



2002-2009

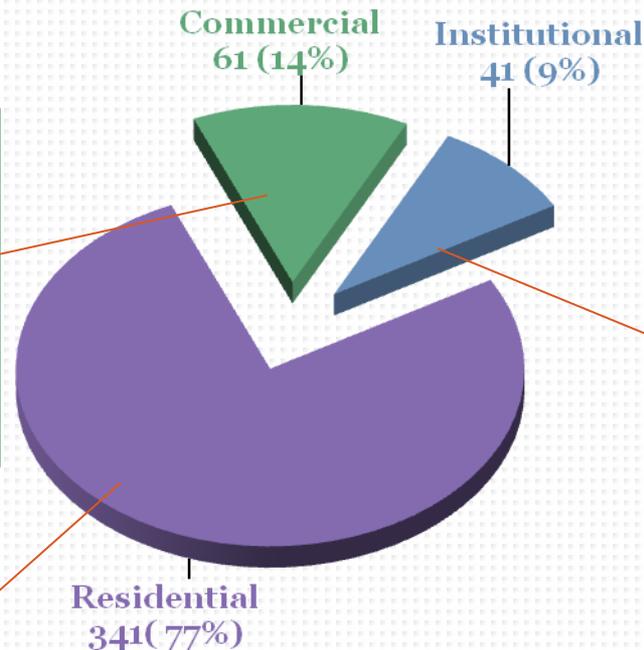
BRONX

DEVELOPMENT REPORT

BRONX BOROUGH PRESIDENT RUBEN DIAZ JR.

JANUARY 2010

# ADDRESSES ISSUED BY LAND USE CATEGORY 2009



### Commercial Development Highlights:

- 7 retail stores
- 2 office buildings
- 3 warehouses
- 3 parking lots
- 1 New Con-ed Utility Station
- New Hotel at 4729 Third Avenue
- 43 Alterations
  - 24-hour fitness gym at Fordham Place
  - New Health First Office at Fordham Place

### Residential Development Highlights:

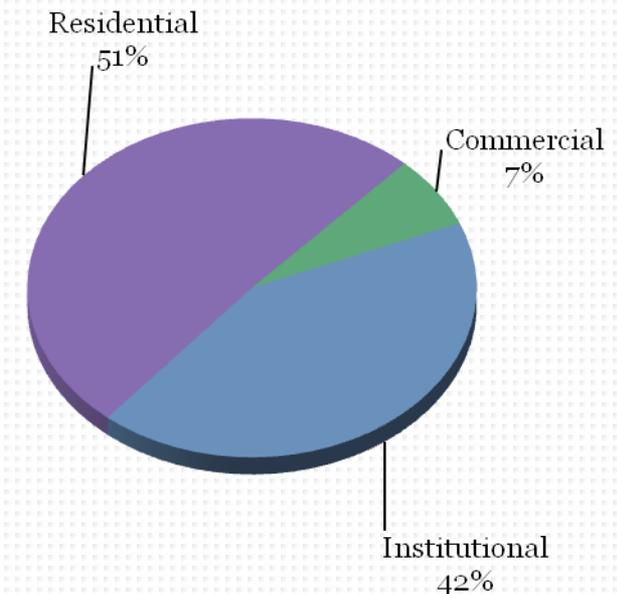
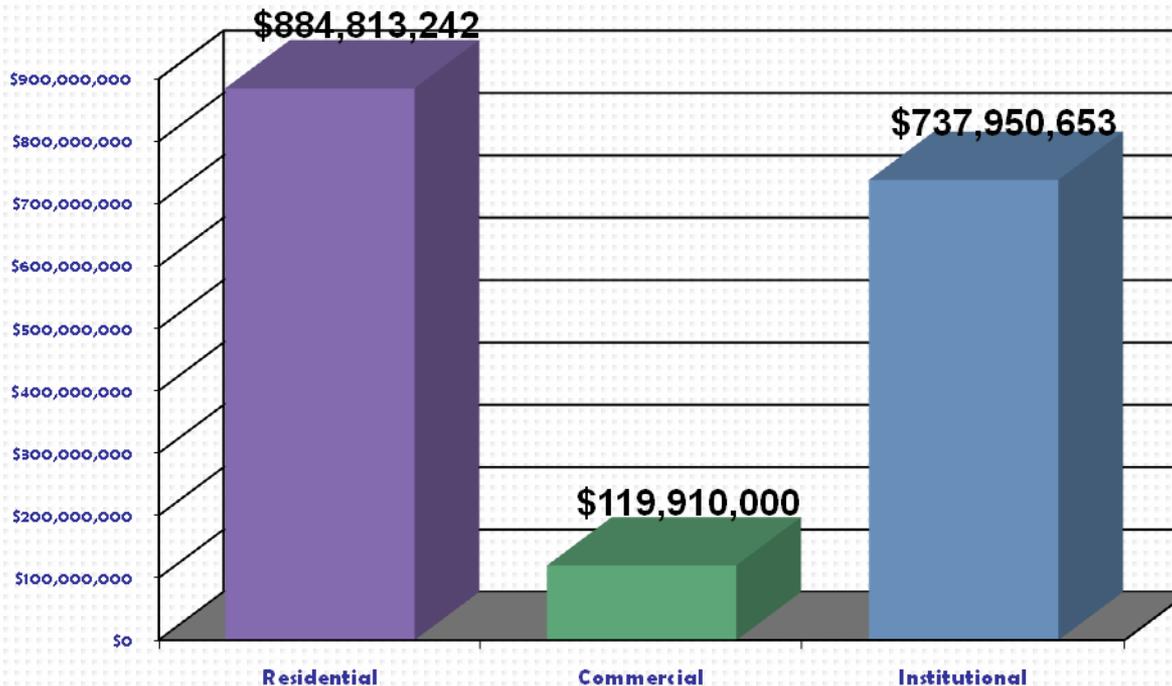
- 16 1-family Houses
- 68 2-family Houses
- 61 3-family Houses
- 74 Multifamily Buildings
  - 2 Condos
  - 4 Supportive Housing Buildings
  - 2 Senior Housing Buildings
- Other: 5 garages, 1 guest house
- 117 Alterations

### Institutional Development Highlights:

- New AIDS Clinic at 915 Westchester Avenue
- Fordham University developments
  - Athletic Field for Campus
  - New Dorm at 2421 Arthur Avenue
- Bronx Zoo Feeding Station
- 3 Churches
  - 7<sup>th</sup> Day Adventists Church at 4423 White Plains Road
  - Ebenezer Pilgrim Holiness Church at 3676 White Plains Road
  - Church at 3821 Bronxwood Avenue
- 4 New Schools
  - Hyde Leadership Charter H.S. at 830 Hunts Point Ave
  - South Bronx Charter School at 164 Bruckner Blvd
  - PS 292X at 800 Lydig Avenue
  - Lutheran Social Services School at 831 Eagle Avenue
- Ferry Point Park
  - Golf Course comfort station
  - Golf Course Maintenance shed
- Bronx Lebanon Methadone Clinic at 1285 Fulton Avenue
- PSAC II at 350 Marconi Street
- Pelham Bay Park Clubhouse at 870 Shore Road
- Botanical Gardens Horticultural Service Shed
- Van Cortlandt Golf Course
- 19 Alterations

