



OFFICE OF THE
BRONX BOROUGH PRESIDENT
VANESSA L. GIBSON

2022 *Annual Development Report*

Topographic Bureau



Opening Remarks

Over the past year, The Bronx has seen significant developments within the borough. These developments can be seen dispersed throughout the borough in many different uses: Residential, Commercial, and Institutional developments. Notable projects such as Fordham Landing, Success Academy on River Avenue, and Bronx Children's Museum have contributed to the growth and redevelopment of our borough in 2022.

The Bronx has surpassed previous investment with over \$5 Billion in 2022.

Highlights 2022

Total Investment: \$5,041,240,296 Highest Annual Development to date

Investments by Land Use:

Residential:	\$1,401,058,558	28% of total investment
Commercial:	\$ 698,514,137	14% of total investment
Institutional:	\$ 625,925,269	12% of total investment
Mixed-Use:	\$2,315,790,532	46% of total investment

Square Footage: 17,074,290 sq. ft.

Square Footage by Land Use:

Residential:	5,233,104	31% of total development
Commercial:	4,636,236	27% of total development
Institutional:	1,446,022	8% of total development
Mixed-Use:	5,591,055	33% of total development
Vacant:	167,873	1% of total development

Residential Units: 12,089 units

Unsubsidized:	10,240	85% of total units
Subsidized:	1,849	15% of total units

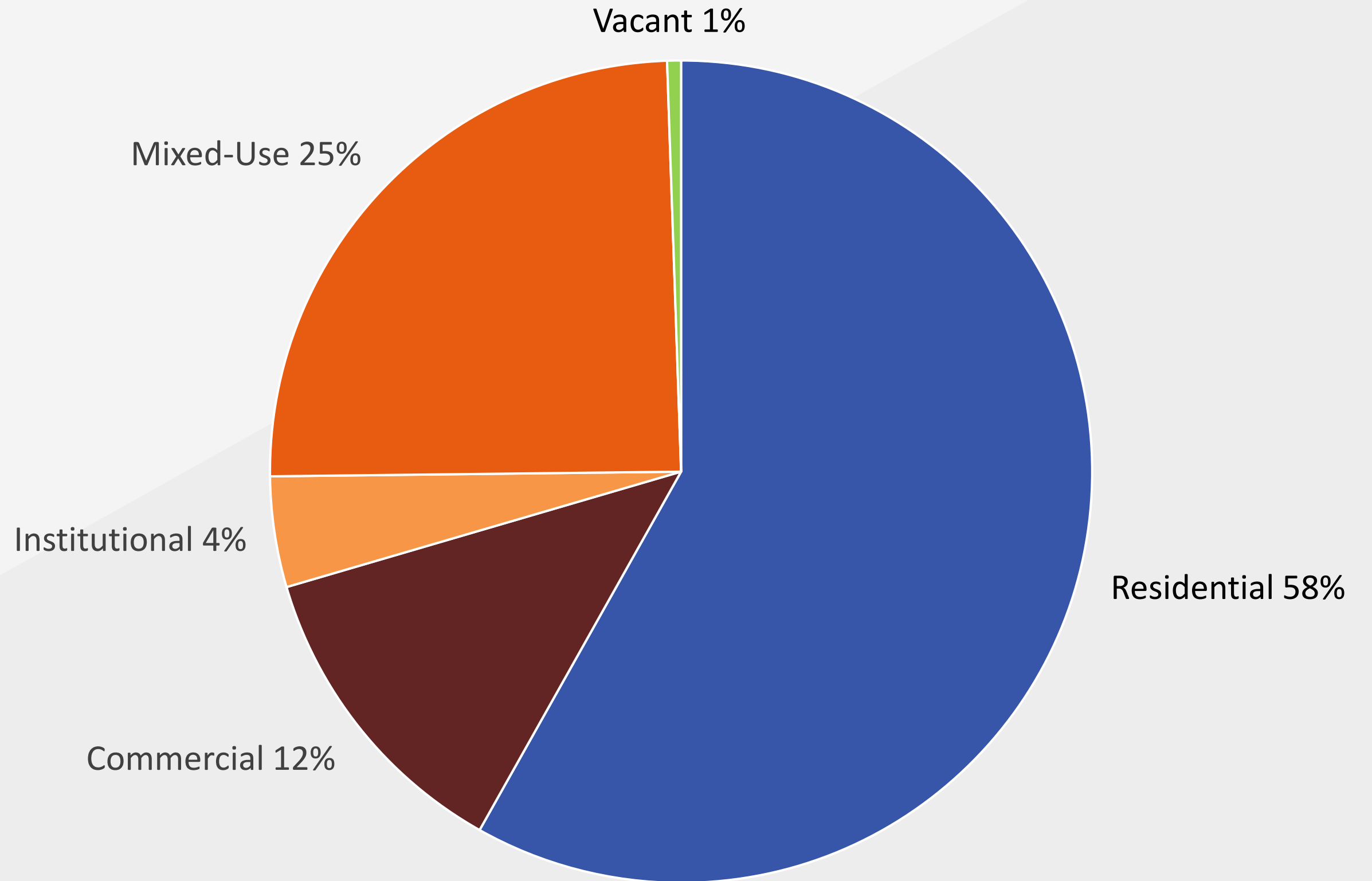


***Developments by
Land Use***

Addresses Issued by Land Use



Land Use	Total # of Addresses Issued
Residential	321
Commercial	68
Institutional	24
Mixed-Use	136
Vacant	3

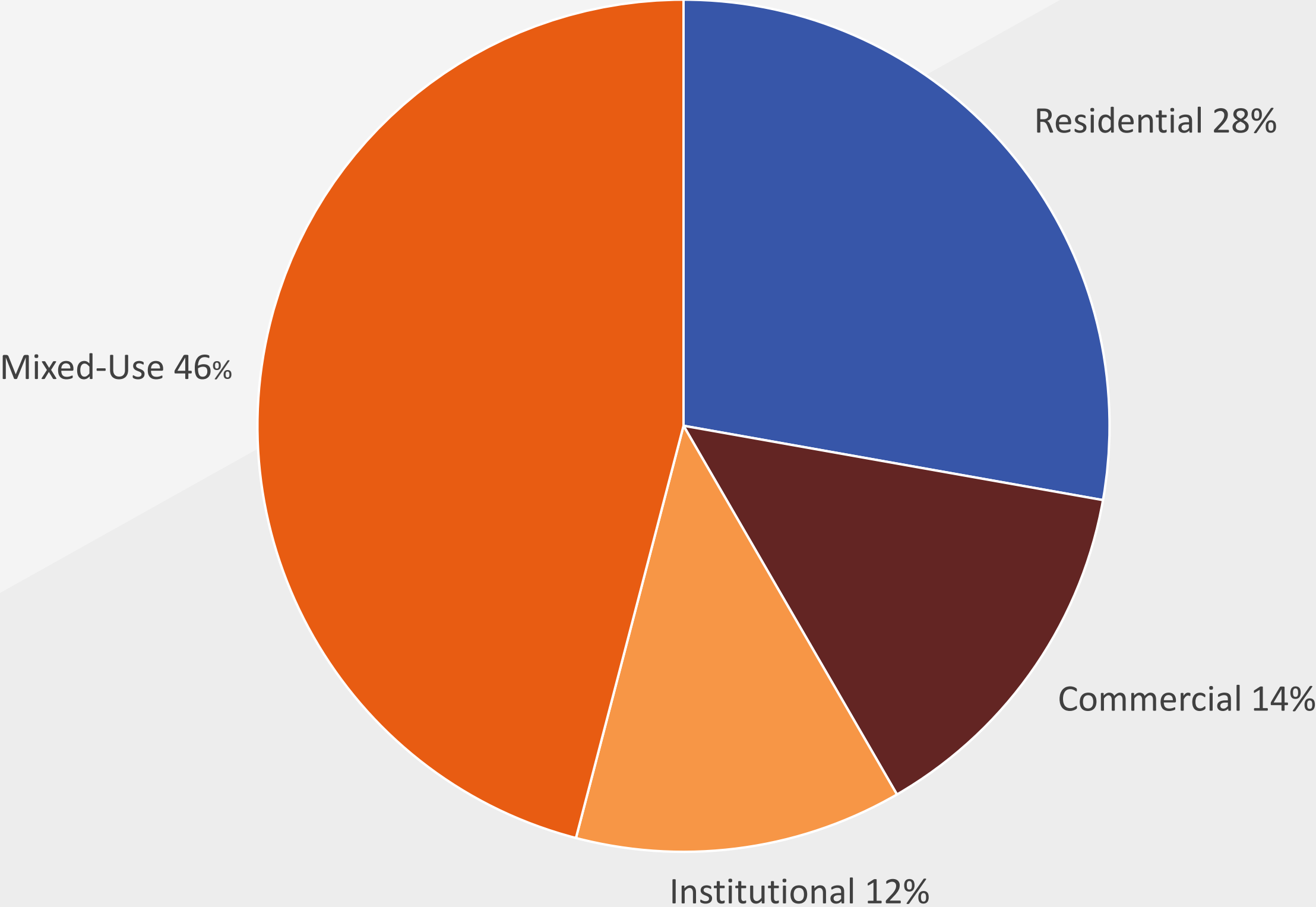


Total Addresses Issued in 2022: 552

Total Investment by Land Use



Land Use	Total Investment
Residential	\$ 1,401,058,558
Commercial	\$ 698,514,137
Institutional	\$ 625,925,269
Mixed-Use	\$ 2,315,790,532

