City Regional Economic
Development Council

Bronx, New York City

New York City has submitted a letter of intent to be
a **Pro-Housing Community**

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Bronx Borough President Vanessa L. Gibson

It is an honor to present our application for the 2024 New York State Downtown Revitalization Initiative. We have an incredible, once-in-a-lifetime opportunity to position the Greater Morris Park community as a critical intermodal transit hub that will drive future growth and dramatically enhance the economic vitality of The Bronx.

As the second-largest employment center in The Bronx and a top 10 business hub across all of New York City, Greater Morris Park has already positioned itself to be a vital economic engine for the borough and the greater New York City region. The expansion of four new Metro-North stations, as part of the Penn Station Access plan, is not just about transportation as this development will enable local residents and businesses to thrive and will support the existing community while planning for smart-growth transit-oriented development. The recently approved rezoning is projected to create 10,000 new jobs and 7,500 residential units with 1,900 being permanently affordable – creating a pathway to prosperity for families. This proposal is projected to add over 1.2 million square feet of



commercial space and nearly 1.3 million square feet of community facility uses that underscores my commitment to inclusive and wholistic growth that will support the Greater Morris Park community.

These types of investments do not happen in a vacuum, and I commend the collaborative efforts that shaped this project. Since the launch of the Bronx Metro-North Station Area Study in 2018, city agencies, residents, workers, institutions, and elected officials were engaged in collaborative station-area planning to ensure this new public transit service would support Bronx residents and provide a gateway to employment, housing, amenities, and more. In collaboration with my City Council colleagues, we hosted five public events in an engagement process that reached nearly 450 community members. Throughout the process, participants consistently shared invaluable insights and expressed a need for a shared strategy that would maximize the impact of the Metro-North expansion while bolstering Morris Park's standing as a key economic center, ensuring the neighborhood's readiness for the anticipated growth.

This is why we need to act now and provide additional capital support for this community. In order to achieve this level of growth, support is needed for the implementation of equitable, transit-oriented development which will continue to attract public and private investment in housing and businesses. Bringing these much-needed amenities and services to The Bronx will strengthen these critical job sectors and ensure the community continues positive economic growth. Let us seize this historic opportunity to build a Bronx that thrives and is accessible, sustainable, and inclusive.

Thank you for your consideration.

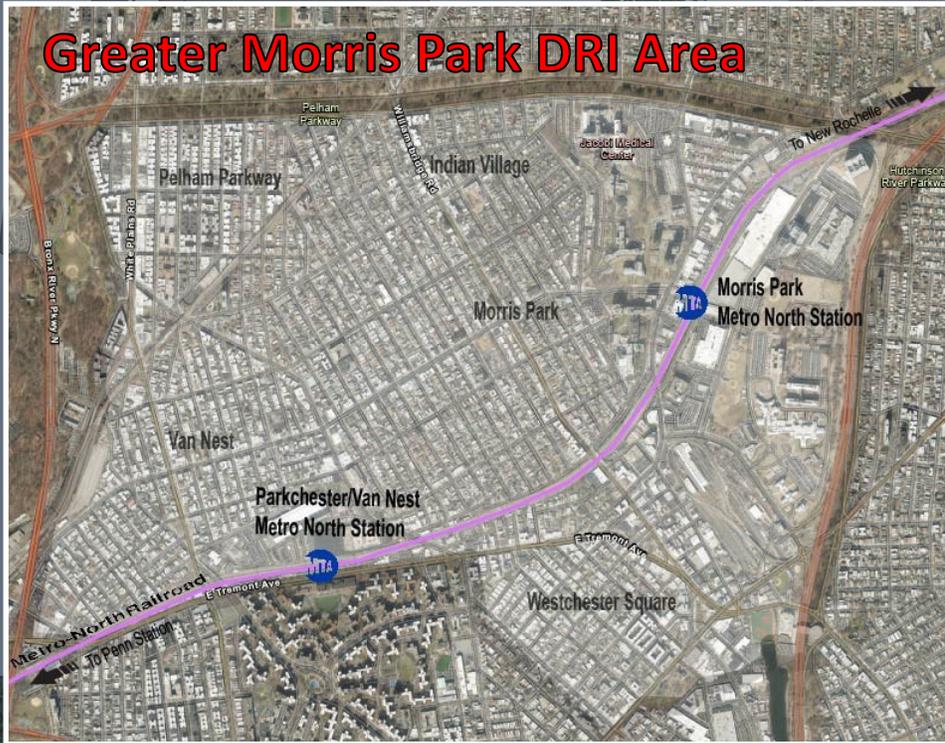
Vanessa L. Gibson

Bronx Borough President

Basic Information

REDC Region	New York City
Program	Downtown Revitalization Program (DRI)
Municipality Name	New York City
Downtown Name	Greater Morris Park
County Name	Bronx
Applicant Contact	<p>Primary: Office of the Bronx Borough President Name/Title: Juton Horstman, Director, Planning and Development Email: jhorstman@bronxbp.nyc.gov</p> <p>Secondary: Bronx Economic Development Corporation Name/Title: Marshall Strawbridge, Director of Outreach Email: mstrawbridge@bxedc.org</p>
Applicant Partners	<p>Bronx Economic Development Corporation Morris Park Business Improvement District Westchester Square Business Improvement District Community Board 10 Community Board 11 Jacobi Medical Center Simone Development Corporation NYC Parks and Recreation NYC Department of Environmental Protection Bronx House Montefiore Medical Center</p>

DRI Geographic Area

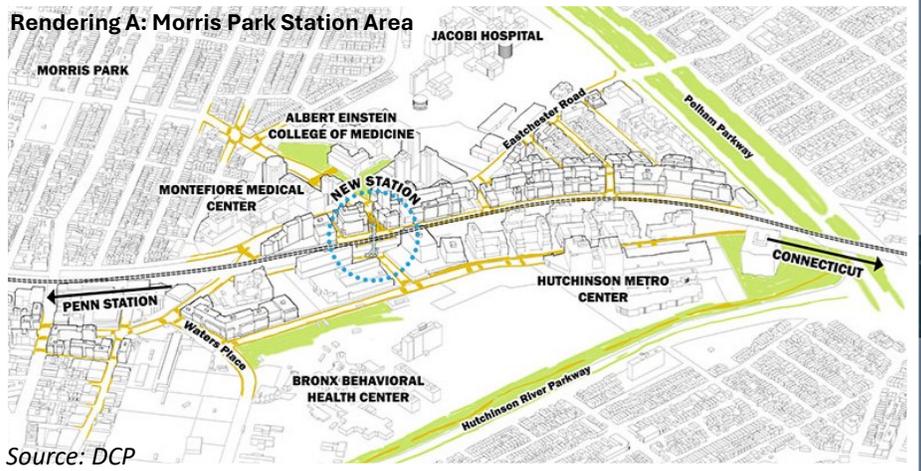


Source: MTA

The DRI geographic area encompasses neighborhoods and commercial corridors around the Metro-North stations which will be completed in 2027. The two maps above show where the DRI study boundaries and where the new stations will be located. Renderings A and B show how the completed stations will be integrated into the surrounding area based on the recently approved rezonings.