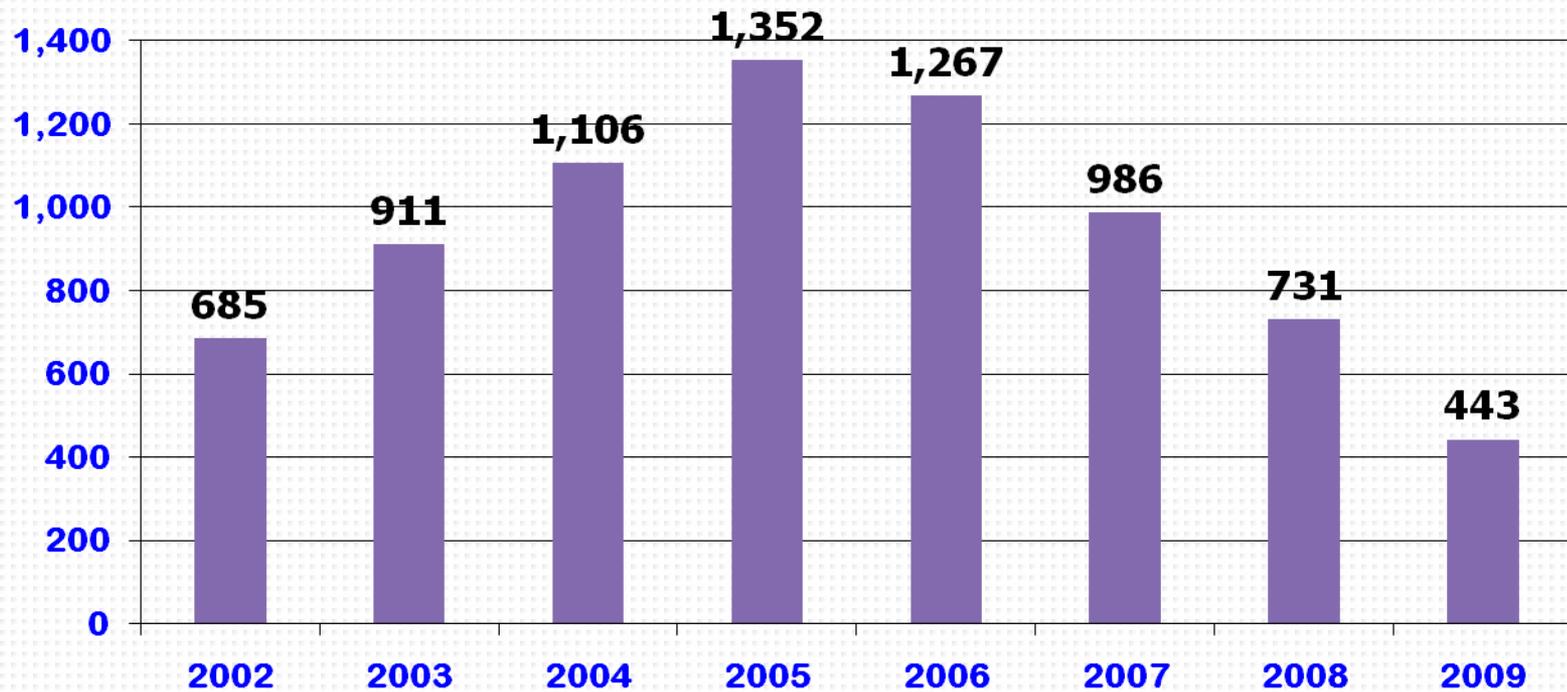
**TOTAL NUMBER OF ADDRESSES ISSUED IN 2009: 443**

# INVESTMENT (\$) BY LAND USE CATEGORY 2009



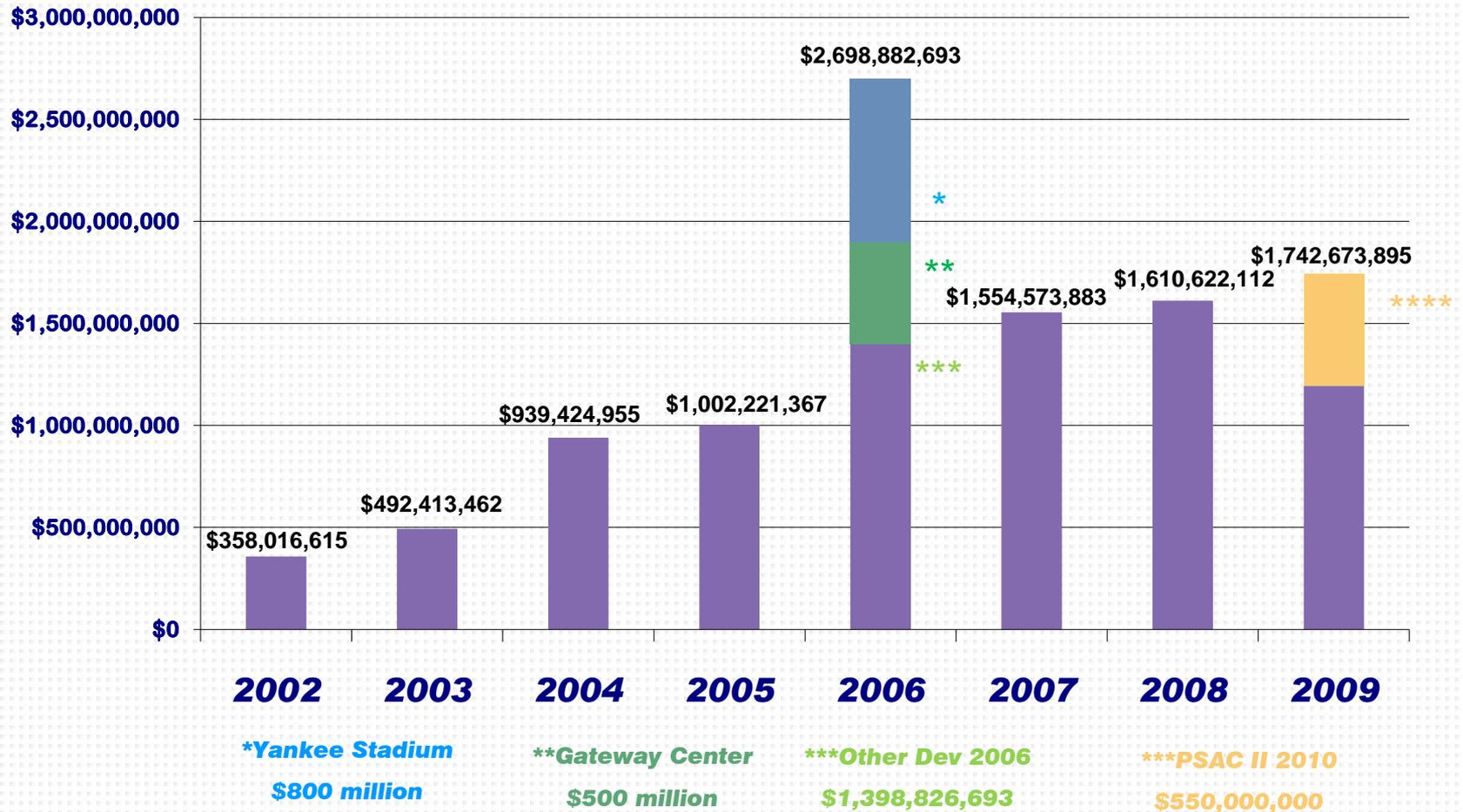
**NOTE: Total Investment in 2009: \$1,742,673,895**