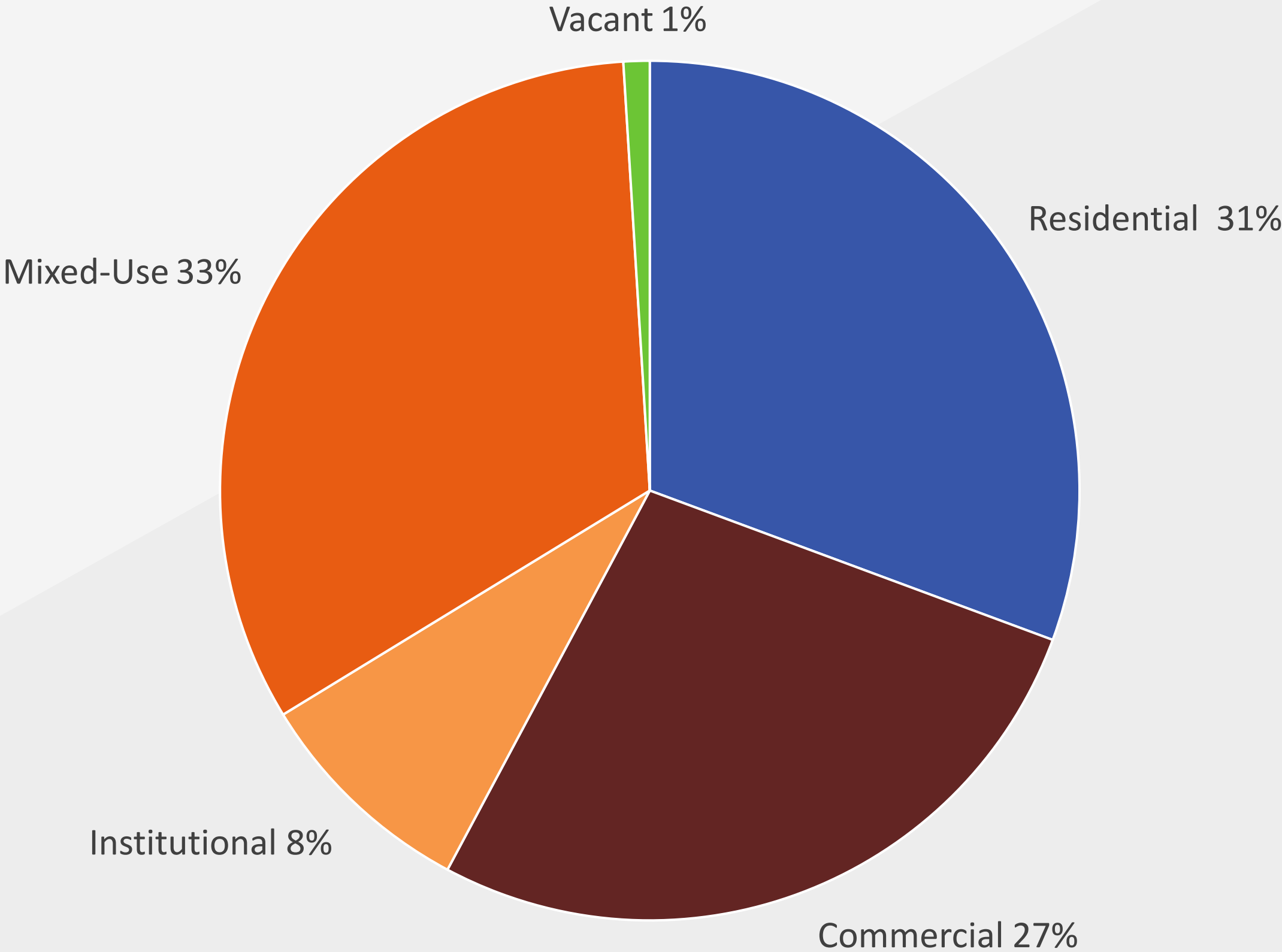


Total Investment in 2022: \$5,041,289,496

Square Footage by Land Use



Land Use	Total Square Footage of Development
Residential	5,233,103
Commercial	4,636,236
Institutional	1,446,022
Mixed-Use	5,591,055
Vacant	167,873

