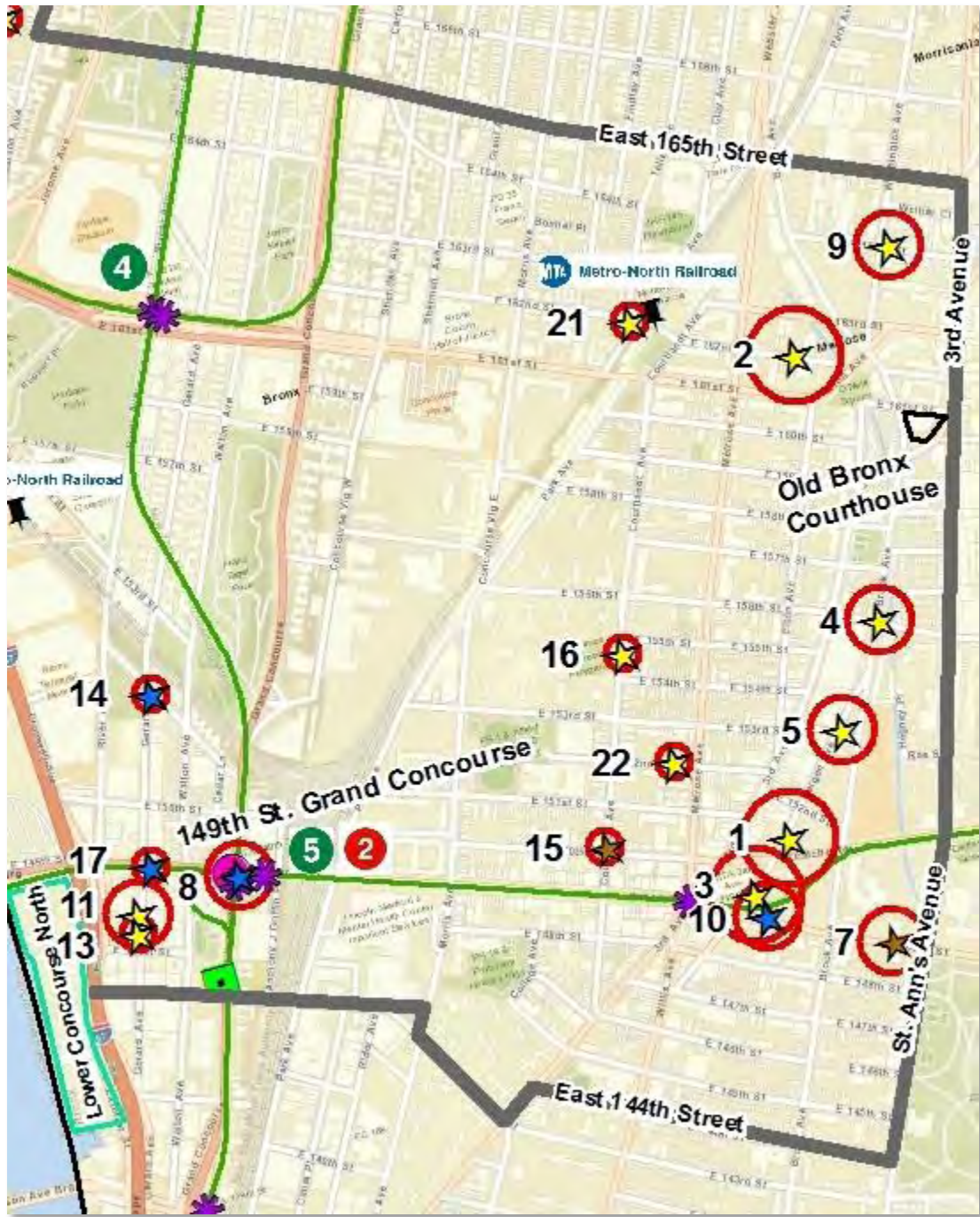


**2017 REDC DRI BRONX CIVIC CENTER-**



## **DOWNTOWN REVITALIZATION INITIATIVE**

### **BASIC INFORMATION**

**Regional Economic Development Council (REDC) Region:** New York City Region

**Municipality Name:** Bronx Community Board 1 and 4 in partnership with Hostos Community College

**Downtown Name:** Bronx Civic Center

**County:** Bronx County

### **Downtown Description - Provide an overview of the downtown and summarize the rationale behind nominating this downtown for a Downtown Revitalization Initiative (DRI) award):**