# NUMBER OF ADDRESSES ISSUED 2002-2009



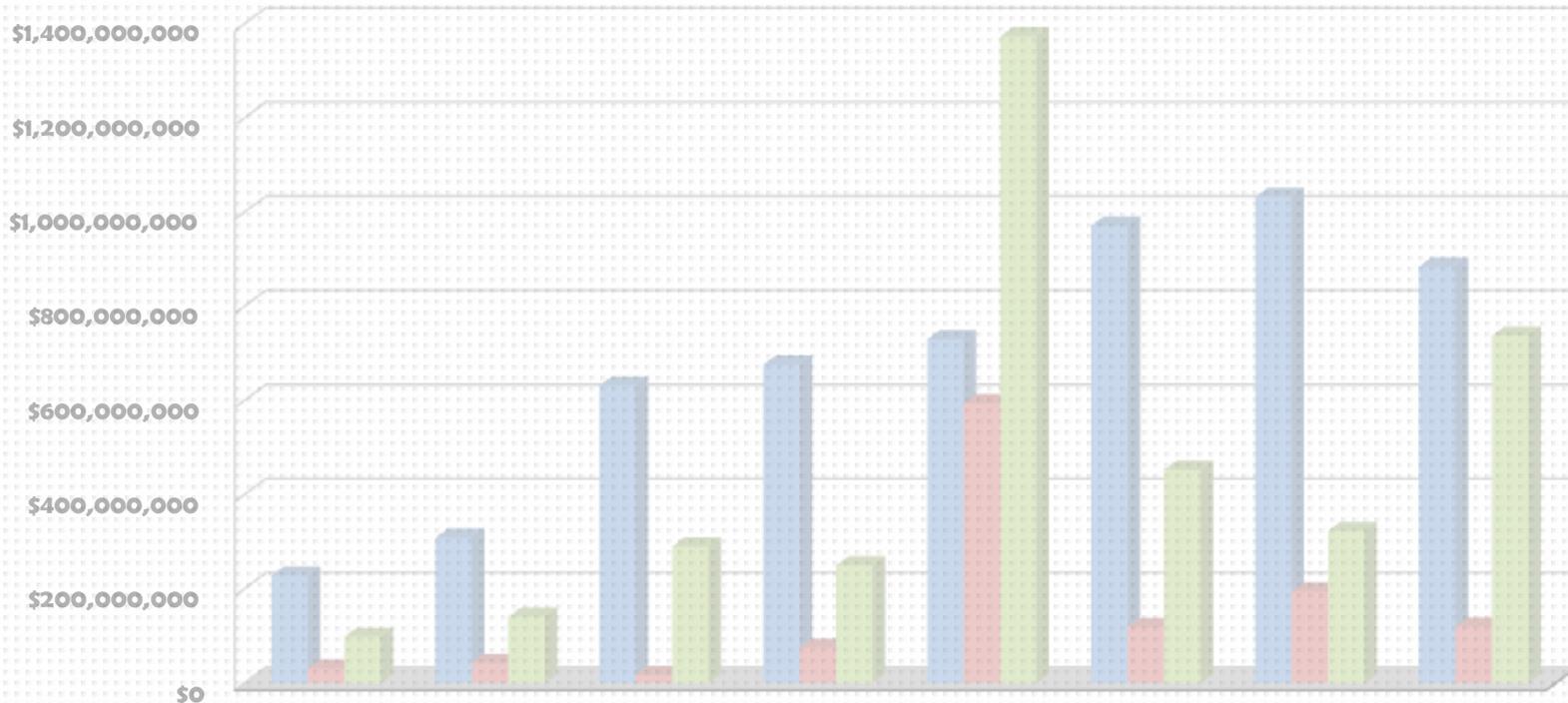
**TOTAL NUMBER OF ADDRESSES ISSUED 2002-2009: 7,481**