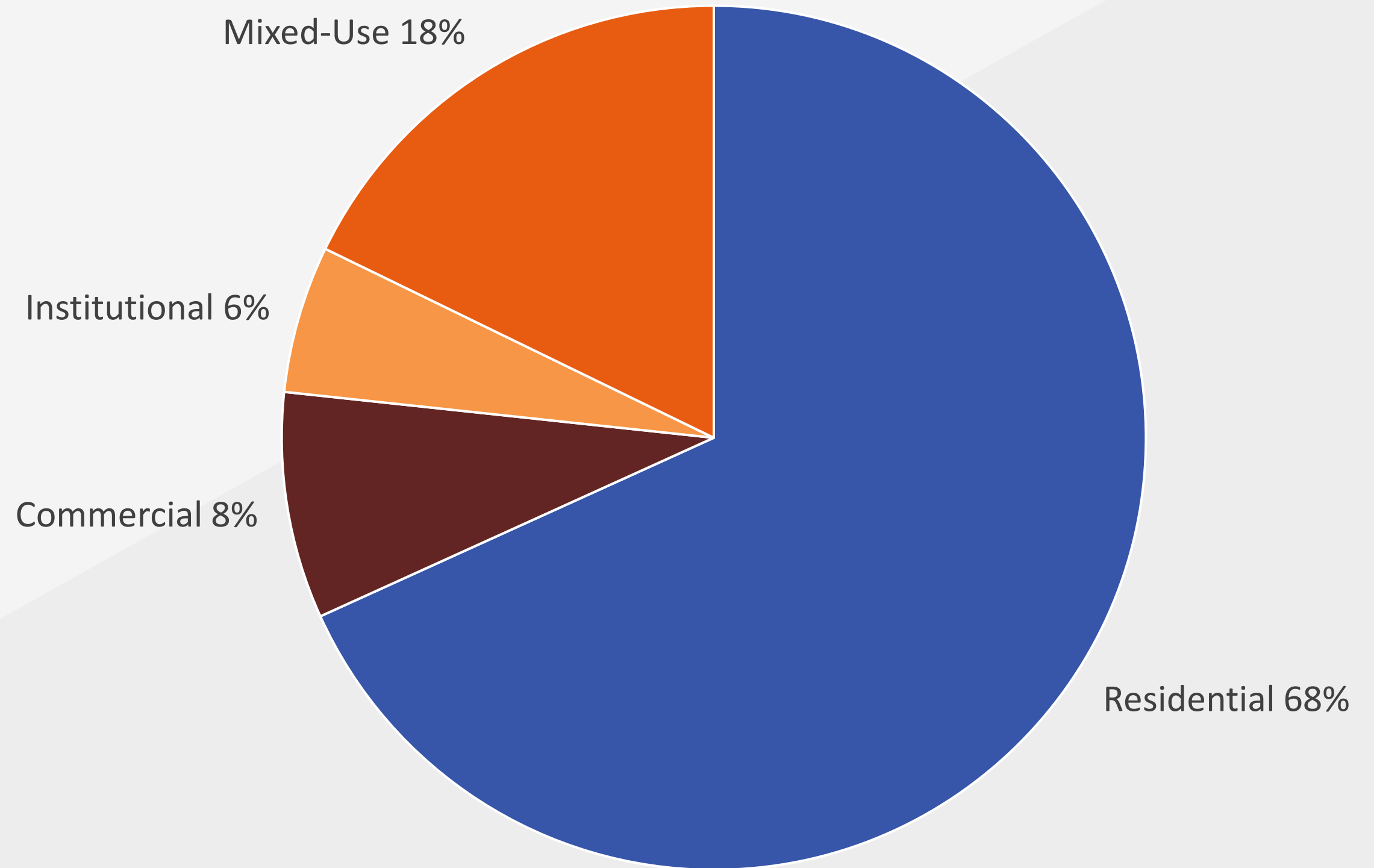


Total Square Footage of Development in 2022: 17,074,290 sq. ft.

New Buildings by Land Use



Land Use	Total # of New Buildings
Residential	161
Commercial	20
Institutional	13
Mixed-Use	42