**Vision:** Vibrant, diverse and full of hope, the South Bronx is one of New York City’s most rapidly evolving areas. Neighborhoods like Mott Haven, Concourse Village, Melrose and Morrisania have undergone dramatic, grassroots and community driven transformation. These efforts have yielded dividends; population and job growth are outpacing the rest of the city. The South Bronx is booming with private and public investments in affordable housing, cultural facilities, retail and other sectors. The Downtown Revitalization Initiative presents a fantastic opportunity to harness the energy of the downtown into a much more focused, comprehensive strategy for economic revitalization and equitable growth. Home to nearly 250,000 people of diverse backgrounds, the corridor houses important anchor institutions including but not limited to Hostos Community College (“Hostos”), Lincoln Hospital, several Bronx courthouses, the Office of the Bronx Borough President, the Bronx Museum of the Arts and Yankee Stadium.

Bronx Civic Center is the beating heart of the Bronx, which overall saw a 37 percent increase in annual development over the previous year’s record breaking number, for a total of \$3,270,984,793, in 2016.<sup>i</sup> More than a quarter of the \$5.7 billion in development from 2015 - 2016 (\$1,617,573,106, representing 5,572,245 square footage of growth) was in Community Boards 1 and 4.<sup>ii</sup> Since 2009, more than 29,058 units of new residential units have been built in the Bronx,<sup>iii</sup> with 30 percent of those units in Community Boards 1 and 4.<sup>iv</sup>

**Justification:** All of this growth is exploding around two bustling intersections. The first is 149<sup>th</sup> Street and Grand Concourse, which is the location of one of the busiest subway intersections in the entire system. The second, less than a mile away, is one of the city’s major shopping districts: “The Hub” – the retail, restaurant, theater and “Times Square of the South Bronx.”<sup>v</sup> The Bronx Civic Center is also a recreational destination that has seen a boom of restaurants, bars, breweries and distilleries pop up in the last decade. In fact, the area is featured in the Bronx Tourism Council’s new “The Bronx Passport” beer and spirits tours, featuring three award-winning breweries, two distilleries and a new craft beer destination.

Bronx Civic Center is complemented by a growing number of parks and plazas, including the recently completed and well-trafficked South Bronx Greenway, Randall’s Island Connector and Mill Pond Park. A “tech triangle” is also budding in the Bronx Civic Center, with a number of entrepreneurial tech firms starting up in and around The Hub, Mott Haven, Port Morris and Hunts Point. Nearby, Hunts Point is also home to the largest wholesale produce market in the world, and one of the largest food distribution centers in the country. Importantly, Bronx Civic Center boasts excellent transit access, with the B, D, 2, 4

and 5 subway lines passing through, two Metro North stations including at Yankee Stadium, and a multitude of local bus lines.

Recent and forecasted job growth within and in close proximity to a number of diverse employers, such as the recent groundbreaking of Silvercup Studios at the eastern end of Port Morris, a 2015 REDC recipient of \$1,600,000; FreshDirect and an expanding Hostos Community College--including its Allied Health and Sciences Building. Silvercup Studio officials estimated that the project would bring approximately 400 production industry jobs and 80-100 construction jobs to The Bronx.

Several local policies have enabled this growth of activity. In 2009, the city worked with the surrounding communities and civic institutions to produce the South Bronx Initiative and Melrose Retail Strategy. The resultant Lower Concourse rezoning was meant to transform a legacy industrial waterfront along the Harlem and East Rivers and the lower Grand Concourse into a vibrant, mixed-use, mixed-income community with new housing, waterfront open space, and an array of retail services. Successful projects include LEED certified new developments: Via Verde and La Central.

The Bronx has lead the City in affordable housing production in part because it is home to the largest concentration of lower-income households in New York City. Bronxites face the highest risk of housing displacement of any county in the New York region due to their economic vulnerability and soaring housing costs. To that point, despite housing so many lower-income residents, nowhere in New York City have rents risen as fast or much as in the South Bronx.<sup>1</sup> Median sales prices in some South Bronx neighborhoods jumped 64 percent in 2016 alone. Two key opportunities for inclusive growth that have been identified by the community are 1) linking residents to the economic boom occurring in the surrounding communities, The Bronx and New York City through education and workforce training programs, and 2) strengthening the Bronx Civic Center with more office, retail and residential development that would benefit existing and future residents.