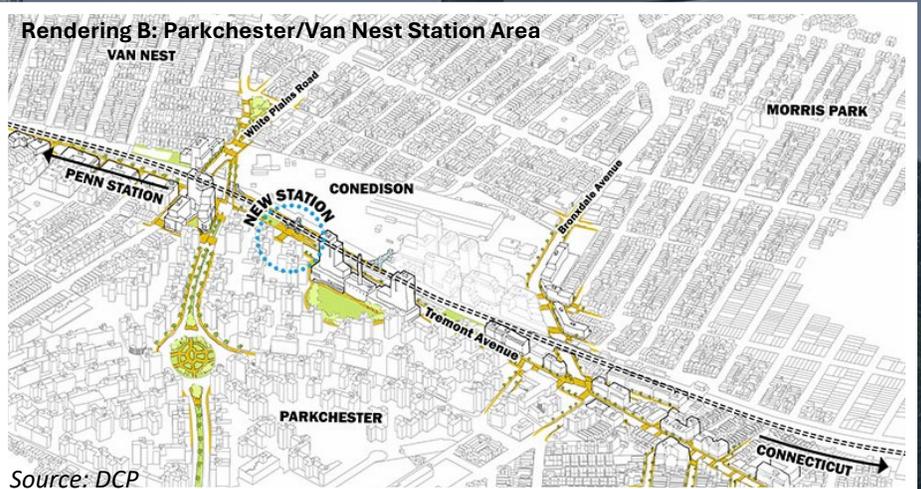
Image Sources: MTA, DCP

Rendering A: Morris Park Station Area



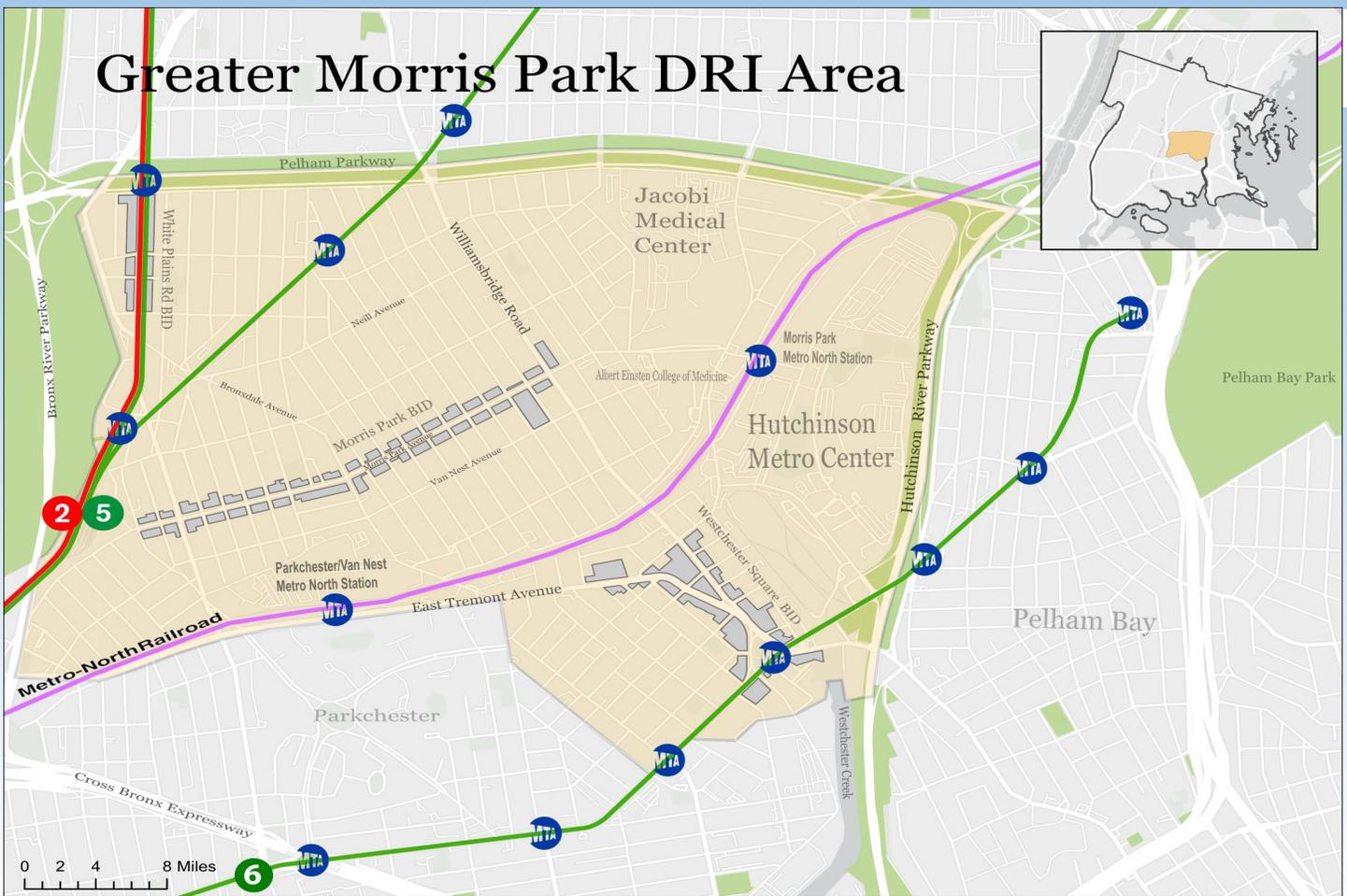
Source: DCP

Rendering B: Parkchester/Van Nest Station Area



Source: DCP

Greater Morris Park DRI Area



Geographic Area and Justification

The Greater Morris Park Downtown Revitalization Initiative area's (DRI) approximate boundaries are Pelham Parkway to the north, Hutchinson River Parkway to the east, East Tremont Avenue and Westchester Avenue to the south, and Bronx Park and White Plains Road to the west. It includes the neighborhoods of Morris Park, Van Nest, Westchester Square, Indian Village, and Pelham Parkway. Existing Business Improvement Districts (BIDs) within the Greater Morris Park DRI include the Morris Park, Westchester Square, and White Plains Road BIDs.

The neighborhood is home to many medical facilities, comprising one of the largest employment centers in the Bronx, and a top ten job center in all of New York City. This includes the Albert Einstein College of Medicine, Jacobi Medical Center, Calvary Hospital, Montefiore Medical Center, and the Bronx Behavioral Health Center. The Albert Einstein College of Medicine made headlines this year by announcing a

generous billion-dollar endowment guaranteeing free tuition to all medical students in perpetuity.¹

Greater Morris Park is largely composed of Bronx Community District 11, as well as part of Community District 10, encompassing the ZIP Codes 10461 and 10462. It is in New York's 14th and 15th Congressional Districts, represented by Alexandria Ocasio-Cortez and Ritchie Torres, respectively, and New York City Council Districts 13 and 18, represented by Kristy Marmorato and Majority Leader Amanda Farías, respectively. The State Assembly representatives are Karines Reyes from District 87, Michael R. Benedetto from District 82, and John Zaccaro Jr. from District 80. The State Senators are Gustavo Rivera who represents the 33rd Senate district and Nathalia Fernandez from district 34.

Greater Morris Park is an ideal candidate for the Downtown Revitalization program due to expected growth in population and economic activity from

planned zoning and infrastructure changes, which includes two new Metro-North stations in this area, with service beginning in 2027. Local businesses and government need to prepare for this transition by strategically supporting capital projects that will amplify public and private investments.

In support of the new Metro-North stations, a rezoning of the area was approved in August 2024. This proposal was the result of years of public outreach and community engagement. The Bronx Borough President's office, in coordination with City Council, had a series of five public events to hear directly from residents about the future needs within the community. The rezoning is expected to create 7,500 housing units, including 1,900 income-restricted, which will support 20,000 new residents by 2027. The rezoning also is estimated to create 10,000 jobs, 1.23 million square feet of commercial

growth, and 1.29 million square feet of community facility growth.

The Metro-North Expansion, with four new stations providing direct access to Midtown, Westchester, and beyond, offers a transformative opportunity for Greater Morris Park. There will be an increased use of public transportation options such as subways and buses, requiring more service, particularly during peak hours.³

The city plans to invest \$500 million in neighborhoods surrounding the rezoning, including improvements to parks and playgrounds, school upgrades, improvements to streets, sewers, and the 49th police precinct. These investments, focused in the DRI impact area, provide an opportunity to enhance the quality of life through capital projects that will help to support the smart growth of the community.⁴

DRI Readiness

One of the strengths of the Greater Morris Park area that make it a good fit for the DRI program is the presence of many strong local organizations that have helped identify where public investment is needed and to act as sponsors and partners for the program. There are many BIDs, community groups, private businesses, and other institutions with the willingness and capacity to partner in the implementation of DRI funding. Listed below are several such organizations.

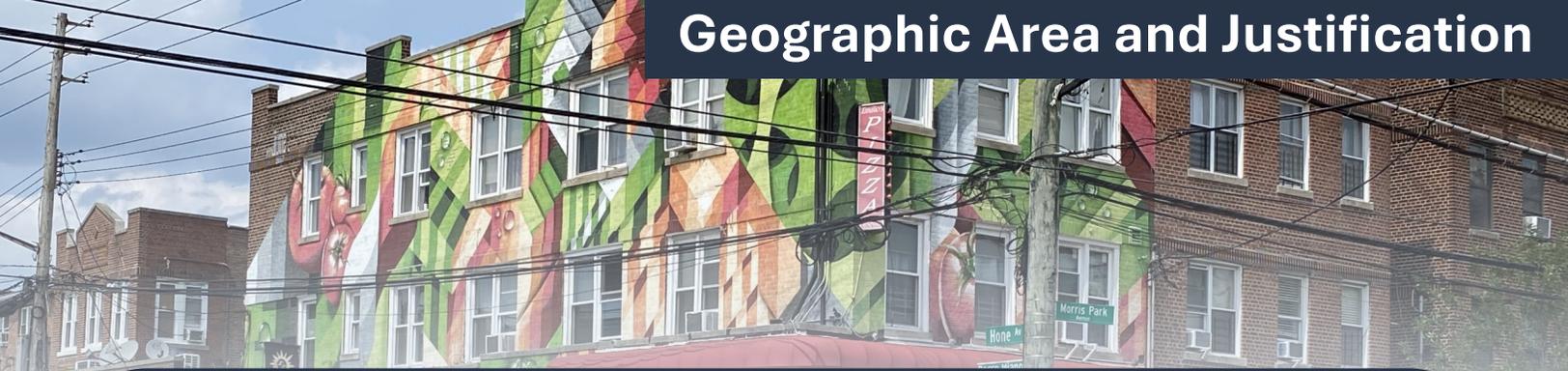
Morris Park BID – The Morris Park BID was created in 2018. The borders of the BID encompass a historically Italian and Albanian neighborhood, although in recent years the BID has seen the growth of the MENA (Middle Eastern and North African) community and businesses. Over 300 businesses and organizations are located within the BID. The Morris Park BID has a history of successfully implementing quality of life improvements in the district, including a large-scale public art installation and advocating for upgrading the corridor light poles to metallic, historic-style poles.⁵



The Pulse (pictured above) is a public art piece installed and maintained by the Morris Park BID

Source: Morris Park BID

Geographic Area and Justification



The Morris Park BID is advocating with DOT and ConEd to replace outdated wooden light poles and cluttered, above-the-ground wiring (left), with metallic, historic style poles and undergrounded wiring, to create a consistent and cleaner streetscape and a more inviting pedestrian experience on the commercial corridor.

Source: The Morris Park BID

Westchester Square BID – The Westchester Square BID was created in 2012. Located east of Parkchester, the Westchester Square BID comprises almost 200 businesses. It provides sanitation services, public safety services, business support and advocacy, and events for the community. The Westchester Square BID has made many quality-of-life improvements to the district, including installing and maintaining several planters and fencing for the tree pits on the sidewalk.⁶



White Plains Road BID – The White Plains Road BID was created in 1994. The borders of the BID extend from Bolton Street east along Pelham Parkway South to White Plains Road and south for three blocks to Brady Avenue. The White Plains Road BID comprises almost 100 businesses and organizations. The BID offers sanitation services and business advocacy for the businesses located within its borders.⁷

The Hutchinson Metro Center – The Hutchinson Metro Center is one of the largest mixed-use developments in the region, with over 1.4 million square feet of medical and office space, employing over 8,000 people in approximately 80 different businesses. The Metro Center anticipates scaling up to an additional 3,000 jobs in the near future. Simone Development Corporation, which owns the Hutchinson Metro Center, has a history of successful developments and would make an ideal local partner.⁸

Hospitals – Greater Morris Park is home to many medical institutions. The Montefiore and Albert Einstein College of Medicine Campus stands as one of the nation's most esteemed medical schools, recently benefiting from a generous \$1 billion endowment by Dr. Ruth Gottesman, enabling students to attend tuition-free. This campus employs around 2,000 people and has an enrollment of approximately 3,000 students. The area also hosts Jacobi Medical Center, Calvary Hospital, and the Bronx Psychiatric Center. As large anchor institutions, these hospital campuses have the capacity to assist finding and sponsoring capital projects for DRI funds.⁹

Vision Statement

The vision for the Morris Park DRI is to transform the area into a premier transit-oriented development hub by leveraging the addition of expanded Metro-North commuter rail service and rezoning which will allow additional commercial and residential growth to bolster existing economic activity and drive future economic and employment growth. We aim to develop a cohesive plan that will support Morris Park's status as the second largest job center in The Bronx while maximizing the transformative impact of the new commuter rail service. This vision will enable Greater Morris Park to become a complete community that would feature safe streets, green public spaces, and intermodal connections. The Metro-North expansion presents a once-in-a-lifetime opportunity to put in motion transformative changes that will allow both residents and local businesses of Morris Park to thrive.

Past Investment and Future Potential

Many private institutions are planning to invest in the area in anticipation of the expected economic and population growth that will accompany the new Metro North Stations and accompanying changes in zoning. Simone Development Corporation's Hutchinson Metro Center currently comprises four buildings with 1.4 million square feet dedicated to office, medical, retail, and hotel purposes. A planned expansion to the west, expected to be completed in 2027, will add 1.8 million square feet of new space. This expansion will include LEED-certified medical research and office facilities, a second hotel, retail outlets, restaurants, and 250 residential units for employees, students, and researchers at the Hutchinson Metro Center. The plans also feature 3,500 new parking spaces and over ten acres of green open space.¹⁰

The MTA has invested \$1.4 billion into four new Metro-North stations in the East Bronx, including Morris Park, Parkchester/Van Nest, Hunts Point, and Co-op City. These new stations will save up to 60 minutes going into Penn Station or 75 minutes if going to Connecticut, each way, resulting in commuters getting over two hours back each day. Altogether the MTA will be investing nearly \$3.2 billion for Penn Station access to be completed.