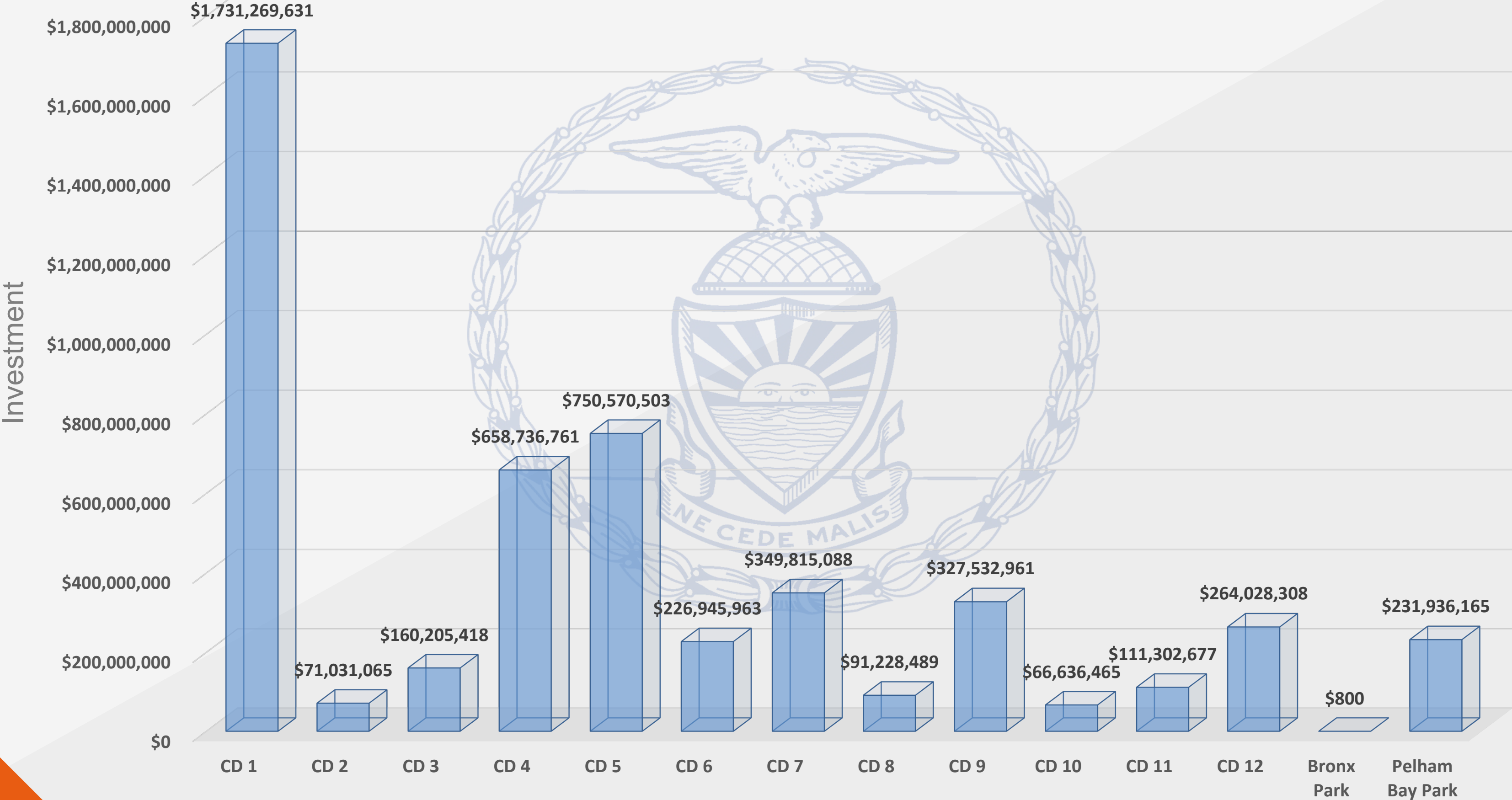
Total of # New Buildings in 2022: 236

The seal of the University of the Philippines is centered in the background. It features an eagle with wings spread, perched atop a globe. Below the globe is a shield with a sun and a face, and a banner at the bottom with the Latin motto "NE CEDE MALIS". The entire seal is encircled by a laurel wreath.