Thus, the nomination of Bronx Civic Center is critical. A strategic investment plan that guides \$10 million investment in these communities would spark waves of additional economic activity, uplift a lower-income and diverse community, while demonstrating best practices in protecting economically vulnerable from residential displacement.

---

<sup>1</sup> [https://mobile.nytimes.com/2017/03/03/realestate/south-bronx-rent-increases-greatest-in-the-city.html?mabReward=CTM&recp=3&action=click&pgtype=Homepage&region=CColumn&module=Recommendation&src=rechp&WT.nav=RecEngine&\\_r=0&referer=https%3A%2F%2Fm.facebook.com%2F](https://mobile.nytimes.com/2017/03/03/realestate/south-bronx-rent-increases-greatest-in-the-city.html?mabReward=CTM&recp=3&action=click&pgtype=Homepage&region=CColumn&module=Recommendation&src=rechp&WT.nav=RecEngine&_r=0&referer=https%3A%2F%2Fm.facebook.com%2F)

**1) Boundaries of the Downtown Neighborhood. Detail the boundaries of the targeted neighborhood, keeping in mind that there is no minimum or maximum size, but that the neighborhood should be compact and well-defined. Core neighborhoods beyond a traditional downtown or central business district are eligible, if they can meet other criteria making them ripe for investment.**

For the purposes of the DRI initiative, Bronx Civic Center boundaries are defined as follows:

- North: East 165<sup>th</sup> Street
- South: East 144<sup>th</sup> Street
- East: St Ann’s Avenue into East-Third Avenue
- West: Harlem River

While the area within these boundaries will be the target of the DRI investments, the benefits of the revitalization spurred by this initiative are expected to support growth and activity far beyond the boundaries to the Mott Haven, Concourse Village, Melrose and Morrisania neighborhoods, to the neighboring Southern Boulevard and Hunts Point areas, the major shopping corridor on Fordham Road and beyond.

The downtown area articulated is responsive to all the criteria listed. For example, it is has well defined boundaries. Specifically, a major cross thruway to the north and two rivers to the south and east help define it. It is of sufficient size. As noted above, The Bronx is leading the region in population growth, please see the attached chart noting over 5,200 new units of housing representing \$1.7 billion of investment since 2009.<sup>vi</sup> The housing developments listed in this application are only part of the story, as more and more New Yorkers move to The Bronx in search of affordability.

**2) Catchment area. Outline why the downtown, or its catchment area, is of a size sufficient to support a vibrant, year-round downtown, with consideration of whether there is a sizeable existing, or increasing, population within easy reach for whom this would be the primary downtown.**

By all measures – population, commercial characteristics, visitors, transit and road access – Bronx Civic Center is poised to be a vibrant, year-round downtown. It is an attractive and livable community for diverse populations of all ages, as demonstrated by new developments. Most notably, we have 425 Grand Concourse; the upcoming 28-story mixed- use project containing 28,941 units of affordable housing “adjacent to Hostos Community College, the development includes plans to re-open Garrison Playground; create variety of commercial and non-profit spaces, including a supermaket, [medical clinic] and a school.”<sup>vii</sup> A rendering is below.



This site, infamously known as the old P.S. 31-The Castle on the Concourse, will complement the planned expansion of Hostos Community College. The only CUNY institution without a new building in over 20 years, Hostos is now building a 14-story, 170,000 square foot Allied Health and Sciences Building Complex on the neighboring parcel. The project has received \$2,500,000 from the New York City Council and \$2,003,000 from Borough President Diaz. These funds will be matched by NYS for a total of \$9,006,000 in capital funds.” Hostos and CUNY continues to raise financial commitments needed to ensure the project’s completion. Schematic Design was kicked off in April 2015, followed by site analysis and programming activities. A rendering of the exterior is below:



**Population:** Recent population estimates for the area suggests over 230,000 residents; respectively 91,675 and 141,240 for Bronx Community Board 1 and Community Board 4. Post-2010 population growth in the Bronx was 5.1 percent, second only to Brooklyn at 5.3 percent. This figure brought the borough close to its historical high, achieved in 1970, when the population of the borough was 1.472 million.”<sup>viii</sup> New York City as a whole has reversed its relationship with surrounding suburbs and other communities: while only 10 percent percent of population and job growth occurred in New York City between 1985-2000, 90 percent percent of the growth has happened within the city’s boundaries from 2000-2015. This trend will continue, and Bronx Civic Center is poised to become an even more vibrant downtown that offers opportunities for advancement for its residents.