The plan allocates nearly \$500 million for infrastructure

and community improvements, This includes:

- \$119 million for renovations and upgrades to local parks and open spaces, enhancing recreational opportunities and green spaces for families and residents;
- \$12 million for school improvements, ensuring that our children have access to better educational facilities and resources;
- \$189 million for street improvements, enhancing safety and accessibility with new lighting, sidewalks, crossings, and road reconstruction on major corridors;
- \$170 million for essential infrastructure improvements, including sewer upgrades, water line repairs, and other critical investments to support our boroughs growth and flood resilience; and,
- \$10 million to support the 49th precinct for public safety.

This focus on enhancing public spaces, transportation access, and safety is designed to promote transit-oriented development growth, address the city's housing crisis, boost the local economy, and improve the quality of life for residents. Much of this investment will fall within the neighborhoods surrounding the two Metro-North stations located within the Greater Morris Park area.

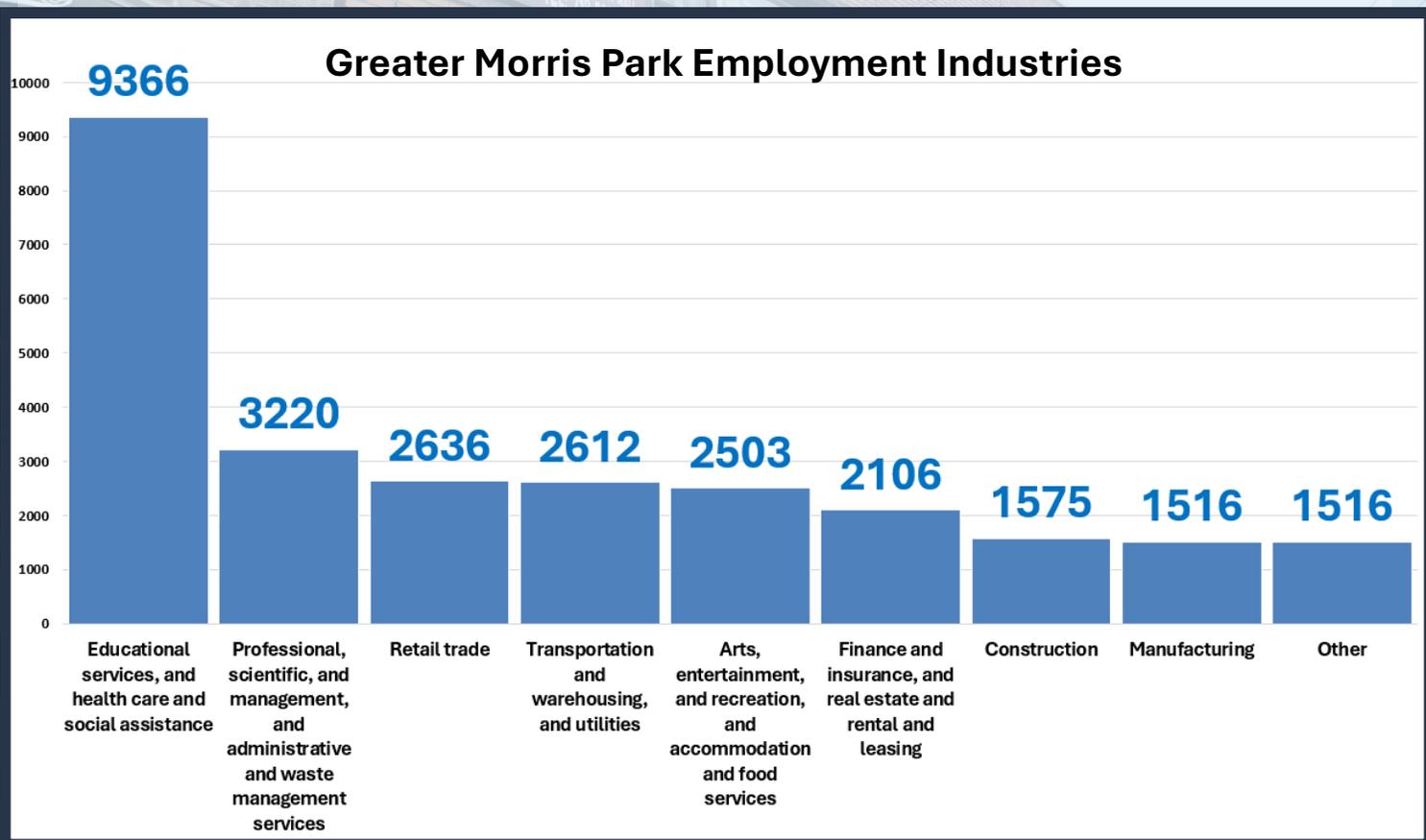
Recent and Impending Job Growth

According to the 2022 American Community Survey, over 30,000 people who reside within the census tracts located inside the Greater Morris Park DRI area are employed. As seen in the below table, nearly one in three residents of Greater Morris Park work in educational services, health care, and social assistance industries. This does not count people who live outside the DRI impact area and commute there for work. Although these industries, particularly the healthcare industry, are the largest employers, there is a diverse array of other industries in the area.

Other top employment categories include office professional, sciences, management, administrative and waste management services, arts, entertainment, recreation, hospitality and food services, retail trade, finance, insurance, and real estate.¹¹

As previously noted, the Greater Morris Park DRI area is primarily residential but still contains many major employment centers, including the Albert Einstein

College of Medicine the Montefiore Hutchinson Campus, the Montefiore Westchester Square Campus, the Hutchinson Metro Center, and Jacobi Medical Center. Collectively, this area ranks among the city's top 10 largest employment hubs, supporting around 23,000 jobs. There are also three primary commercial corridors that provide services to the neighborhood, represented by the three existing Business Improvement Districts within the proposal area. The Metro North Rezoning/Penn Access Project also represents an opportunity for more growth in conjunction with the transit-oriented development around the two new Metro North stops that will be constructed in the DRI Area. These stations, Morris Park and Parkchester/Van Nest, are expected to support 20,000 new residences, 1.23 million square feet of commercial growth, and 1.29 million square feet of community facility growth that will support 10,000 new jobs in the Greater Morris Park community.¹²





Quality of Life

The Greater Morris Park area is known for being a place with a strong sense of community that makes it a desirable place to live, work, and visit. The neighborhood has a tradition of welcoming various immigrant communities for the past 100 years, starting with Irish and Jewish, followed by a notable Italian American community, and more recently Hispanic, Albanian, and MENA (Middle Eastern and North African) immigrants, creating a highly diverse and vibrant community .

Two notable commercial corridors, Morris Park Avenue and Williamsbridge Road, are a draw for residents and visitors alike. An eclectic mix of restaurants and local services can be found along both corridors, reflecting the area’s cultural heritage and diverse culinary scene .

Morris Park’s northernmost border is Pelham Parkway, which provides 2.5 miles of recreational space that residents love and is home to numerous American Elm Trees. Pelham Parkway also serves as an opulent thoroughfare linking two of the borough’s largest parks: Bronx Park and Pelham Bay Park. The neighborhood is also home to the Matthews Muliner Playground, Loreto Playground, and the Parkchester and Bronxchester Little League fields.

Notable landmarks in Morris Park include the Van Nest Memorial Square, a park dedicated to World War I veterans, and the Church of St. Dominic, a Roman Catholic church built in the late 19th century.

Morris Park is also well-known as a hub of medical and educational excellence, which has helped the neighborhood establish itself as one of the most important job centers in the city. Formerly home to industrial uses associated with the adjacent rail line, the Hutchinson Metro Center has become a collection of medical campuses. The name “Hutchinson Metro Center” is commonly used by many in the community to refer to the area demarcated by the existing Amtrak rail line to the west, Pelham Parkway to the north, the Hutchinson River Parkway to the east, and Waters Place to the south. The name actually comes from Simone Development, a private developer which purchased the property in 2001 from the State of New York and has since made significant investment in the area, modernizing the existing buildings and adding a large amount of new construction to support the long-term vision.

This includes the Metro Center Atrium, which is home to a mix of uses, including hotel space, class-A office

space, and various retail and gym uses. In 2017 a non-profit hospital staff dwelling was built for Montefiore Hospital staff.

In the mid-2010s, Marconi Street was formally mapped within the Hutchinson Metro Center to create a new street that would provide access to the city's 911 emergency call center – known as the Public Safety Answering Center II (PSAC II) .

On the west side of the railroad tracks, the Albert

Einstein College of Medicine was the first medical school built in New York City since 1897, one year before consolidation, when it opened in 1955. It was also the first private medical school in the city to establish an academic department of family medicine and the first to create an internal medicine program with an emphasis on women's health.

Supportive Local Policies

The planning and policies that define Morris Park begin with **the Morris Park Rezoning** in 2005, which rezoned 12 full blocks and portions of 24 blocks in the neighborhood. The rezoning was intended to reinforce the existing low-density character in the area and ensure that future residential development would be consistent in scale and context with the existing detached and semi-detached homes that Morris Park is known for.¹³

The **Bronx Psychiatric Center (BPC) Land Use Improvement Project (2019)**, led by the Empire State Development Corporation aims to redevelop a 34-acre portion of the New York State Office of Mental Health's BPC campus in the eastern portion of the Morris Park neighborhood. It would be redeveloped with approximately one million gross square feet of commercial office space for business, professional, or medical facilities, as well as biotech and research space, educational facilities, and a hotel. Phase I of the development (1.1 million square feet) is expected to be completed by 2030.

Two studies geared towards the improvement and development of the station areas have specifically focused on enhancing Morris Park: **Sustainable Communities in the Bronx: Leveraging Regional Rail for Access, Growth and Opportunity** (2014) and **Penn Station Access** (2021). The *Sustainable Communities in the Bronx* study identified Morris Park as a regional center for employment and education but lacking in pedestrian infrastructure and commercial uses to support the population's needs. Recommendations from this study suggested rethinking the existing zoning around the future rail line to permit retail and a range of housing options, identify long-term improvements to pedestrian and vehicular access throughout the area, and consider branding opportunities through partnerships with the existing institutions.

Many of the above-referenced recommendations will be realized with the **Penn Station Access** project, which will bring direct Metro-North service from the Bronx, Westchester, and Connecticut to Penn Station

and Manhattan’s west side using Amtrak’s existing Hell Gate Line via four new ADA-accessible passenger rail stations in the East Bronx. The four proposed new Metro-North Stations are Hunts Point, Parkchester/Van Nest, Morris Park, and Co-op City.

With the planned expansion of Metro-North service – including the construction of a new station in Morris Park and Parkchester/Van Nest – **a series of land use changes (zoning text amendments, zoning map amendments and city map changes)** have been enacted to fully leverage New York State’s significant investment in regional rail, encourage transit-oriented development around the future stations, facilitate the development of new and affordable housing, and lead investment in the public realm around stations to improve pedestrian safety and comfort. The zoning changes will permit growth and development within an approximately 18-block area generally bound by Pelham Parkway to the north, Marconi Street to the east, East Tremont Avenue to the south and White Plains Road to the west. Specifically, the rezonings will allow for the development of mixed-use buildings and commercial

buildings, as well as new housing near transit to further strengthen Morris Park’s retail corridors and the neighborhood’s role as a job center.