# TOTAL DEVELOPMENT INVESTMENT 2002-2009



**\$10,388,828,982 has been invested in the Bronx in the past eight years**

# INVESTMENT (\$) BY LAND USE CATEGORY 2002-2009

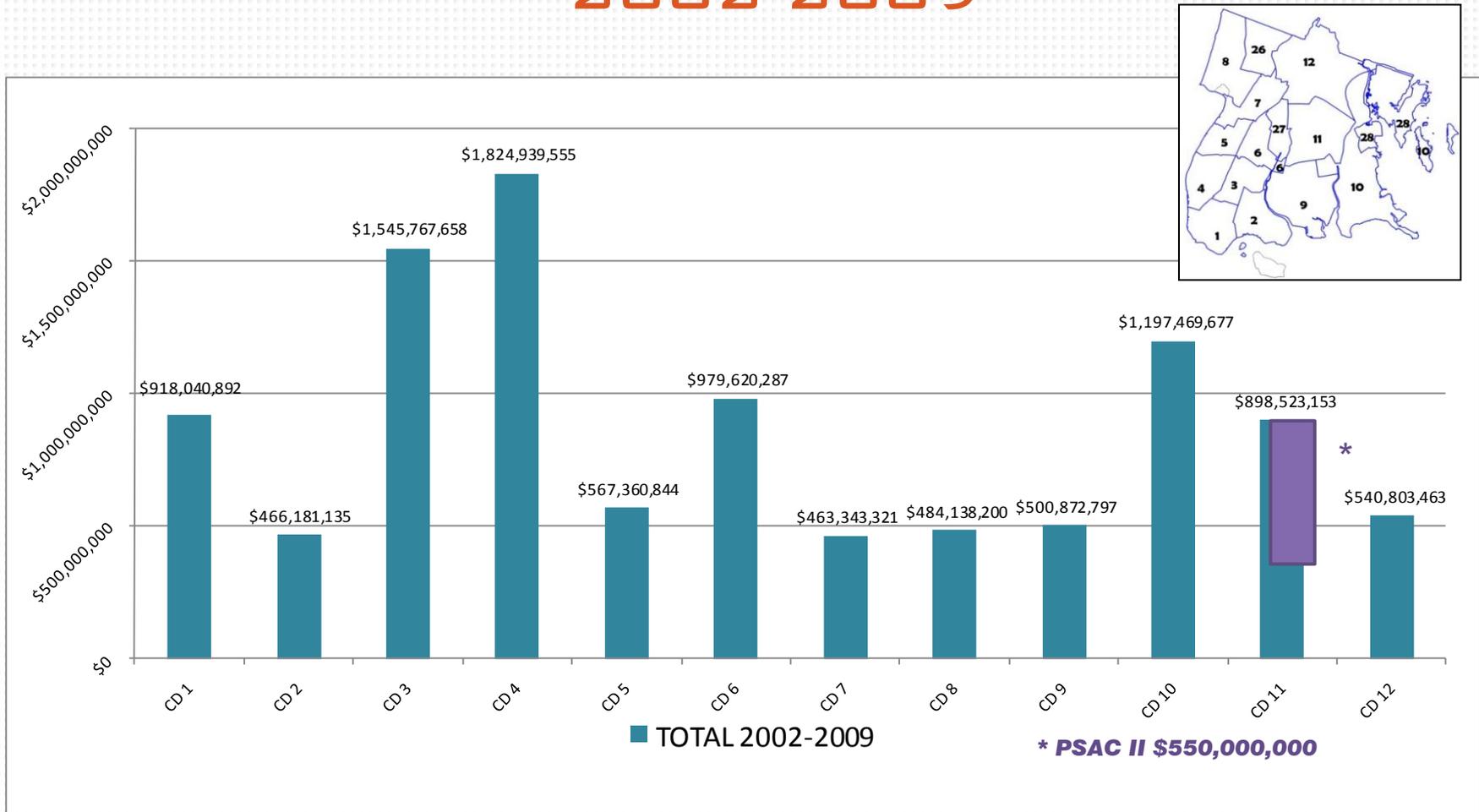


	2002	2003	2004	2005	2006	2007	2008	2009
Residential	\$228,628,215	\$308,983,076	\$632,067,435	\$676,522,263	\$730,265,988	\$971,990,928	\$1,032,357,348	\$884,813,242
Commercial	\$30,786,100	\$42,765,260	\$17,112,120	\$75,414,000	\$594,307,300	\$119,323,448	\$194,919,125	\$119,910,000
Institutional	\$98,602,300	\$140,665,126	\$290,245,400	\$250,285,104	\$1,373,559,405	\$453,259,507	\$323,335,639	\$737,950,653

***8-year Land Use Totals***  
***\$5,465,628,495 (53%)***  
***\$1,194,537,353 (11%)***  
***\$ 3,727,913,134 (36%)***

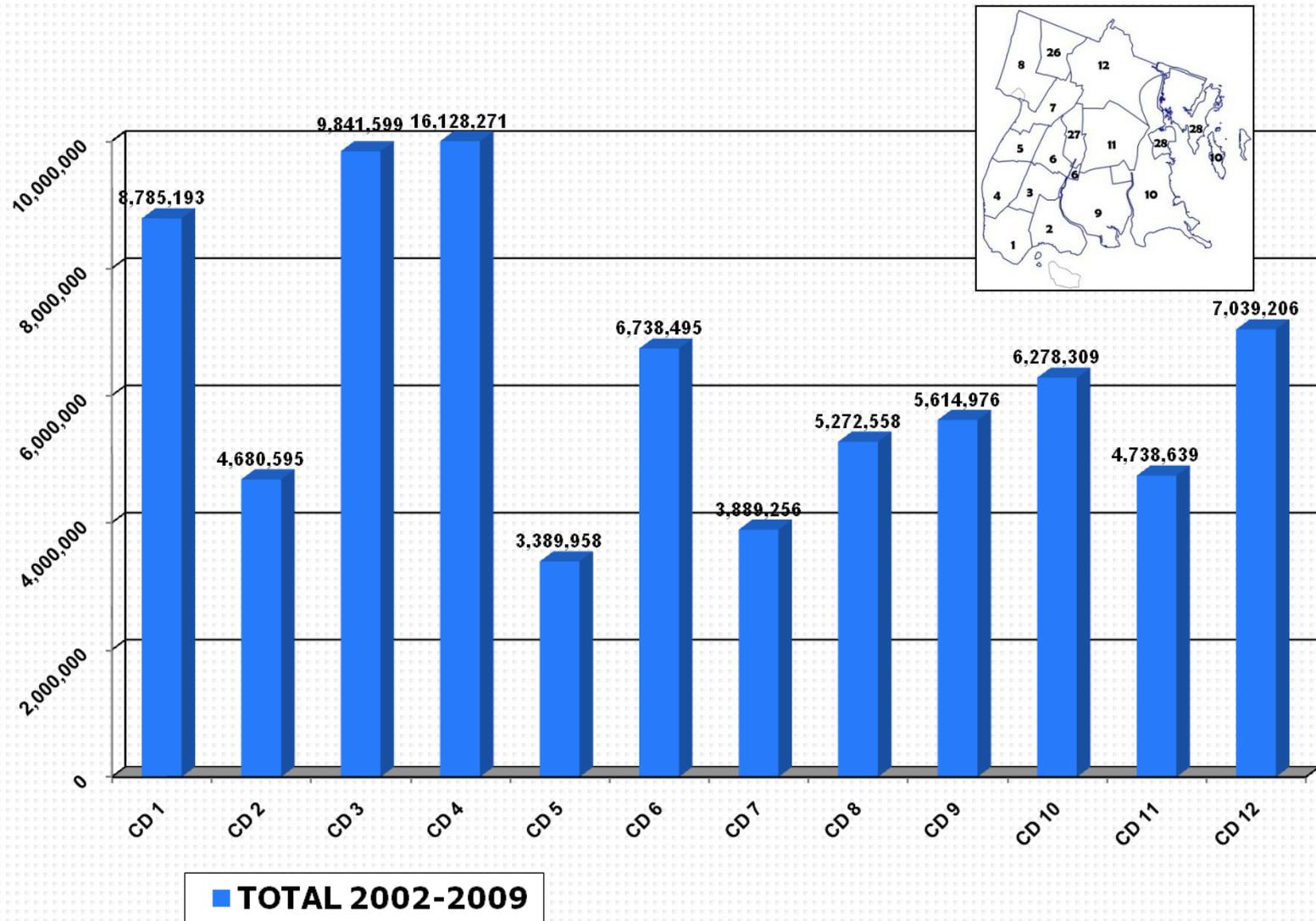
**\$10,388,828,982 has been invested in the Bronx in the past eight years**