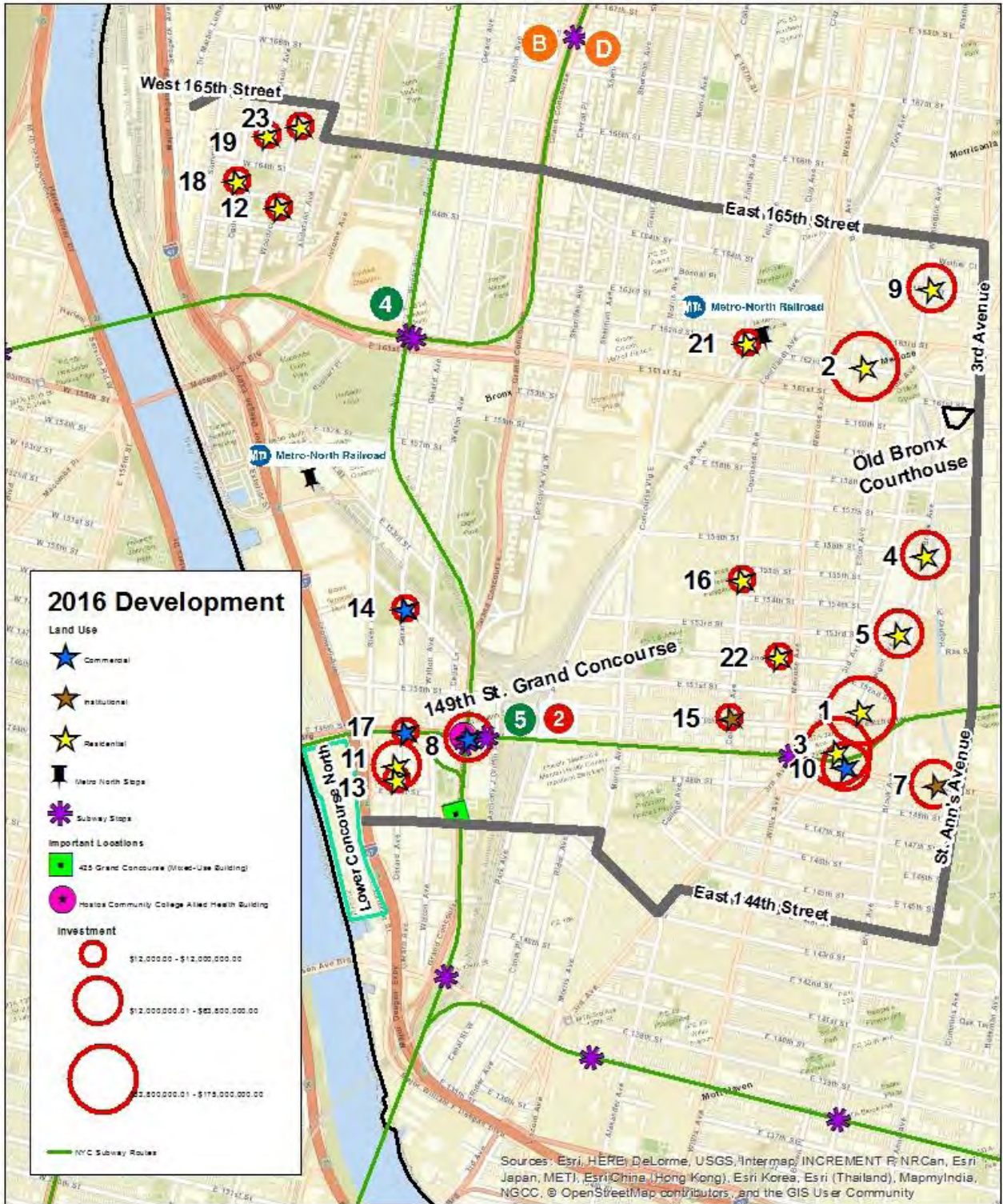
**Commercial characteristics:** The Bronx Civic Center downtown area encompasses two vibrant and emerging Business Improvement Districts, centered on “The Hub” (149<sup>th</sup> Street at Third Avenue) and the 161 Street/Capital District. It also includes the expanding Hostos Community College, extensive waterfront access and the redeveloped parks surrounding Yankee Stadium, among other amenities.