Additionally, a special **Bronx Metro-North District** has been created to establish a framework around the future Morris Park and Parkchester/Van Nest stations to promote the growth of housing and employment centers around transit and provide adequate services and amenities for residents, workers, and visitors, to ensure an attractive urban streetscape around the stations and commercial corridors and create a cohesive pedestrian and public realm network that will support the future transit-oriented development.

Lastly, although not part of the proposed land use and zoning actions related to Metro North, a coordinated plan also calls for strategic improvements to infrastructure and services, such as streetscape and pedestrian safety improvements along East Tremont Avenue and other commercial corridors, and a new pedestrian plaza at Morris Park Avenue.

Public Support

In Fall 2023, Bronx Borough President Vanessa L. Gibson, along with Council Members Amanda Farías, Kevin C. Riley, Rafael Salamanca Jr., and Marjorie Velázquez, sponsored a series of community engagement workshops as a part of the “Bronx Metro-North Station Area Study.” These workshops, organized with agency partners, aimed to give Bronx residents a direct voice with their elected officials during ongoing planning efforts. The series included five events: one virtual information session and four in-person public workshops, each held near one of the four new station locations, two of which are in the DRI impact area. The workshops took place throughout September and October 2023 with nearly 450 attendees.¹⁴

A public workshop was held near the site of the future Parkchester/Van Nest station on October 3, 2023 at P.S. 106 Parkchester Elementary School at 1514 Olmstead Avenue. Seventy-five local residents attended and expressed their priorities for the community. Some of their biggest concerns were improvements to public spaces, such as more streetlights and park benches, infrastructure like sidewalks to improve walkability, and the creation of public facilities, such as a recreation center, youth programs, and community gathering spaces.

Public Support



Another workshop was held near the future site of the Morris Park station on October 26, 2023 at the Lubin Center at the Albert Einstein College of Medicine. Twenty-seven members of the community attended this workshop and brought important feedback about the future needs of the neighborhood. Some of their top priorities included a desire for more options for micro-mobility alternatives, including increased e-scooter and bike share service, as well as bike lanes along major roads such as Morris Park Avenue, Pelham Parkway, Williamsbridge Avenue, and Eastchester Road. Residents wanted more traffic safety measures such as speed cameras and speed bumps as well as improvements for pedestrian safety such as more street lighting around entrances to subway stations.



*Residents of the Morris Park Neighborhood shared their priorities at a visioning workshop in October 2023.
Source: Office of the Bronx Borough President*

Transformative Project Opportunities

The many partner organizations that have deep ties to the neighborhoods that comprise Greater Morris Park have identified a diverse and robust array of capital projects that will improve the quality of life for residents of the neighborhood. These projects include several beautification efforts, such as installing potted plants that would allow for aesthetic upgrades to the commercial corridors within Greater Morris Park. They also include improvements to public infrastructure, specifically the sidewalks and crosswalks, that will allow the space to become more pedestrian-friendly, decreasing the need for residents to travel the neighborhood in motor vehicles. One project will allow for a local partner to buy a shuttle bus to allow for residents and visitors to move from major commercial corridors to major job centers. Another project will encourage bus usage by placing a bus shelter at major bus stop. The Bronx Borough President's office has been in contact with local partners that are seeking capital assistance through this DRI application regarding the following projects:

	Title	Partner	Description	DRI Funding Request
1	Playground Reconstruction	NYC Parks	Reconstruction of Ben Abrams Playground, including new play equipment and seating area.	\$10,000,000
2	Pedestrian Island Improvements	Community Board 10	Upgrades to existing pedestrian infrastructure in Westchester Square Business district	\$50,000
3	Playground Renovations	Community Board 11	Renovations to Loreto Playground such as resurfacing and play area upgrades.	\$80,000
4	Bus Shelter Addition	Community Board 11	Provide a bus shelter, lighting, and benches to existing bus stop on East Tremont Avenue between Commonwealth St and Lawrence Ave.	\$80,000
5	MTA Wall Improvements	Community Board 11	Light installations at the MTA Wall on Morris Park Ave from Adams St to Garfield St.	\$60,000
6	Tree Pit additions	Community Board 11	The addition of tree pits with trees at Williamsbridge Road/Pelham Parkway South to East Tremont.	\$160,000
7	Bronxdale Pedestrian Plaza improvements	Community Board 11	The addition of benches and other quality-of-life improvements to the Bronxdale Plaza.	\$30,000
8	Energy Efficiency Upgrades	Bronx House	Upgrade energy infrastructure at Bronx House Community Center.	\$100,000
9	Sanitation Improvements	Morris Park BID	Improving sanitation, cleaning graffiti, and lighting improvements around existing Metro North tracks and underpasses.	\$500,000

Transformative Project Opportunities

	Title	Partner	Description	DRI Funding Request
10	"Morris Park Plaza" Beautification	Morris Park BID District Manager's Association	Adding street furniture, benches, seasonal umbrellas/tables, and more to the new Plaza at the upcoming Metro North station.	\$500,000
11	Restroom Improvements	Morris Park BID	Painting and upgrading restrooms at Loreto Playground and Matthew Muliner Playground.	\$2,500,000
12	Utilities Upgrades	Morris Park BID	Undergrounding of utilities cables on east side of Morris Park Avenue.	\$20,000,000
13	Ramadan Holiday Lighting	Morris Park BID	Appropriate holiday lighting is needed to support celebration of Ramadan in the west side of Morris Park.	\$30,000
14	Street Clock Funding	Morris Park BID	Installation of two architectural clocks is proposed to enhance the pedestrian experience and improve the sense of place at intersections of Morris Park Ave with Williamsbridge Rd and White Plains Rd.	\$200,000
15	Storefront Enhancement	Morris Park BID	Commercial corridor business storefronts and facades upgrades and enhancements.	\$200,000
16	Loreto Park Arts Festival Funding	Morris Park BID	Funding is requested for a 3-year program to implement a bi-annual arts festival with a focus on local Bronx artists	\$90,000
17	Street Beautification	Morris Park BID	The addition of 20 planters is proposed along with the addition of 10 street benches at strategic locations around the Morris Park Avenue corridor.	\$80,000
18	Green Space Enhancements	Morris Park BID	Enhancement of existing commercial corridors green spaces and installation of missing tree pits infrastructure (tree guards).	\$120,000
19	MTA Site Improvements	Simone Development Companies	Constructing a public plaza at Metro Center Atrium to enhance pedestrian and vehicular access to the new station.	\$2,000,000
20	Traffic Improvements	Simone Development Companies	Proposing traffic improvements to improve circulation, such as traffic calming measures, ADA improvements, and improving drop-off conditions.	\$500,000
21	Entryway Enhancements & Navigation Improvements	Simone Development Companies	Upgrades to signage and mapping at entryway and throughout Hutch Metro Center to aid in wayfinding and increase walkability.	\$750,000

Transformative Project Opportunities

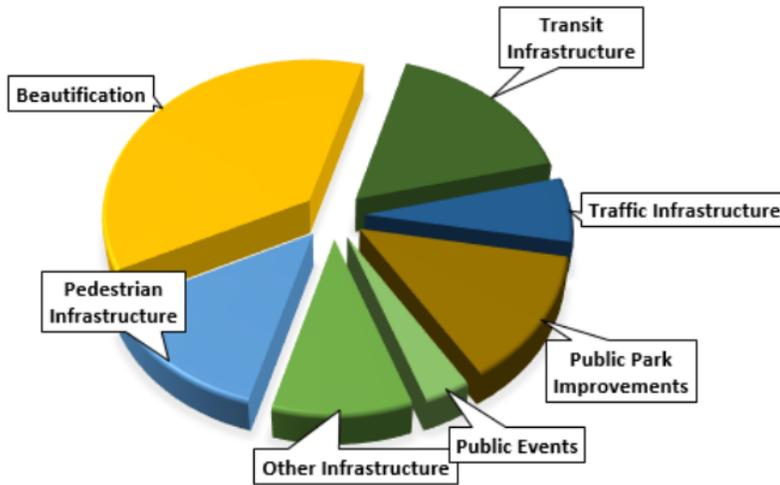
	Title	Partner	Description	DRI Funding Request
22	Hotel walkway upgrades	Simone Development Companies	Upgrades to the exterior and walkway of an in-development hotel that will improve walkability.	\$3,000,000
23	Shuttle bus upgrades	Simone Development Companies	The Hutchinson Metro Center offers free shuttle bus services to visitors. Enhancements will be made to the bus shelters, as well as signage and lighting at bus stops.	\$200,000
24	Landscaping upgrades	Simone Development Companies	Beautifying the Hutchinson Metro Center Campus with new walkways, a variety of plants, benches, and other quality of life improvements	\$825,000
25	Sidewalk installation	Simone Development Companies	Creation of a sidewalk on the west side of Marconi Street in front of a medical office building. This sidewalk would	\$100,000
26	Cafeteria upgrades	Simone Development Companies	Upgrades to the interior and kitchen of the Hutchinson Metro Center campus	\$2,500,000
27	Highlighting The Historical District of Westchester Square	Westchester Square BID District Manager's Association	Various beautification projects to improve the quality of life in the Westchester Square BID	\$5,000,000
28	Campus Paving	Jacobi Medical Center	Removal of the deteriorated pavement around the Jacobi Medical Center	\$1,500,000
29	Sidewalk Replacement and ADA Ramps	Jacobi Medical Center	Replacing deteriorated sidewalks and improving ADA accessibility around the Jacobi Medical Center	\$5,000,000
30	Cloudburst Hub	NYC Department of Environmental Protection	Creating a network of stormwater management tools to alleviate flooding in Parkchester/Morris Park	\$59,000,000
31	Window Replacement and aesthetic upgrades	Montefiore Medical Center	Upgrades to the windows and overall appearances on the outside of Medical	\$4,822,056
32	Street Beautification and Infrastructure	Montefiore Medical Center	Upgrades to wayfinding, improving lighting, and walkways in area near new	\$6,000,000



Transformative Project Opportunities

Total Projects	Total Requested DRI Funds	Total Cost of Projects	Number of Community Partners
32	\$ 105,155,000	\$ 189,002,056	10

Breakdown of Project Type



Private Projects	12
Governmental Projects	8
Non-Profit Projects	12

Administrative Capacity

For the administration of funds, the office of the Bronx Borough President will be partnering with the Bronx Economic Development Corporation (BXEDC). BXEDC is the primary economic development agency in the Bronx, established in 1981 with the purpose of strengthening Bronx-based businesses and maximizing employment opportunities for Bronxites. It operates in partnership with the Bronx Borough President's office and its two subsidiary organizations the Bronx Tourism Council and the Business Initiative Corporation, centrally positioned in the economic, workforce, and community development landscapes in the borough. BXEDC is representing the Borough President's Office since 2023 in the Boards of Directors of the 12 Business Improvement Districts in the Bronx.