# TOTAL INVESTMENT BY COMMUNITY DISTRICT 2002-2009

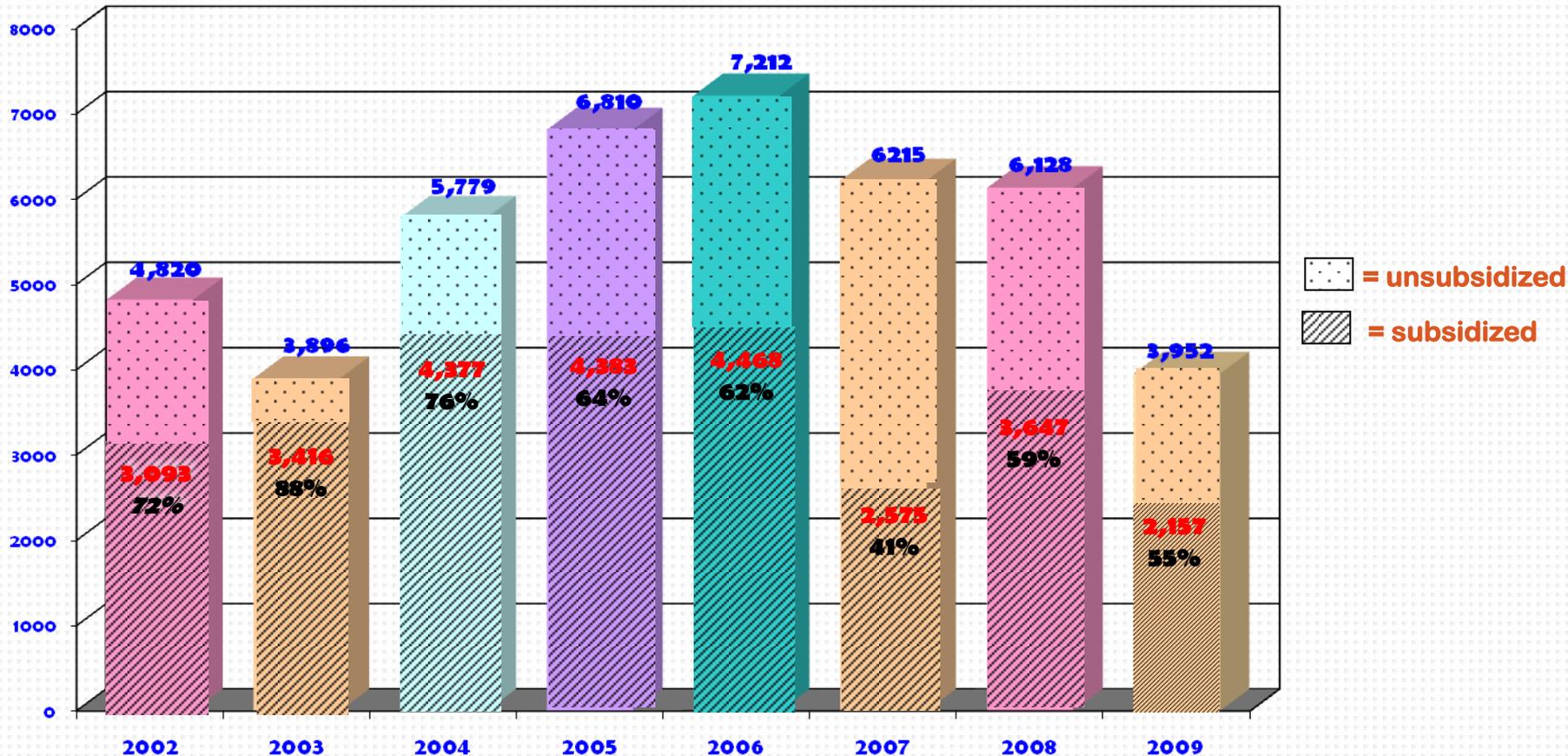


**\* NOTE: This graph does not take into account 2006's major CB4 investments in Yankee Stadium or the Gateway Center (combined \$1.3 billion) or 2009's Pelham Bay Park Clubhouse (\$1 million) or Van Cortlandt Park Golf Course investment of \$46,000,000**