***Developments by
Community Districts***

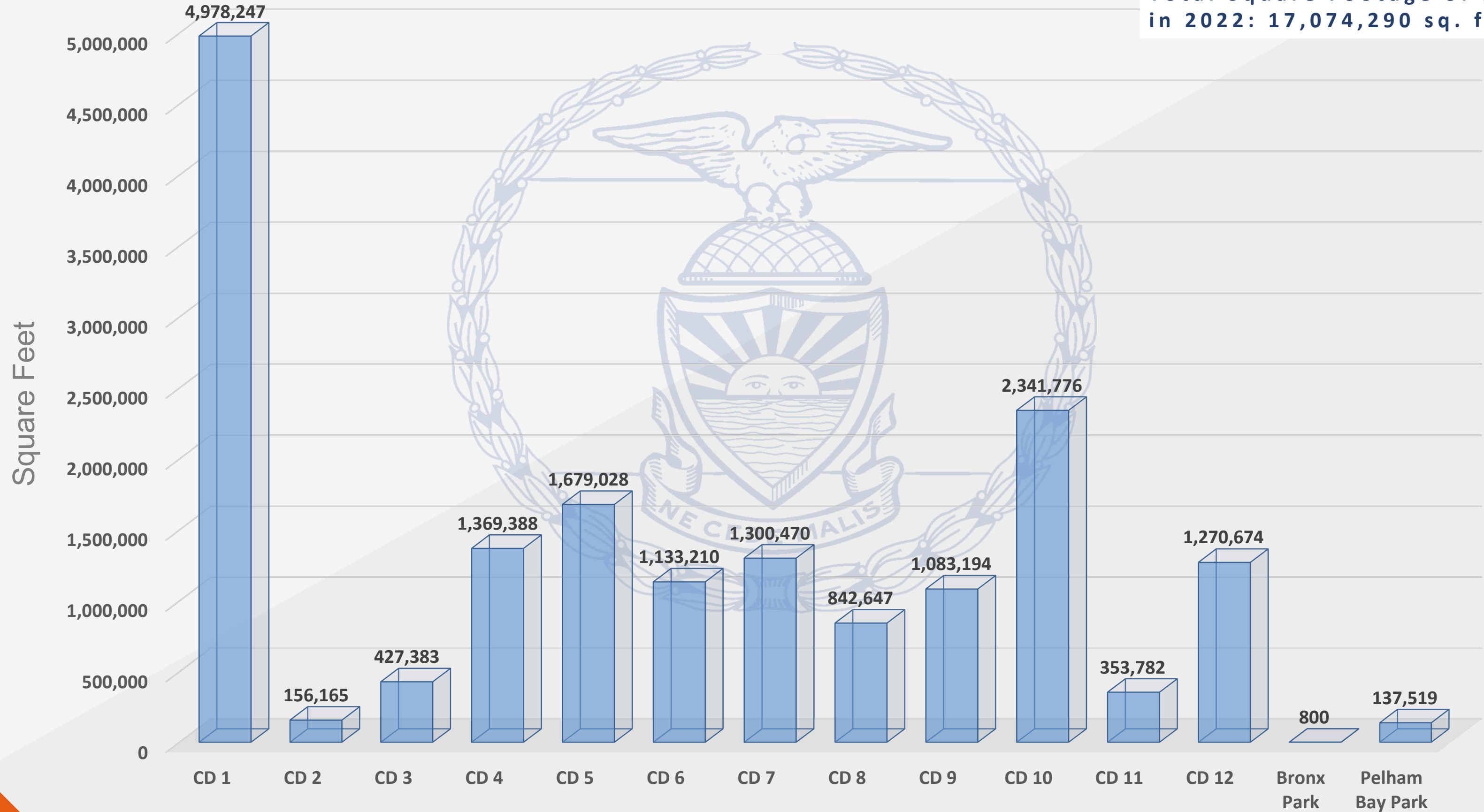
Total Investment by Community District