BXEDC has also served as administrator for the Bronx Empowerment Zone since its inception in 1994. During this time, BXEDC has demonstrated its capacity for mobilizing private, public, and philanthropic sector commitments and administering capital access programs, including its U.S. Small Business Administration Community Advantage Loan Program for small- to mid-sized businesses and its Bronx Business Loans for businesses located in or moving to the Bronx.

BXEDC also has a proven record of partnering with public and private funders to provide grants to small businesses and community organizations in the Bronx. For the past two years, BXEDC has partnered with Santander Bank to provide grants to small businesses, and BXEDC launched the Green Action Challenge in 2023 in partnership with the New York Power Authority to award a \$1 million grant to Bronx Community College to make a transformative investment in their campus's environmental sustainability.

Additionally, for the past five years, BXEDC has served as the local program administrator for a \$10 million Downtown Revitalization Initiative. BXEDC led the process to define the Bronx Civic Center Strategic Investment Plan, which outlined strategies for revitalization with the potential to create and attract more than 800 jobs and leverage more than \$21 million in public and private funds. The Bronx Borough President and

Administrative Capacity

BXEDC's -President co-led the committee overseeing the five-month planning process, which involved deep and inclusive local engagement with South Bronx elected leaders, community organizations, residents, businesses, and other stakeholders. This equitable, community-driven process culminated in 15 transformative, ready-to-implement projects including a storefront improvement program for the 161st Street corridor and a capital improvement project in the 149th Street/Third Avenue Hub.

The nature of BXEDC's work and its relationships with the Office of the Bronx Borough President and a broad range of Bronx stakeholders including residents, small businesses, elected officials, private developers, and community-based organizations make this organization uniquely situated to carry out a DRI project. BXEDC is committed to leveraging these relationships to ensure that the Bronx develops and implements a DRI plan that is responsive and accountable to a broad base of stakeholders and leverages their resources and expertise to their greatest potential to ensure successful completion of this project.



The Huntington Free Library and Reading Room in the Westchester Square Business Improvement District



Letters of Support



RITCHIE TORRES

THE BRONX

October 2, 2024

Mr. William D. Rahm, Co-Chair
Mr. Felix V. Matos, Co-Chair
New York City Regional Economic Development Council
633 Third Avenue
New York, NY 10017

Dear Co-Chair Rahm and Matos,

I am pleased to express my support for Bronx Borough President Vanessa L. Gibson and The Bronx Economic Development Corporation's joint application for Regional Economic Development Council funding through the Downtown Revitalization Initiative (DRI) for the Greater Morris Park project.

Morris Park is a community with a strong sense of identity, making it an attractive place to live, work, and visit. It is also one of New York City's top ten economic hubs, home to key institutions like the Hutchinson Metro Center, Albert Einstein College of Medicine, and Jacobi Medical Center. The community is set to receive two new Metro-North stations—Morris Park and Parkchester/Van Nest—scheduled to open in 2027. Combined with recent rezoning approvals and ongoing capital projects, the area is well-positioned for continued growth, making it an ideal candidate for a DRI award that will further stimulate economic transformation.

With the anticipated growth in population and economic activity due to the Metro-North expansion and zoning changes, there is an urgent need for investment from both local businesses and the government to fully capitalize on this opportunity. This funding will allow the Greater Morris Park community to shape a vision for growth as both a jobs and transportation hub, while ensuring that the neighborhood reaps the full benefits of this transformation.

Investment from the Regional Economic Development Council will help the Greater Morris Park area grow into a key driver of economic development, supporting the community's business vitality while reflecting our shared commitment to its ongoing success. With those remarks, I fully support this application.

Sincerely,



Ritchie Torres
Member of Congress
New York, 15th District

CHAIR

ALCOHOLISM AND SUBSTANCE USE DISORDERS

COMMITTEES

LABOR

RULES

MENTAL HEALTH

TRANSPORTATION

INVESTIGATIONS AND GOVERNMENT OPERATIONS

COMMERCE, ECONOMIC DEVELOPMENT

AND SMALL BUSINESS

SECRETARY

NYS BLACK, PUERTO RICAN, HISPANIC
AND ASIAN LEGISLATIVE CAUCUS

**THE SENATE
STATE OF NEW YORK**



NATHALIA FERNANDEZ

SENATOR, 34TH DISTRICT

ALBANY OFFICE

814 LEGISLATIVE OFFICE BUILDING

ALBANY, NEW YORK 12247

(518) 455-3595

DISTRICT OFFICE

3853 EAST TREMONT AVENUE

BRONX, NEW YORK 10465

(718) 822-2049

EMAIL

FERNANDEZ@NYSENATE.GOV

@SENFERNANDEZ34



Mr. William D. Rahm, Co-Chair

Mr. Felix V. Matos, Co-Chair

New York City Regional Economic Development Council

633 Third Avenue

New York, NY 10017

Dear Co-Chair Rahm and Matos,

I am pleased to express my support for Bronx Borough President Vanessa L. Gibson and The Bronx Economic Development Corporation's joint application for Regional Economic Development Council funding through the Downtown Revitalization Initiative (DRI) for the Greater Morris Park project.

Morris Park is a community with a strong sense of identity, making it an attractive place to live, work, and visit. It is also one of New York City's top ten economic hubs, home to key institutions like the Hutchinson Metro Center, Albert Einstein College of Medicine, and Jacobi Medical Center. The community is set to receive two new Metro-North stations—Morris Park and Parkchester/Van Nest—scheduled to open in 2027. Combined with recent rezoning approvals and ongoing capital projects, the area is well-positioned for continued growth, making it an ideal candidate for a DRI award that will further stimulate economic transformation.

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Investment from the Regional Economic Development Council will help the Greater Morris Park area grow into a key driver of economic development, supporting the community's business vitality while reflecting our shared commitment to its ongoing success. With those remarks, I fully support this application.

Sincerely,

Nathalia Fernandez

A handwritten signature in black ink, appearing to read 'Nathalia Fernandez'.

New York State Senator for District 34

September 19, 2024

Mr. William D. Rahm, Co-Chair
Mr. Felix V. Matos, Co-Chair
New York City Regional Economic Development Council
633 Third Avenue
New York, NY 10017

Dear Co-Chair Rahm and Matos,

I am pleased to express my support for Bronx Borough President Vanessa L. Gibson and The Bronx Economic Development Corporation's joint application for Regional Economic Development Council funding through the Downtown Revitalization Initiative (DRI) for the Greater Morris Park project.

Morris Park is a community with a strong sense of identity, making it an attractive place to live, work, and visit. I am proud to represent the residents and businesses in this area, which is also one of New York City's top ten economic hubs, home to key institutions like the Hutchinson Metro Center, Albert Einstein College of Medicine, and Jacobi Medical Center. The community is set to receive two new Metro-North stations—Morris Park and Parkchester/Van Nest—scheduled to open in 2027. Combined with recent rezoning approvals and ongoing capital projects, the area is well-positioned for continued growth, making it an ideal candidate for a DRI award that will further stimulate economic transformation.

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Investment from the Regional Economic Development Council will help the Greater Morris Park area grow into a key driver of economic development, supporting the community's business vitality while reflecting our shared commitment to its ongoing success. This proposal has my full support.

Respectfully,



Gustavo Rivera
New York State Senator
33rd Senate District, The Bronx



KARINES REYES
Assembly Member 87th District

CHAIR
Subcommittee on Workplace Safety

THE ASSEMBLY
STATE OF NEW YORK
ALBANY

COMMITTEES
Aging
Alcoholism and Drug Abuse
Health
Labor
Social Services

MEMBER
Puerto Rican/Hispanic Task Force
Black, Puerto Rican, Hispanic and
Asian Legislative Caucus
Legislative Women's Caucus

September 26th, 2024

ELECTRONIC MAIL

Mr. William D. Rahm, Co-Chair
Mr. Felix V. Matos, Co-Chair
New York City Regional Economic Development Council
633 Third Avenue
New York, NY 10017

RE: Letter of Support for Greater Morris Park Downtown Revitalization Initiative (DRI) Grant

Dear Co-Chair Rahm and Matos,

I am pleased to express my support for Bronx Borough President Vanessa L. Gibson and The Bronx Economic Development Corporation's joint application for Regional Economic Development Council funding through the Downtown Revitalization Initiative (DRI) for the Greater Morris Park project.

Morris Park is a community with a strong sense of identity, making it an attractive place to live, work, and visit. It is also one of New York City's top ten economic hubs, home to key institutions like the Hutchinson Metro Center, Albert Einstein College of Medicine, and Jacobi Medical Center. The community is set to receive two new Metro-North stations—Morris Park and Parkchester/Van Nest—scheduled to open in 2027. Combined with recent rezoning approvals and ongoing capital projects, the area is well-positioned for continued growth, making it an ideal candidate for a DRI award that will further stimulate economic transformation.

With the anticipated growth in population and economic activity due to the Metro-North expansion and zoning changes, there is an urgent need for investment from both local businesses and the government to fully capitalize on this opportunity. This funding will allow the Greater Morris Park community to shape a vision for growth as both a jobs and transportation hub, while ensuring that the neighborhood reaps the full benefits of this transformation.

Investment from the Regional Economic Development Council will help the Greater Morris Park area grow into a key driver of economic development, supporting the community's business vitality while reflecting our shared commitment to its ongoing success. With those remarks, I fully support this application.

Sincerely,

Karines Reyes, R.N.
Member of Assembly – District 87



THE ASSEMBLY
STATE OF NEW YORK
ALBANY

JOHN ZACCARO, JR.
Assemblyman 80th District

ALBANY OFFICE:
Legislative Office Building
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FAX: 518-455-5596

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2018 Williamsbridge Road
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COMMITTEES
Aging
Alcoholism and Drug Abuse
Economic Development, Job Creation,
Commerce and Industry
Small Business
Tourism, Parks, Arts and
Sports Development
MEMBER
Black, Puerto Rican, Hispanic and
Asian Legislative Caucus
MWBEs
Puerto Rican/Hispanic Task Force

September 19, 2024

Mr. William D. Rahm, Co-Chair
Mr. Felix V. Matos, Co-Chair
New York City Regional Economic Development Council
633 Third Avenue
New York, NY 10017

Dear Co-Chair Rahm and Matos,

I am pleased to express my support for Bronx Borough President Vanessa L. Gibson and The Bronx Economic Development Corporation's joint application for Regional Economic Development Council funding through the Downtown Revitalization Initiative (DRI) for the Greater Morris Park project.

Morris Park is a community with a strong sense of identity, making it an attractive place to live, work, and visit. It is also one of New York City's top ten economic hubs, home to key institutions like the Hutchinson Metro Center, Albert Einstein College of Medicine, and Jacobi Medical Center. This community is set to receive two new Metro-North stations—Morris Park and Parkchester/Van Nest—scheduled to open in 2027. Combined with recent rezoning approvals and ongoing capital projects, the area is well-positioned for continued growth, making it an ideal candidate for a DRI award that will further stimulate economic transformation.