# TOTAL SQUARE FOOTAGE CONSTRUCTED BY COMMUNITY DISTRICT 2002-2009



# NEW RESIDENTIAL UNITS FINANCING 2002-2009

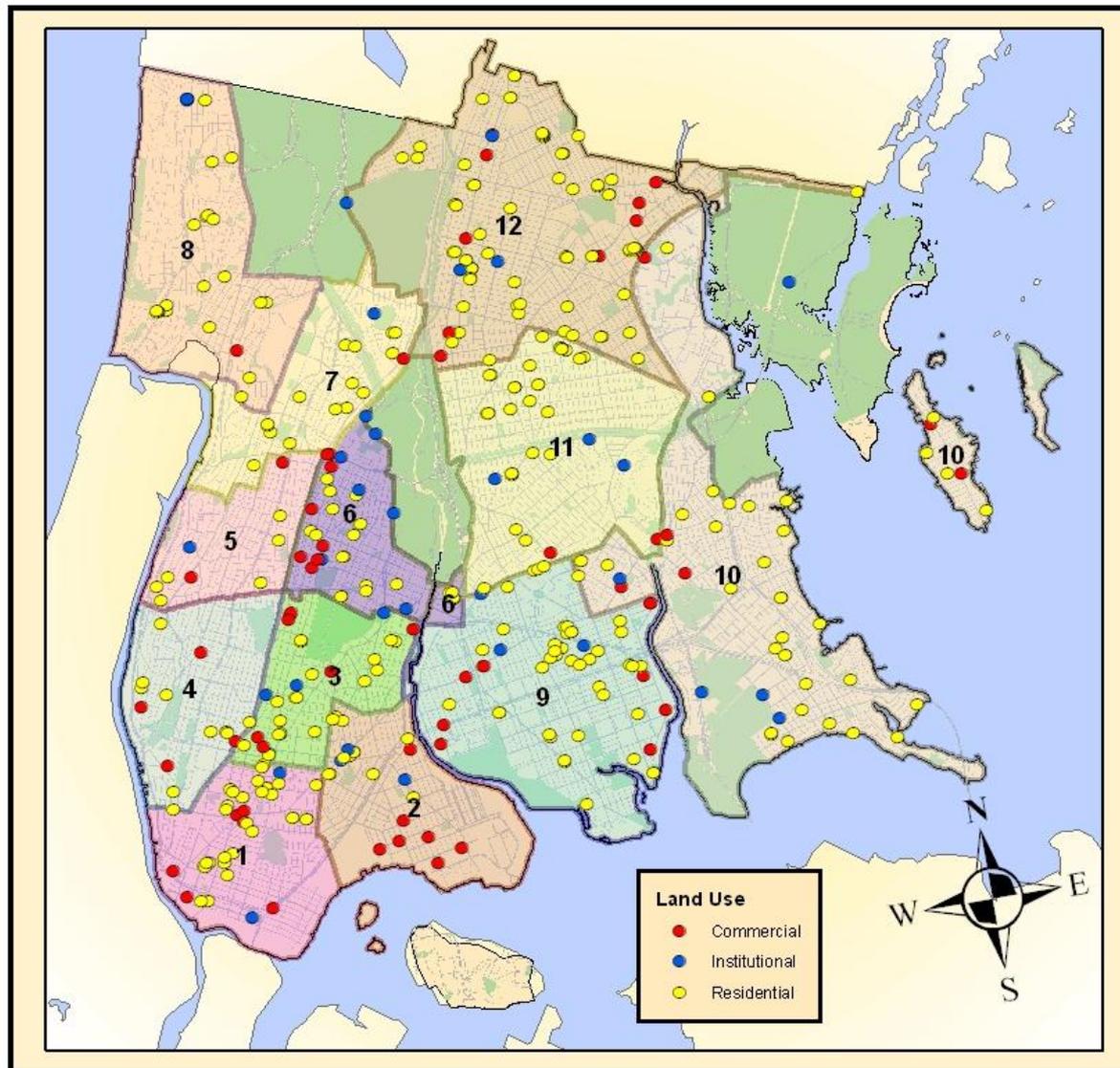


**NUMBER OF NEW SUBSIDIZED UNITS: 28,116 (63%)**

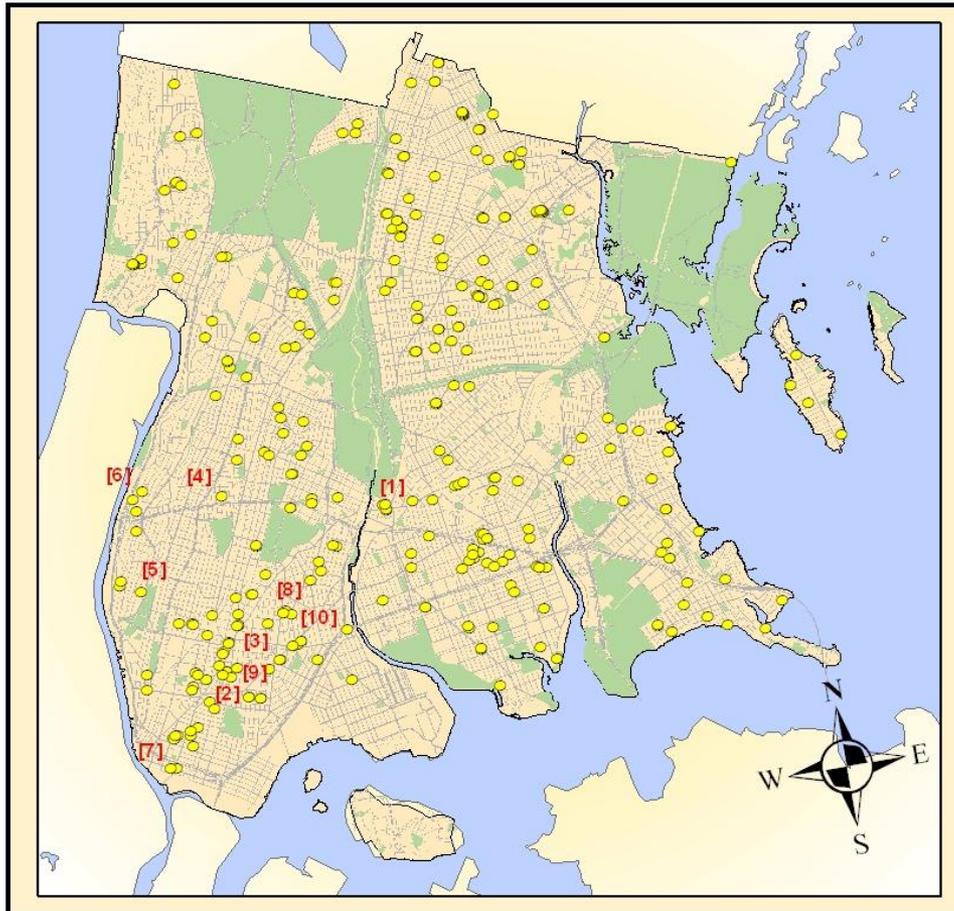
**NUMBER OF NEW UNSUBSIDIZED UNITS: 16,696 (37%)**