Total Investment in 2022: \$5,041,240,296



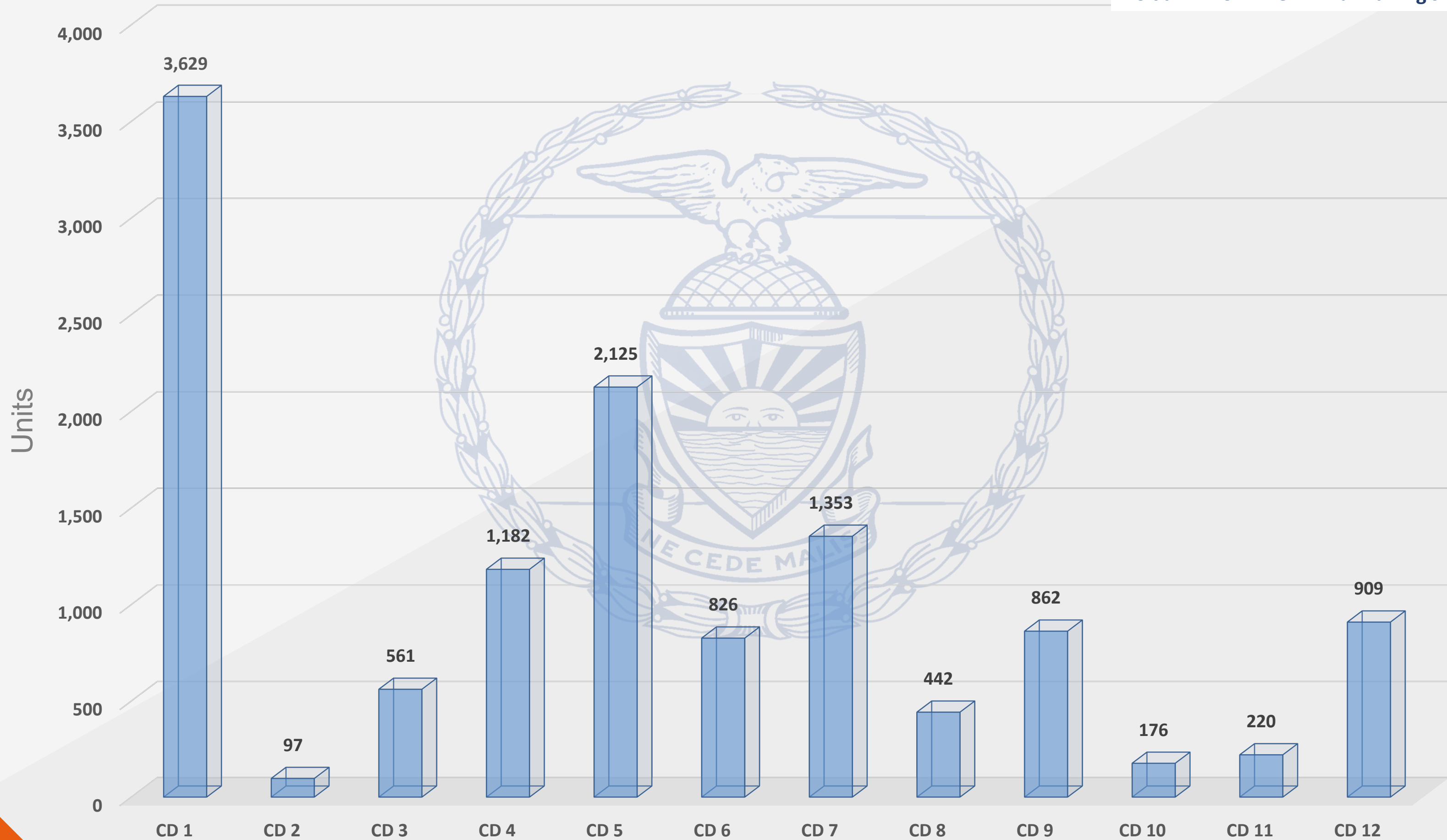
Square Footage Development by Community District