With the anticipated growth in population and economic activity due to the Metro-North expansion and zoning changes, there is an urgent need for investment from both local businesses and the government to fully capitalize on this opportunity. This funding will allow the Greater Morris Park community to shape a vision for growth as both a jobs and transportation hub, while ensuring that the neighborhood reaps the full benefits of this transformation.

Investment from the Regional Economic Development Council will help the Greater Morris Park area grow into a key driver of economic development, supporting the community's business vitality while reflecting our shared commitment to its ongoing success. With those remarks, I fully support this application.

Sincerely,

John Zaccaro Jr.
80th Assembly District



THE ASSEMBLY
STATE OF NEW
YORK

CHAIRMAN
Education

COMMITTEES
Labor
Rules
Ways and Means
Puerto Rico/ Hispanic/Task Force

09/25/2024

Mr. William D. Rahm, Co-Chair
Mr. Felix V. Matos, Co-Chair
New York City Regional Economic Development Council
633 Third Avenue
New York, NY 10017

Dear Co-Chair Rahm and Matos,

I am pleased to express my support for Bronx Borough President Vanessa L. Gibson and The Bronx Economic Development Corporation's joint application for Regional Economic Development Council funding through the Downtown Revitalization Initiative (DRI) for the Greater Morris Park project.

Morris Park is a community with a strong sense of identity, making it an attractive place to live, work, and visit. It is also one of New York City's top ten economic hubs, home to key institutions like the Hutchinson Metro Center, Albert Einstein College of Medicine, and Jacobi Medical Center. The community is set to receive two new Metro-North stations—Morris Park and Parkchester/Van Nest—scheduled to open in 2027. Combined with recent rezoning approvals and ongoing capital projects, the area is well-positioned for continued growth, making it an ideal candidate for a DRI award that will further stimulate economic transformation.

With the anticipated growth in population and economic activity due to the Metro-North expansion and zoning changes, there is an urgent need for investment from both local businesses and the government to fully capitalize on this opportunity. This funding will allow the Greater Morris Park community to shape a vision for growth as both a jobs and transportation hub, while ensuring that the neighborhood reaps the full benefits of this transformation.

Investment from the Regional Economic Development Council will help the Greater Morris Park area grow into a key driver of economic development, supporting the community's business vitality while reflecting our shared commitment to its ongoing success. With those remarks, I fully support this application.

Sincerely,

Michael R. Benedetto
Member of Assembly

DISTRICT OFFICE
778 CASTLE HILL AVENUE
BRONX, NY 10473
TEL: (718) 792-1140
FAX: (718) 931-0235

LEGISLATIVE OFFICE
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AFarias@council.nyc.gov



THE COUNCIL
OF
THE CITY OF NEW YORK

AMANDA FARIÁS

MAJORITY LEADER, 18TH DISTRICT, BRONX

CHAIR
ECONOMIC DEVELOPMENT

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RULES, PRIVILEGES, AND ELECTIONS
FINANCE
TRANSPORTATION AND INFRASTRUCTURE
LAND USE

SUBCOMMITTEES
LANDMARKS, PUBLIC SITINGS, AND DISPOSITIONS

September 24, 2024

Mr. William D. Rahm, Co-Chair
Mr. Felix V. Matos, Co-Chair
New York City Regional Economic Development Council
633 Third Avenue
New York, NY 10017

Dear Co-Chair Rahm and Matos,

I am pleased to express my support for Bronx Borough President Vanessa L. Gibson and The Bronx Economic Development Corporation's joint application for Regional Economic Development Council funding through the Downtown Revitalization Initiative (DRI) for the Greater Morris Park project, which includes Westchester Square in Council District 18.

The Morris Park and Westchester Square areas are communities with a strong sense of identity, making it an attractive place to live, work, and visit. They are also some of New York City's top economic hubs; Morris Park is home to key institutions like the Hutchinson Metro Center, Albert Einstein College of Medicine, and Jacobi Medical Center. The community is set to receive two new Metro-North stations—Morris Park and Parkchester/Van Nest—scheduled to open in 2027. Combined with recent rezoning approvals and ongoing capital projects, the area is well-positioned for continued growth, making it an ideal candidate for a DRI award that will further stimulate economic transformation.

With the anticipated growth in population and economic activity due to the Metro-North expansion and zoning changes, there is an urgent need for investment from both local businesses and the government to fully capitalize on this opportunity. This funding will allow the community to shape a vision for growth as both a jobs and transportation hub, while ensuring that the neighborhood reaps the full benefits of this transformation.

Investment from the Regional Economic Development Council will help Morris Park and Westchester Square grow into a key driver of economic development, supporting the community's business vitality while reflecting our shared commitment to its ongoing success. With those remarks, I fully support this application.

Sincerely,

A handwritten signature in black ink that reads "Amanda Farías".

Hon. Amanda Farías
Majority Leader
Council District 18

DISTRICT OFFICE
3040 E TREMONT AVENUE, SUITE 108
BRONX, NY 10461
PHONE: 718-931-1721
FAX: 718-931-1605

CITY HALL OFFICE
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PHONE: 212-788-7375
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District13@council.nyc.gov



THE COUNCIL
OF
THE CITY OF NEW YORK
KRISTY MARMORATO
COUNCIL MEMBER, 13TH DISTRICT, BRONX

COMMITTEE
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AND WATERFRONTS
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MENTAL HEALTH, DISABILITIES, AND ADDICTION
VETERANS

SUB-COMMITTEE
COVID AND INFECTIOUS DISEASES

Mr. William D. Rahm, Co-Chair
Mr. Felix V. Matos, Co-Chair
New York City Regional Economic Development Council
633 Third Avenue
New York, NY 10017

Dear Co-Chair Rahm and Matos,

As a proud resident of Morris Park, I am writing to strongly advocate for the Greater Morris Park project to receive support through the New York State Downtown Revitalization Initiative (DRI). Our community is about to experience significant growth with the arrival of the new Metro-North stations, which will bring more housing and connectivity to our area. These developments present an incredible opportunity, but they also underscore the need for smart investments that will ensure Morris Park remains a vibrant, welcoming, and safe neighborhood.

To fully integrate the new infrastructure and prepare for the changes ahead, we must invest in our people, local programming, and essential infrastructure. The \$20 million available annually through the DRI offers a crucial opportunity to support transformative projects that will help Morris Park not only adapt to these changes but thrive as a result.

The DRI's focus on economic growth, community development, and sustainability is perfectly aligned with our vision for Morris Park. With these new Metro-North stations, we have the chance to attract businesses, create jobs, and enhance housing, public spaces, and cultural opportunities. However, maintaining the unique character and beauty of Morris Park will require deliberate, thoughtful development—investments that strengthen both our infrastructure and the community itself.

Morris Park is ready to embrace this change, and with the support of the DRI, we can ensure that this growth benefits all of our residents. I am confident that, with smart investments, our neighborhood will continue to flourish as we welcome these new developments. Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Kristy Marmorato".

Kristy Marmorato
New York City Council Member
District 13, Bronx



Hon. Vanessa L. Gibson
Borough President

BRONX COMMUNITY BOARD No. 10

3165 East Tremont Avenue • Bronx, New York 10461

Tel: (718) 892-1161 • Fax: (718) 863-6860

E-mail: bx10@cb.nyc.gov

Facebook.com/BronxCommunityBoard10

Website: www.nyc.gov/bronxcb10

Instagram & Twitter @BronxCB10



Joseph Russo
Chairperson

Matthew Cruz
District Manager

September 24, 2024

Mr. William D. Rahm, Co-Chair

Mr. Felix V. Matos, Co-Chair

New York City Regional Economic Development Council

633 Third Avenue

New York, NY 10017

Dear Co-Chair Rahm and Matos,

I am pleased to express my support for Bronx Borough President Vanessa L. Gibson and The Bronx Economic Development Corporation's joint application for Regional Economic Development Council funding through the Downtown Revitalization Initiative (DRI) for the Greater Morris Park project.

Morris Park is a community with a strong sense of identity, making it an attractive place to live, work, and visit. It is also one of New York City's top ten economic hubs, home to key institutions like the Hutchinson Metro Center, Albert Einstein College of Medicine, and Jacobi Medical Center. The community is set to receive two new Metro-North stations—Morris Park and Parkchester/Van Nest—scheduled to open in 2027. Combined with recent rezoning approvals and ongoing capital projects, the area is well-positioned for continued growth, making it an ideal candidate for a DRI award that will further stimulate economic transformation.

With the anticipated growth in population and economic activity due to the Metro-North expansion and zoning changes, there is an urgent need for investment from both local businesses and the government to fully capitalize on this opportunity. This funding will allow the Greater Morris Park community to shape a vision for growth as both a jobs and transportation hub, while ensuring that the neighborhood reaps the full benefits of this transformation.

Investment from the Regional Economic Development Council will help the Greater Morris Park area grow into a key driver of economic development, supporting the community's business vitality while reflecting our shared commitment to its ongoing success. With those remarks, I fully support this application.

Sincerely,



Appendix



Detailed Project List

Project Title: Ben Abrams Playground

Project Location: Bronx Park - Bronx Park East and Lydig Ave, Bronx NY

Project Sponsor: NYC Parks

Description: This project will reconstruction Ben Abrams Playground, located in Bronx Park East. The reconstruction will include new play equipment, new spray showers, new seating area, new safety surfacing and security lights. This project will upgrade water and electrical utilities at the site.

DRI Funds Requested: TBD

Total Project Cost: \$10,000,000

1

Project Title: Beautification of Westchester Square Commercial District

Project Location: East Tremont Avenue from Westchester Avenue to Overing Street

Project Sponsor: Bronx Community Board 10

Description: The Westchester Square business district is a thriving commercial corridor in the heart of Community District 10. It begins at East Tremont Avenue from Westchester Avenue to Overing Street. It is a roughly 6 block stretch with underused pedestrian islands that serve to help shoppers get from one side of East Tremont Avenue to the Williamsbridge Road portion of Westchester Square. These newly installed pedestrians' islands have tree pits and greenspace that is often underutilized. The district can benefit from plantings, artwork and upkeep. We envision plantings on every tree pit and perhaps a raised community garden where space will allow. A volunteer, perhaps student-led, organization can plant and help build raised planting beds. Additionally, to counteract dog waste, it is helpful to install tree guards on all the tree pits on the pedestrian island. Unfortunately, the tree pits attract litter. A tree guard will serve the dual purpose of preventing litter and allowing for planting within the tree pit. We can then have a local business adopt a particular tree to help clean and maintain the tree pit with the newly installed tree guard. Public art is another feature that may help beautify these pedestrian islands. Students, local artists, can paint a community-friendly portrait that speaks of the Bronx and its wonderful history. To be sure, these pedestrian islands are City of New York Department of Transportation property. However, NYCDOT does not maintain them and often they are left in poor condition with overgrowth. A NYC Department of Parks and Recreation tree guard costs between \$800 to \$1500. There are roughly a dozen tree pits on the along the pedestrian islands from Westchester Avenue to Overing Street along East Tremont Avenue because we would need plants, such as Perennials, that rise each spring. The remaining costs should be allocated to that endeavor.