**Visitors:** More than 200,000 people pass through the Hub/Third Avenue on a daily basis and more than 154,000 people live within a mile of the district. There are 53,000 residents and 6,000 employees within 0.5 –mile of the 161 Street/Capital District corridor. In addition, Yankee Stadium draws roughly 3.5 million visitors per year.

**Transit and Road Access:** This area is well served by mass transit:the IRT 2/, 4, 5, 6, and IND B, D trains, two Metro North stations, and substantial local, express and Select Bus Service bus service , including access to Manhattan, 20 minutes from midtown. The MTA’s Annual Subway Ridership Report indicates that between the three major stations – 161<sup>st</sup> Street – Yankee Station, 149<sup>th</sup> Street – Grand Concourse, and Third Avenue – 149<sup>th</sup> Street there are over 19 million swipes annually. Two of these stations rank in the top quarter of the system’s four hundred plus stations at 39 and 58. The area also has substantial regional highway access via the Major Deegan Expressway (“MDE”); it is easily accessible by car with a forty minute span or less of time: Western Queens, Western Nassau County, New York, Bergen County, New Jersey, Southern Westchester County, New York, Southwest Connecticut, all of Manhattan.

All told, its population and job numbers, accessibility and growth trends make the Bronx Civic Center a regionally significant destination.

# Downtown Bronx Revitalization Initiative 2016 Development Projects



Correlating developments to above map.

	Address	Land Use	Dwelling Units	Floor Area	Investment	Developer
1	La Central Building B (600 Bergen Avenue)	Residential	281	338,700	\$175,000,000	Hudson Companies, BRP Development
2	Melrose Commons (445 E. 162nd St.)	Residential	303	393,315	\$140,000,000	Phipps Neighborhood Housing, Briarwood, CPC
3	La Central Building A (556 Bergen Avenue)	Residential	215	264,700	\$122,000,000	Hudson Companies, BRP Development
4	La Central Building E (671 Brook Avenue)	Residential	198	225,400	\$63,800,000 with HPD funding	Hudson Companies, BRP Development
5	La Central Building D Supportive Housing (626 Bergen Avenue)	Residential	161	89,200	\$57,100,000 with HPD funding	Communilife, Breaking Ground
6	2980 Park Avenue	Residential	154	142,600	\$48,000,000 with HPD funding	Eugene Schneur
7	NYPD Precinct 40 (549 East 149th St.)	Institutional	0	45,000	\$43,000,000 with NYPD funding	NYPD
8	558 Grand Concourse	Commercial	0	175,316	\$43,000,000	Bristol, Young Woo
9	485 E. 164th St. Supportive Housing	Residential	95	78,740	\$36,925,032 with HPD, DHCR, OTDA, BBP, NYSERDA funding	Urban Pathways, SOBRO
10	Triangle Plaza Retail (451 E. 149th St.)	Commercial	0	86,000	\$35,000,000	Triangle Equities
11	491 Gerard Avenue	Residential	136	152,720	\$31,000,000 with HDC funding	Signature Urban Properties
12	984 Woodycrest Avenue Supportive Housing	Residential	48	25,716	\$12,000,000 with HPD funding	Help USA
13	477 Gerard Avenue	Residential	66	54,927	\$11,770,200	Harshad Patel
14	Ramada Inn ( 646 Gerard Ave.)	Commercial	0	24,968	\$8,700,000	Nehalkumar Gandhi