Total Square Footage of Development
in 2022: 17,074,290 sq. ft.



New Residential Units by Community District

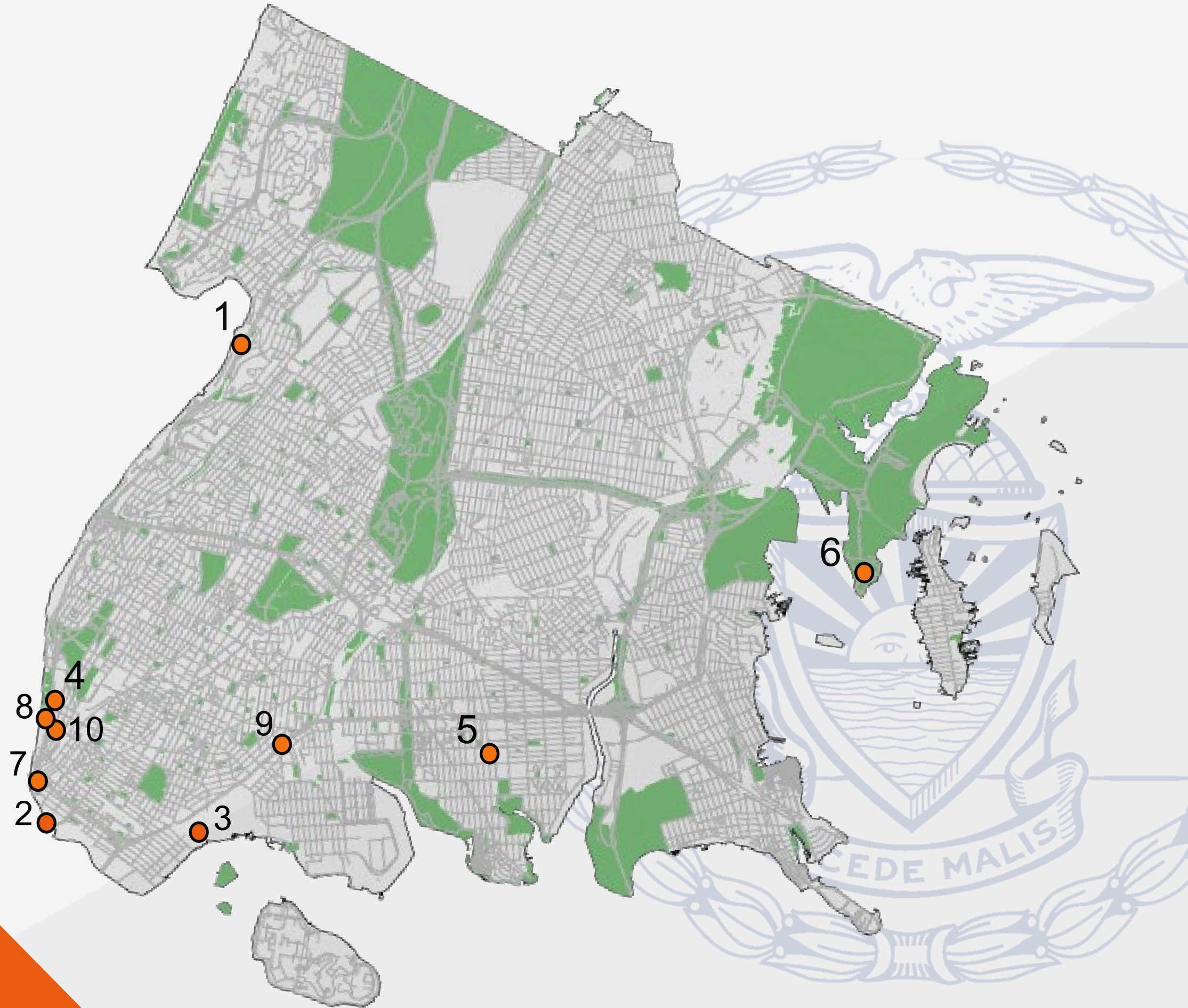
Total # of New Buildings in 2022: 236



The seal of the City of New York is centered in the background. It features an eagle with wings spread, perched atop a globe. Below the globe is a shield with a sun rising over water, and a banner at the bottom with the Latin motto "NE CEDE MALIS". The entire seal is encircled by a laurel wreath.

***Top Ten Developments
in The Bronx***

Top Ten Developments By Investment



	Project	Investment
1	330 WEST FORDHAM ROAD	\$ 400,000,000
2	LINCOLN AT BANKSIDE	\$ 250,000,000
3	980 EAST 149TH STREET	\$ 250,000,000
4	586 RIVER AVENUE	\$ 214,000,000
5	1931 LAFAYETTE AVENUE	\$ 151,000,000
6	2 RODMANS NECK PATH	\$ 145,060,709
7	220 EAST 135TH STREET	\$ 126,405,600
8	414 GERARD AVENUE	\$ 125,075,000
9	132 BRUCKNER BOULEVARD	\$ 120,871,920
10	120 EAST 144TH STREET	\$ 120,000,000

2022 Top Ten Developments: Project 1

#1	
Project	330 WEST FORDHAM ROAD
Land Use	RESIDENTIAL/COMMERCIAL/ INSTITUTIONAL
Investment	\$ 400,000,000
Developer	BRAD ZACKSON



FORDHAM LANDING SOUTH
320 W Fordham Road, Bronx, NY 10468

View Looking East
(From Harlem River)

2022 Top Ten Developments: Project 2



#2	
Project	LINCOLN AT BANKSIDE
Land Use	RESIDENTIAL/COMMERCIAL
Investment	\$ 250,000,000
Developer	BROOKFIELD PROPERTIES / DAN BERGER (SIGNATORY)

2022 Top Ten Developments: Project 3

#3	
Project	980 EAST 149TH STREET
Land Use	COMMERCIAL
Investment	\$ 250,000,000
Developer	KEVIN TISEO



2022 Top Ten Developments: Project 4



#4	
Project	586 RIVER AVENUE
Land Use	INSTITUTIONAL
Investment	\$ 214,000,000
Developer	RICHARD GLADSTONE

2022 Top Ten Developments: Project 5

#5	
Project	1931 LAFAYETTE AVENUE
Land Use	RESIDENTIAL/COMMERCIAL
Investment	\$ 151,000,000
Developer	JOSHUA SIEGEL



2022 Top Ten Developments: Project 6

Site Plan



#6	
Project	2 RODMANS NECK PATH
Land Use	COMMERCIAL
Investment	\$ 145,060,709
Developer	ANTHONY PITELLI

2022 Top Ten Developments: Project 7

#7	
Project	220 EAST 135TH STREET
Land Use	RESIDENTIAL
Investment	\$ 126,405,600
Developer	CHESKEL SCHWIMMER



2022 Top Ten Developments: Project 8



#8	
Project	414 GERARD AVENUE
Land Use	RESIDENTIAL/COMMERCIAL
Investment	\$ 125,075,000
Developer	CHRIS PAPAMICHAEL

2022 Top Ten Developments: Project 9

#9	
Project	132 BRUCKNER BOULEVARD
Land Use	RESIDENTIAL/COMMERCIAL/ INSTITUTIONAL
Investment	\$ 120,871,920
Developer	JACOB SCHWIMMER



138 BRUCKNER BLVD / 448 APARTMENTS AND 6 RETAILS
BRONX, NY / IN TWO 12-STORY MIXED-USE BUILDINGS.

2022 Top Ten Developments: Project 10



#10	
Project	120 EAST 144TH STREET
Land Use	RESIDENTIAL
Investment	\$ 120,000,000
Developer	BINYAMIN BEITEL

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