DRI Funds Requested: \$50,000

Total Project Cost: \$50,000

2

Project Title: Renovating Loreto Playground

Project Location: Morris Park Ave. bet. Haight Ave. and Tomlinson Ave., Bronx, N

Project Sponsor: Community Board 11

Description: The basketball court at Loreto needs to be resurfaced. The following photo (from 2022) is just one example of the type of cracks affecting play currently at the Playground's six basketball hoops (more recent photos can be provided as needed): The middle play area also needs to be upgraded.

DRI Funds Requested: \$80,000

Total Project Cost: \$80,000

3

Detailed Project List

Project Title: East Tremont Bus Shelter

4

Project Location: 1753 Tremont Ave

Project Sponsor: Community Board 11

Description: Provide a bus shelter, lighting, and benches to existing bus stop. Elimination or clean up of current overgrowth. The bus stop is located on East Tremont Ave between Commonwealth St and Lawrence Ave is located on a heavily traveled area serviced by the Bx36, Bx40, and Bx42. Commuters have no shelter from the elements, no benches, and are often seen sitting on the floor or the fence footings. There is an extensive amount of overgrowth and trash, which has fostered an environment with many vermin and rats. Eliminating the current overgrowth along with preventative maintenance will create a safer and more aesthetic environment to this corridor.

DRI Funds Requested: \$80,000

Total Project Cost: \$80,000

Project Title: Morris Park Ave MTA Lighting

5

Project Location: Morris Park Ave/Adams to Garfield Street

Project Sponsor: Community Board 11

Description: In the Van Nest neighborhood, the MTA Wall runs a span of five blocks on Morris Park Ave from Adams Street to Garfield Street. It is highly trafficked and in the evening very dark and unsafe. Over the past 12 years, there have been many incidents of violent crime along this stretch. DRI funding will go towards light installations to increase safety in the area.

DRI Funds Requested: \$60,000

Total Project Cost: \$60,000

Project Title: Williamsbridge Road Tree Pits

6

Project Location: Williamsbridge Road/Pelham Parkway South to East Tremont

Project Sponsor: Community Board 11

Description: This busy pedestrian walkway is currently unshaded. The addition of tree pits with trees will add aesthetic, health, and ecological benefits to the community.

DRI Funds Requested: \$160,000

Total Project Cost: \$160,000

Project Title: Bronxdale Pedestrian Plaza

7

Project Location: 2016 Bronxdale Avenue

Project Sponsor: Community Board 11

Description: The Pedestrian Plaza at Bronxdale and Antin Place in front of 2016 is in need of equitable access to the residents in the community. There are boulders placed in the middle of the plaza but benches for residential use is needed. Without the benches and/or tables the tables the plaza is just an empty space and not truly a plaza for pedestrians to enjoy. We are seeking funding to upgrade the plaza so that the families in our community may enjoy it.

DRI Funds Requested: \$30,000

Total Project Cost: \$30,000

Detailed Project List

Project Title: Bronx House Energy Efficient Upgrades

8

Project Location: 990 Pelham Parkway South

Project Sponsor: Bronx House

Description: Bronx House is a community Center located on Pelham Parkway that offers dynamic educational, health, recreational and cultural programs that are enriching and meaningful experiences to local residents. DRI funding would directly improve the lives of residents in the community through allowing the center to make upgrades to increase energy efficiency in its facilities. It will do this through making the following upgrades: • New energy efficient lighting throughout the building; • New energy efficient/savings windows; • New Fire Alarm System.

DRI Funds Requested: \$100,000

Total Project Cost: \$125,000

Project Title: Sanitation, cleanliness and lighting around and under Metro North tracks

9

Project Location: Morris Park BID

Project Sponsor: Morris Park BID

Description: There are several overpasses related to Metro North tracks and above-ground subway lines, where the pedestrian experience is severely negatively impacted by graffiti, insufficient sanitation, insufficient lighting. These are at the following intersections: • Bronxdale Avenue intersection with Sackett Ave (under MN tracks); • Bronxdale Avenue intersection with Hunt Ave and Neil St (under MTA elevated tracks) - White Plains Rd intersection with Sagamore St (under MTA elevated tracks) • Amethyst St block between Sagamore St and Rhinelander Ave (under MTA elevated tracks) – where a large mosque is in the process of being built. Regular graffiti removal services, landscaping (cutting of weeds), improved lighting and enhanced sanitation around these overpasses would significantly improve quality of life for neighboring households and also create a more attractive connection into the Morris Park Ave corridor, from Pelham Parkway and central Bronx.

DRI Funds Requested: \$500,000

Total Project Cost: \$500,000

Project Title: Management and beautification of future “Morris Park Plaza”

10

at the location of forthcoming Metro North Morris Park station

Project Location: Bassett St/Eastchester Rd – intersection with Morris Park Avenue

Project Sponsor: Morris Park BID

Description: Beautification, daily maintenance and clean up of a planned “Morris Park Plaza” at the forthcoming Metro North Morris Park station will bring a new entrance point into the commercial corridors on Eastchester Rd and Morris Park Avenue. Beautification work will need to include street furniture: benches, seasonal umbrellas/tables, as well as year-round maintained planters and year-round supplementary sanitation (sweeping). An estimate of \$500,000 for a 2 year beautification and supplementary sanitation contract is suggested as an initial pilot project until the usage parameters of the new MN station would be better understood.

DRI Funds Requested: \$500,000

Total Project Cost: \$500,000

Detailed Project List

Project Title: Painting and upgrading comfort stations facilities at two local playgrounds: Loreto Playground and Matthew Muliner Playground

Project Location: Morris Park BID

Project Sponsor: Morris Park BID

Description: The two local playgrounds along Morris Park Avenue are in considerable need of esthetic improvements of adjacent comfort stations – repainting, upgrading existing restrooms amenities, sinks, etc. The open area playspace surface at Loreto Park is significantly outdated and requires a full replacement both for esthetic and safety reasons.

DRI Funds Requested: \$2,500,000

Total Project Cost: \$2,500,000

11

Project Title: Undergrounding of utilities cables on east side of Morris Park Avenue

Project Location: Morris Park BID

Project Sponsor: Morris Park BID

Description: This is the most significant need for infrastructure upgrades for the Morris Park Avenue commercial corridor in the MPBID district. There is a notable visual discrepancy between the west side and the east side of the corridor. West of Delancey Place and Morris Park Avenue intersection, lights are supported on metallic “M-type” poles of historic character, and all utility wires are underground. East of Delancey Place along Morris Park Avenue, wooden poles are supporting light fixtures and all utility cables are over the ground, along with equipment boxes, other technical infrastructure, etc., both along the sidewalk and across the street. A complex project is needed in order to make the east side of Morris Park Avenue similar to the west side, with underground wiring and historic, metallic “M-type” light poles.

DRI Funds Requested: \$20,000,000

Total Project Cost: \$20,000,000

12

Project Title: Culturally appropriate holiday lighting in March-April (Ramadan)

Project Location: Morris Park BID

Project Sponsor: Morris Park BID

Description: Appropriate holiday lighting is needed for 1 month/year (March – April), to support celebration of Ramadan in the west side of Morris Park Avenue (Van Nest “Little Yemen”).

DRI Funds Requested: \$30,000

Total Project Cost: \$30,000

13

Detailed Project List

Project Title: Addition of two architectural street clocks as elements of visual interest at major intersections East and West side of MPBID district

Project Location: Morris Park BID

Project Sponsor: Morris Park BID

Description: Installation of 2 architectural clocks is proposed to enhance the pedestrian experience and improve the sense of place at intersections of Morris Park Ave with Williamsbridge Rd (east) and with White Plains Rd (west), to also identify the east and west side of the MPBID district.

DRI Funds Requested: \$200,000

Total Project Cost: \$200,000

14

Project Title: Commercial corridor business storefronts and facades upgrades and enhancements

Project Location: Morris Park BID

Project Sponsor: Morris Park BID

Description: A storefront façade improvement program is necessary to assist small businesses with necessary esthetic and safety upgrades. 10 small grants (\$20,000 each) can be awarded to local businesses with revenues less than \$1 Mill/year

DRI Funds Requested: \$200,000

Total Project Cost: \$200,000

15

Project Title: Loreto Park (new multi-purpose field) as site for a community Arts and Culture Program

Project Location: Morris Park BID

Project Sponsor: Morris Park BID

Description: The opening in fall 2022 of the new multi-purpose sports area (field) at Loreto Park, on Morris Park Avenue, between Haight Avenue and Tomlinson Avenue created a mini-plaza space that is suitable for art installations, seasonal events, community gatherings and other art and cultural programming. Funding is requested for a 3 year program to implement a bi-annual arts festival with a focus on local Bronx artists.

DRI Funds Requested: \$90,000

Total Project Cost: \$90,000

16

Project Title: Beautification and street infrastructure: additional decorative elements to sidewalk (planters) and street furniture (benches) needed to improve pedestrian experience and enhance green spaces

Project Location: Morris Park BID

Project Sponsor: Morris Park BID

Description: Along the Morris Park Avenue commercial corridor the pedestrian commercial experience can be enhanced by planters installation, that would contribute to increased foot traffic. 20 planters addition is proposed, with bi-annual planting and maintenance for a duration of 3 years. Addition of 10 street benches is suggested at strategic locations around the corridor.

DRI Funds Requested: \$80,000

Total Project Cost: \$80,000

17

Detailed Project List

Project Title: Enhancement of existing commercial corridors green spaces and installation of missing tree pits infrastructure (tree guards)

Project Location: Morris Park BID

Project Sponsor: Morris Park BID

Description: Addition of approximately 120 missing tree guards along the Morris Park Avenue commercial corridor is required to allow bi-annual planting with decorative ornamental plants. Currently, in the MPBID 21 blocks district alone, the MPBID horticulture contract includes clean-up and mulching of 129 tree pits. Only 48 have existing tree guards and can be planted. An additional approximately 81 tree guards are needed to create visual continuity and a cohesive streetscape. An additional 39 tree guards would be needed for additional to the East side and West side of Morris Park Ave – in the Van Nest section towards the E 180th St Subway station (6 and 2 trains); and towards the Albert Einstein campus .

DRI Funds Requested: \$120,000

Total Project Cost: \$120,000

18

Project Title: Hutchinson Metro Center – MTA Site Improvements

Project Location: Metro Center Atrium – 1776 Eastchester Rd, Bronx, NY

Project Sponsor: Simone Development Companies

Description: The Project Sponsor will make certain site improvements and construct a public plaza at Metro Center Atrium to enhance pedestrian and vehicular access to the new station. Proposed site improvements include landscape and hardscape to create a pedestrian friendly plaza, eliminating parking spaces directly in front of the building and along the exterior of the parking garage, and relocating the garage entrance to the west to improve the circulation of both vehicles and pedestrians.