**TOTAL NUMBER OF NEW UNITS: 44,812 (100%)**

# DEVELOPMENT THROUGHOUT THE BRONX 2009



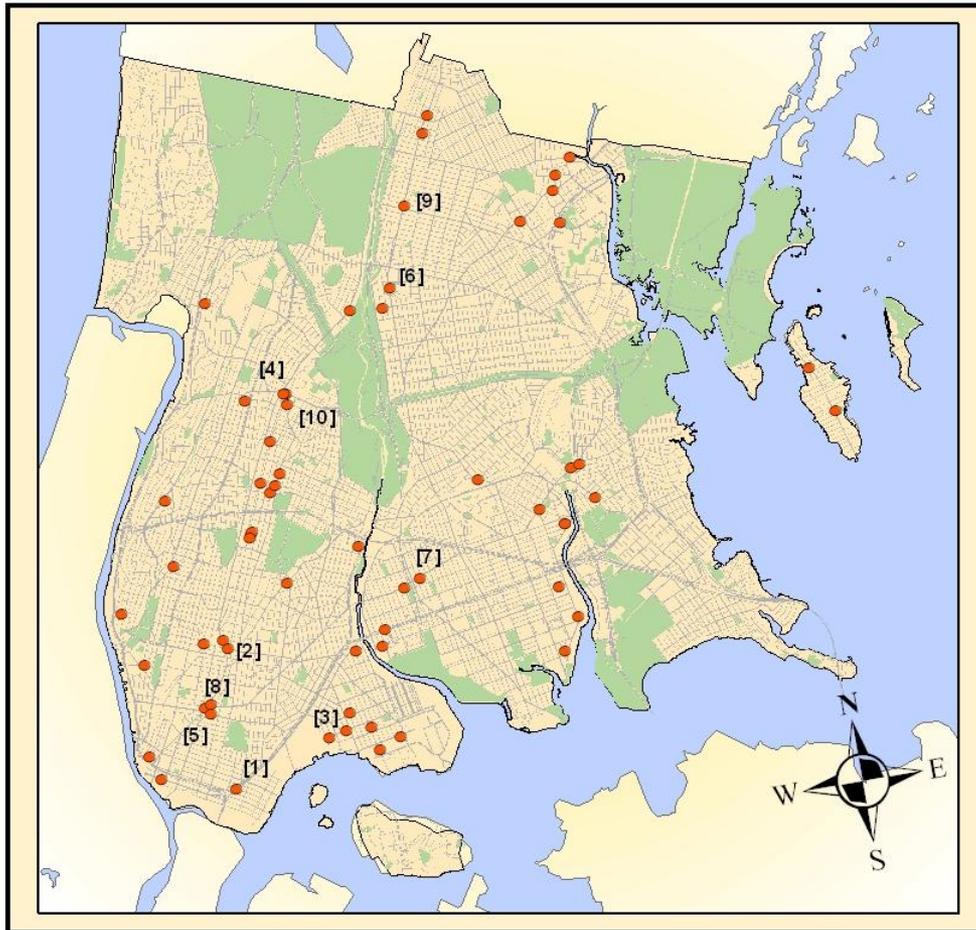
# RESIDENTIAL DEVELOPMENT 2009



## TOP 10 LARGEST RESIDENTIAL PROJECTS

	Owner/ Developer	Address	Dwelling Units	Investment
1	Phipps Houses	1172 E. Tremont Ave, 1175 E. Tremont Ave, 1160 Lebanon Street	141	\$90,000,000
2	Phipps Houses	Via Verde 700 Brook Ave	222	\$74,700,000
3	Blue Sea Development	NYCHA 1071 Tinton Avenue	123	\$40,000,000
4	Jackson Development	1771 Monroe Ave	86	\$35,000,000
5	New Destiny Housing	1070 Anderson Avenue	41	\$35,000,000
6	Joshua Siegel	1610 Sedgwick Ave	74	\$30,000,000
7	Atlantic Development	70 Bruckner Blvd	60	\$27,000,000
8	Sam Gaccione	1222 Prospect Ave	59	\$26,000,000
9	Jackson Development	St. Ann's Building F 775 Eagle Ave	81	\$25,000,000
10	Best Development Group LLC	1115 Intervale Ave	47	\$23,000,000

# COMMERCIAL DEVELOPMENT 2009



## TOP 10 LARGEST COMMERCIAL PROJECTS

	Owner/ Developer	Address	Description	Investment
1	Con Edison	415 Bruckner Blvd.	Utility Station	\$92,000,000
2	Procida	445 E. 163 <sup>rd</sup> Street	Retail Building	\$12,000,000
3	Steve Smith	100 Oak Point Avenue	Warehouse	\$2,500,000
4	Acadia/PA Associates	2524 Webster Ave.	Health First and 24-Hour Fitness at Fordham Place	\$2,663,000
5	Shafir	432 E. 149 <sup>th</sup> Street	Retail/Offices	\$1,400,000
6	Gazidova	3331 White Plains Rd.	Stores	\$1,200,000
7	Fuertes	1688 Westchester Ave.	Retail	\$1,200,000
8	Rublevich	2914 Third Ave.	Dr. Jays Retail	\$1,100,000
9	Fuertes	3917 White Plains Road	Store	\$875,000
10	Manny Kumar	4729 Third Avenue	Hotel	\$700,000

# INSTITUTIONAL DEVELOPMENT

## 2009



### TOP 10 LARGEST INSTITUTIONAL PROJECTS

	Owner	Address	Description	Investment
1	NYC DDC	350 Marconi Street	PSAC II	\$550,000,000
2	NYC DEP	3651 Jerome Ave.	Van Cortlandt Golf Course	\$46,000,000
3	NYC SCA	800 Lydig Ave.	PS 292	\$35,400,000
4	NYS OASAS	1285 Fulton Ave.	Methadone Clinic for Bronx Lebanon Hospital	\$19,000,000
5	Richard Izquierdo	164 Bruckner Blvd.	South Bronx Charter School	\$14,820,000
6	Fordham University	453 E. Fordham Rd.	Athletic Field	\$13,214,000
7	Civic Builders	830 Hunt's Point Avenue	Hyde Leadership Charter School	\$11,000,000
8	Fordham Prep	2870 Dr. Kazimiroff Blvd	Alteration to High School Building	\$8,300,000
9	NYC Parks Dept.	700 Hutchinson River Pkwy	Ferry Point Park Golf Course Maintenance Shed	\$7,000,000
10	NYC Cerebral Palsy	1880 Boston Rd.	Community Facility	\$6,000,000

# TOP TEN DEVELOPMENT PROJECTS 2009

	<b>Owner</b>	<b>Address</b>	<b>Community District</b>	<b>Description</b>	<b>Investment</b>
1	NYC DDC	350 Marconi Street	11	New PSAC II	\$550,000,000
2	Con Edison	415 Bruckner Boulevard	1	Public Utility Station	\$92,000,000
3	Phipps Houses	1172 E. Tremont Avenue, 1175 E. Tremont Avenue and 1160 Lebanon Street	6	36-unit Multifamily, 51-unit Multifamily and 54-unit Multifamily funded by HPD Multifamily Initiatives	\$90,000,000
4	Phipps Houses	700 Brook Avenue	1	Via Verde Apartments funded by HPD and HDC LIHTC	\$74,700,000
5	NYC Dept. of Environmental Protection	3651 Jerome Avenue	26	Golf Clubhouse in Van Cortlandt Park	\$46,000,000
6	Blue Sea Development	1071 Tinton Avenue	3	NYCHA Site 123-unit Multifamily funded by HPD DHCR/HDC	\$40,000,000
7	NYC School Construction Authority	800 Lydig Avenue	11	PS 292	\$35,400,000
8	Jackson Development	1771 Monroe Avenue	5	86-unit Multifamily funded by HPD LAMP/MIRP	\$35,000,000
9	New Destiny Housing	1070 Anderson Avenue	4	41-unit Supportive Housing funded by the Borough President, HHAP, DHCR	\$35,000,000
10	Joshua Siegel/Starrett Corp	1610 Sedgwick Avenue	5	74-unit Multifamily funded by HPD LAMP/MIRP	\$30,000,000

# TOP TEN PROJECTS BY TOTAL INVESTMENT 2009

<b>10</b>	<b>74-unit Multifamily funded by HPD LAMP/MIRP</b>
<b>Address Issued</b>	<b>1610 Sedgwick Avenue</b>
<b>Units</b>	<b>74</b>
<b>Owner</b>	<b>Joshua Siegel/Starrett Corp</b>
<b>Investment</b>	<b>\$30,000,000</b>



# TOP TEN PROJECTS BY TOTAL INVESTMENT 2009

<b>9</b>	<b>41-unit Supportive Housing funded by the Borough President, HHAP, DHCR</b>
<b>Address Issued</b>	<b>1070 Anderson Avenue</b>
<b>Units</b>	<b>41</b>
<b>Owner</b>	<b>New Destiny Housing</b>
<b>Investment</b>	<b>\$35,000,000</b>



# TOP TEN PROJECTS BY TOTAL INVESTMENT 2009

<b>8</b>	<b>86-unit Multifamily funded by HPD LAMP/MIRP</b>
<b>Address Issued</b>	<b>1771 Monroe Avenue</b>
<b>Units</b>	<b>86</b>
<b>Owner</b>	<b>Jackson Development</b>
<b>Investment</b>	<b>\$35,000,000</b>



# TOP TEN PROJECTS BY TOTAL INVESTMENT 2008

<b>7</b>	<b>P.S. 292</b>
<b>Address Issued</b>	<b>800 Lydig Avenue</b>
<b>Floor Area</b>	<b>56,164 sq. ft.</b>
<b>Owner</b>	<b>NYC School Construction Authority</b>
<b>Investment</b>	<b>\$35,400,000</b>



# TOP TEN PROJECTS BY TOTAL INVESTMENT 2009

<b>6</b>	<b>123-unit Multifamily funded by HPD DHCR/HDC</b>
<b>Address Issued</b>	<b>1071 Tinton Avenue</b>
<b>Units</b>	<b>123</b>
<b>Owner</b>	<b>Blue Sea Development</b>
<b>Investment</b>	<b>\$40,000,000</b>



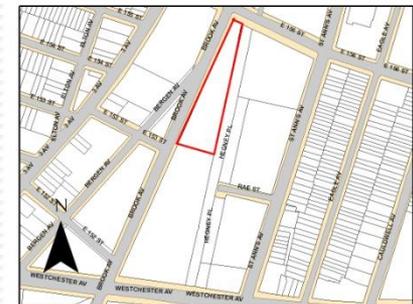
# TOP TEN PROJECTS BY TOTAL INVESTMENT 2009

<b>5</b>	<b>Golf Clubhouse in Van Cortlandt Park (Croton Filtration Plant)</b>
<b>Address Issued</b>	<b>3651 Jerome Avenue</b>
<b>Floor Area</b>	<b>12,551 sq. ft.</b>
<b>Owner</b>	<b>NYC Dept of Environmental Protection</b>
<b>Investment</b>	<b>\$46,000,000</b>



# TOP TEN PROJECTS BY TOTAL INVESTMENT 2009

<b>4</b>	<b>Via Verde Apartments Funded by HPD and HDC LIHTC</b>
<b>Address Issued</b>	<b>700 Brook Avenue</b>
<b>Units</b>	<b>222</b>
<b>Owner</b>	<b>Phipps Houses</b>
<b>Investment</b>	<b>\$74,700,000</b>



# TOP TEN PROJECTS BY TOTAL INVESTMENT 2009

<b>3</b>	<b>36-unit Multifamily, 51-unit Multifamily and 54-unit Multifamily funded by HPD Multifamily Initiatives</b>
<b>Address Issued</b>	<b>1172 E. Tremont Avenue and 1175 E. Tremont Avenue</b>
<b>Units</b>	<b>141</b>
<b>Owner</b>	<b>Phipps Houses</b>
<b>Investment</b>	<b>\$90,000,000</b>



Building 1: 1160 Lebanon Street

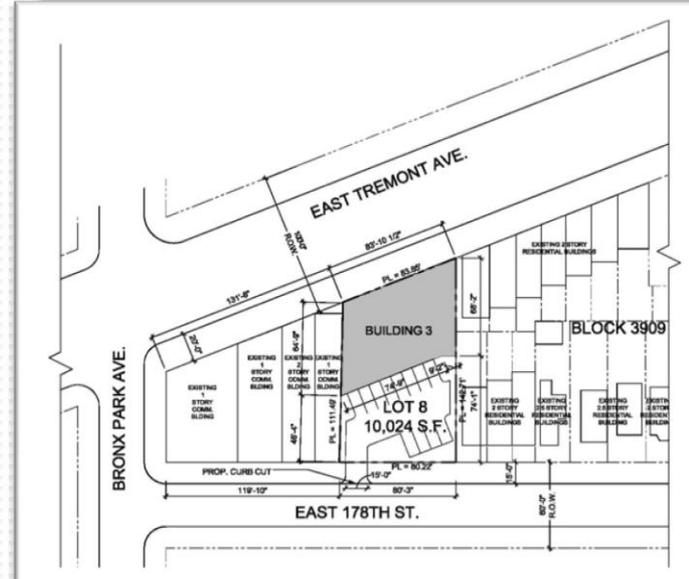
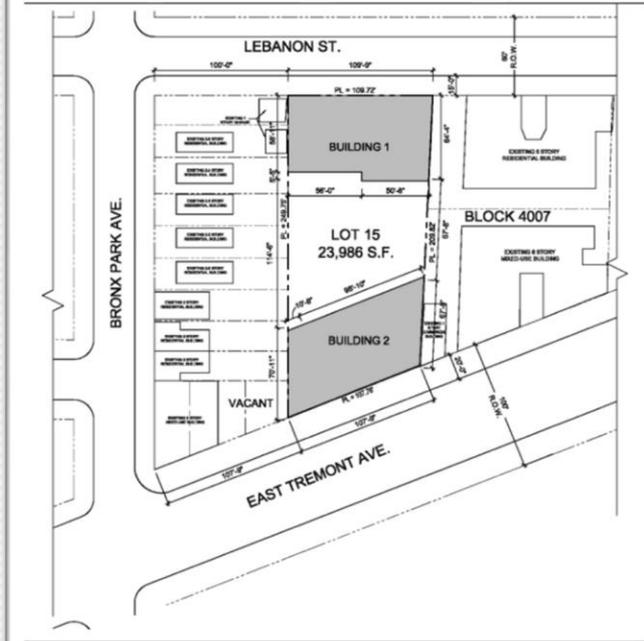


Building 2: 1175 E. Tremont Avenue

## Phipps Houses Building 3



1172 E. Tremont Avenue



# TOP TEN PROJECTS BY TOTAL INVESTMENT

## 2009

<b>2</b>	<b>New Con Edison Public Utility Station</b>
<b>Addresses Issued</b>	<b>415 Bruckner Boulevard</b>
<b>Floor Area</b>	<b>125,635</b>
<b>Owner</b>	<b>Con Edison</b>
<b>Investment</b>	<b>\$92,000,000</b>