DRI Funds Requested: \$2,000,000

Total Project Cost: \$3,000,000

19

Project Title: Hutchinson Metro Center – Traffic Improvements

Project Location: Hutchinson Metro Center

Project Sponsor: Simone Development Companies

Description: With the tremendous success of the campus comes a heavy volume of daily cars, including ride shares. To offer the safest and most pedestrian friendly campus, the Project Sponsor is proposing a number of traffic improvements to improve circulation, such as traffic calming measures, ADA improvements, and improved drop-off conditions.

DRI Funds Requested: \$500,000

Total Project Cost: \$500,000

20

Detailed Project List

Project Title: Hutchinson Metro Center – HMC Signage

21

Project Location: Hutchinson Metro Center

Project Sponsor: Simone Development Companies

Description: The Project Sponsor proposes to erect a new pylon at the entrance to the Hutchinson Metro Center campus and install additional entryway signage. These enhancements aim to improve visibility and ease of navigation for visitors, ensuring they can quickly locate the campus and find their way around. The new pylon and signage will also create a more professional and welcoming first impression, reflecting the Project Sponsor's commitment to maintaining a well-organized and aesthetically pleasing environment. These upgrades are part of the Project Sponsor's ongoing efforts to enhance the overall experience for everyone who visits or works at HMC. Additionally, the Project Sponsor plans to introduce new wayfinding and building identification systems, which are vital to making each visitor's experience positive. The current signage program, which has been implemented over several years, will be revamped to offer clearer information, strategically placed signs for better decision-making, and a cohesive standard design throughout the campus. Both dynamic and static signs will be utilized to enhance the wayfinding experience.

DRI Funds Requested: \$750,000

Total Project Cost: \$750,000

Project Title: Hutchinson Metro Center – New Hotel

22

Project Location: Hutchinson Metro Center

Project Sponsor: Simone Development Companies

Description: The Marriott Residence Inn was the first nationally branded hotel in the Bronx and is often highlighted as a leader in the Marriott portfolio for market share and operational/profit performance. The hotel's success is largely due to strong demand drivers and the limited number of hotels in the Bronx. In addition to tourism, demand drivers include Montefiore Einstein, several colleges and universities in the Bronx, such as Fordham University and Manhattan College, and visiting researchers from the Botanical Garden and Bronx Zoo. For these reasons, the Project Sponsor is in the pre-development phase for a second hotel on campus, an approximately 160-key, dual branded national flag hotel offering both extended stay and traditional hotel rooms. The Project is currently in the design development stage and intends to start construction in the first half of 2025.

DRI Funds Requested: \$3,000,000

Total Project Cost: \$65,000,000

Project Title: Hutchinson Metro Center – Shuttle Bus Stop Upgrades

23

Project Location: Hutchinson Metro Center Bus Loop Route

Project Sponsor: Simone Development Companies

Description: The Project Sponsor offers a free shuttle bus service to all visitors who wish to come to the campus to receive medical care or educational services. To enhance the visitor experience, the Project Sponsor plans to upgrade the shuttle bus stop stations. Proposed enhancements include installing new shelters for weather protection, adding benches for comfort, improving signage for easier navigation, and incorporating better lighting for safety. These upgrades reflect the Project Sponsor's commitment to providing a comfortable and welcoming environment for all visitors.

DRI Funds Requested: \$200,000

Total Project Cost: \$200,000

Detailed Project List

Project Title: Hutchinson Metro Center – Landscaping Upgrades

24

Project Location: Hutchinson Metro Center – Landscaping Upgrades

Project Sponsor: Simone Development Companies

Description: The Project Sponsor proposes to upgrade the campus landscaping to beautify the area and create a more welcoming environment. Some of the proposed upgrades include planting a variety of colorful flowers and shrubs, installing new walkways and benches for added comfort, enhancing green spaces with well-maintained lawns and gardens, and incorporating water features such as fountains to add a touch of tranquility. These improvements aim to create a more attractive and enjoyable outdoor space for everyone on campus. In addition, the Project Sponsor proposes a complete renovation of the current common courtyard located on the North Campus to provide visitors and employees with greater access to green space for gathering, working, and relaxing within the campus. Proposed changes include: new walking paths, a new amphitheater seating option, new outdoor seating for both dining and working, native bioswale landscaping, hardscape upgrades, Wi-Fi access, as well as an area to host outdoor events on campus.

DRI Funds Requested: \$825,000

Total Project Cost: \$825,000

Project Title: Hutchinson Metro Center – Sidewalk Installation

25

Project Location: 34 Marconi Street

Project Sponsor: Simone Development Companies

Description: The Project Sponsor would like to create a proper sidewalk on the west side of Marconi Street in front of the Project Sponsor's 34 Marconi medical office building. Currently, the existing sidewalk on the west side of Marconi Street starts further north in front of the Metro Center Atrium. The proposed improvement area is currently a strip of grass currently owned by the City of New York, making it difficult for students, staff, and visitors to access the campus easily. By improving this sidewalk, the Project Sponsor aims to enhance safety and accessibility for pedestrians who uses this route. The Project Sponsor believes that this upgrade will benefit not only the campus community but also the city by improving overall infrastructure.

DRI Funds Requested: \$100,000

Total Project Cost: \$100,000

Project Title: Hutchinson Metro Center – Cafeteria Upgrades

26

Project Location: 1200 Waters Pl. Bronx, NY 10461 and 1250 Waters Pl Bronx, NY 10461

Project Sponsor: Simone Development Companies

Description: With the high volume at the Hutchinson Metro Center campus, there is an increased demand for a public area where handicap visitors can rest, hardworking nurses and doctors can take breaks, and students from Mercy University can relax. With limited dining options both on the campus and in the surrounding area, there is a need to provide best-in-class food offerings to the visitors, students, and employees within the Hutchinson Metro Center campus on a daily basis. Proposed upgrades include modernizing the survey and dining areas at Tower 1 and 1200 Waters Place. This will involve a complete interior remodel of the current cafés, including the upgrade and replacement of fixtures, kitchen equipment, finishes, furniture, and lighting, as well as a reconfiguration of the existing layouts. These improvements aim to provide a comfortable and inviting environment for all employees and visitors to enjoy their meals and breaks.

DRI Funds Requested: \$2,500,000

Total Project Cost: \$2,500,000

Detailed Project List

Project Title: Highlighting The Historical District of Westchester Square

27

Project Location: Westchester Square BID boundaries

Project Sponsor: Westchester Square BID

Description: Reaffirming its role as a key transportation hub, Westchester Square plans to spotlight its rich history through several projects. One project is a waterfall monument symbolizing the district's cultural heritage, with dynamic lighting that changes monthly. This feature aims to draw more visitors, serving as a picturesque focal point and educational landmark that highlights the area's storied past. Additionally, to enhance the ambiance and historical essence, the district will install antique-style lighting poles. These poles will contribute to a sense of stepping back in time and will be equipped with informational plates that can be scanned to provide images and details of the area's historical evolution. This project is envisioned as a historic walking attraction, fostering community pride and engagement. The objectives of these projects are twofold: 1. Economic Growth: By captivating tourists and local visitors, these enhancements will stimulate the local economy, attracting businesses, creating jobs, and fostering a dynamic, thriving environment for enterprises. 2. Community Development: These initiatives will significantly improve public amenities and the cultural landscape, enhancing the quality of life for residents and providing rich cultural opportunities. Readiness: Westchester Square has demonstrated its capacity to swiftly and effectively implement these projects, ensuring timely and successful completion. Community Engagement: There is robust support and involvement from residents, businesses, and stakeholders, reflecting a strong communal spirit and collective effort toward the shared vision. Potential Impact: These projects are expected to provide substantial long-term benefits, including spurring economic growth, boosting the quality of life, and promoting sustainable development. By intertwining historical appreciation with modern advancements, Westchester Square BID aims to become a beacon of community pride and a magnet for economic and cultural enrichment.

DRI Funds Requested: \$5,000,000

Total Project Cost: \$5,000,000

Project Title: Campus Paving

28

Project Location: Jacobi Medical Center

Project Sponsor: Jacobi Medical Center

Description: The roadways and parking lots at Jacobi are utilized by the general public, staff, patients, visitors, FDNY, NYPD, EMS and many other community members and organizations. The existing roadways at the Jacobi campus consist of new and old pavement – The project would focus on removal of the deteriorated pavement. The scope of work would be to mill existing asphalt, regrade the pavement, placement of new Asphalt, and installation of pavement line markings. The project would enhance campus safety and access to all as the facility continues to provide services 24/7.

DRI Funds Requested: \$1,500,000

Total Project Cost: \$1,500,000

Detailed Project List

Project Title: Sidewalk Replacement and ADA Ramps

29

Project Location: Jacobi Medical Center

Project Sponsor: Jacobi Medical Center

Description: Jacobi campus encompasses about 64 acres of land. While Jacobi is hospital primarily focused on providing medical services, there are numerous community activities that also occur on the campus. The local community often utilized the campus for recreation and as pedestrian walkable shortcut to travel between Pelham Parkway and Morris Park Ave. The existing pedestrian sidewalks on campus do not meet the current guidelines for ADA accessibility, additionally there are certain section of the pavement have deteriorated causing the uneven surfaces and trip hazards throughout the campus. The project scope would include demolition of existing concrete sidewalks, installation of concrete sidewalks. The new concrete pavement will include ramps and tactile warning surface for ADA accessibility. The new sidewalks would also provide a smooth and level surface for pedestrian traffic.

DRI Funds Requested: \$5,000,000

Total Project Cost: \$5,000,000

Project Title: Morris Park/Parkchester Cloudburst Hub

30

Project Location: Morris Park/Parkchester

Project Sponsor: NYC Department of Environmental Protection

Description: Cloudburst hubs feature a network of stormwater management tools that work together to alleviate flooding, and help to make neighborhoods more resilient during intense rainstorms. Some of the flooding hotspots in Morris Park/Parkchester are on Van Nest Avenue along Radcliff, Colden, and Lurting Avenues. Also around Purdy St by St Raymond and Metropolitan Aves. Funding would go to creating a Cloudburst hub to increase neighborhood resiliency to flooding and rainstorms.

DRI Funds Requested: \$59,000,000

Total Project Cost: \$59,000,000

Project Title: Window Replacement Project

31

Project Location: The corner of Morris Park and Eastchester Rd.

Project Sponsor: Montefiore Medical Center

Description: This will be utilized to improve the windows and overall appearance of the building. It will, also, greatly improve the aesthetics of the community, as requested by the city, along with the Morris Park Metro-North station coming to the area.

DRI Funds Requested: : \$4,822,056

Total Project Cost: \$4,822,056

Detailed Project List

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Project Title: Street Improvements Project

Project Location: Morris Park Avenue

Project Sponsor: Montefiore Medical Center

Description: This monumental project would include new and improved way finding to the campus helping, both, students and patients find their way to the facility. It also includes improved lighting for safety and median improvements. Major foot passage leading down to the new Morris Park Station.

DRI Funds Requested: \$6,000,000

Total Project Cost: \$6,000,000



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