15	New York Psychotherapy and Counsel Center (579 Courtlandt Ave.)	Institutional	0	28,777	\$2,641,000	NY Psychotherapy and Counsel
16	706 Courtlandt Avenue Multifamily	Residential	17	16,250	\$2,437,500	Mario Javovino
17	101 E. 149th St.	Commercial	0	3,800	\$1,000,000	River Deegan Realty Group
18	989 Ogden Avenue 2-Family	Residential	2	18,000	\$500,000	Maheen Farrukh
19	1027 Nelson Avenue 4-Family	Residential	4	3,083	\$385,375	Mario Del Brun
20	168 E. 144th St.	Commercial	0	5,000	\$250,000	Richard Pasquarelli
21	301 E. 162nd St. 3-Family	Residential	3	3,318	\$70,000	Lula Junies
22	387 E. 152nd St.	Residential	2	4,000	\$40,000	Jonathan Yuomson
23	1038 WoodyCrest Avenue	Residential	2	2,700	\$12,000	Albert Davis

**3) Past Investments & future investment potential.** Describe how this downtown will be able to capitalize on prior, and catalyze future, private and public investment in the neighborhood and its surrounding areas.

**Five of the 2015 Top Ten Developments in The Bronx, 1, 2, 6, 7, and 8 were in Community Boards 1 & 4<sup>x</sup>**



Bronx Civic Center neighborhoods have undergone a dramatic, community-driven transformation. At the insistence of many community organizations and local elected officials, the South Bronx succeeded in attracting federal, state and local investments and is fully prepared to achieve its potential.

In 2015-2016, over half, (\$1,617,573,106, representing 5,572,245 square footage of growth, of private investment in development projects occurred in Bronx Civic Center (Community Boards 1 and 4).<sup>x</sup> In those years, the Bronx saw \$5.7 billion in development, more than any other year in its history.<sup>xi</sup> And since 2009, more than 7,500 units of new residential units have been built.<sup>xii</sup> The post 2010 population gains for The Bronx at 5.1 percent was second only to Brooklyn at 5.3 percent and The Bronx close to its historic high, achieved in 1970, when the population of the borough was 1.472 million.<sup>xiii</sup>

Indeed, the South Bronx's success is coming with a set of unique challenges, and a comprehensive strategic framework is needed to optimize future public and private investments. Selection for the DRI award would prove catalytic for both economic development and social outcomes in Bronx Civic Center and surrounding communities.

Importantly, because these areas are already densely populated today, investments in infrastructure and programming to support existing residents, businesses and workers will be critical to long-term growth and sustainability, especially as developments continue to come online. This area is transit-rich and the New York City Department of Transportation and Metropolitan Transit Authority must continue to invest in rehabilitation of subway stations and improved access for existing and future residents and workers.

Thus, Bronx Civic Center has a strong track record of public and private investment and strong promise of future investments both in the short and longer term. The downtown would be best able to capitalize on these prior investments and catalyze future investments with the aid of a strategic investment plan,

such as the DRI would produce as a guiding document. A well-crafted strategic investment plan would leverage existing investments to promote/support new/increased capital. Recently completed and planned project are detailed below in order to provide a sense of the breadth of activity taking place.

#### **Recently completed projects:**

##### **Retail, Commerce and Transit**

- **Bronx Terminal Market/Gateway Center** opened in 2011, includes 1 million sf. of retail, with Target and BJ's stores that are among the highest grossing in the country. The Gateway Center created approximately 1,000 jobs.
- **149<sup>th</sup> Street- Grand Concourse Subway Rehabilitation** - \$19 million in MTA renovations completed in 2013, this is one of the top transfer points in all of the NYC subway ranking 109 of the over 400 New York City stations. Additionally, the station is slated to have ADA compliant elevator service installed.

##### **Restaurants, Nightlife and Recreation**

- **Bronx Brewery** – opened in 2014
- **Tirado Distillery** – opened 2011
- **Port Morris Distillery** – opened in 2010
- **Plated** – opened in 2014
- **Whoops** – opened in 2016
- **Marley's Spoon** – opened in 2016
- **The Bronx Drafthouse** – opened in 2016
- **Gun Hill Tavern** – opened in 2016
- **Filtered Coffee** – opened in 2016
- **La Grata** – opened in 2016
- **Milk Burger**
- **Bruckner/Mott Haven Grill**
- **Ceetay Asian Fusion**
- **Charlie's Bar and Kitchen**
- **Don Pancho's**
- **New Yankee Stadium**- Opened in 2009, the New Yankee Stadium seats more than 50,000 people. The Yankees financed the \$1.6 billion project and the City of New York spent \$220 million for infrastructure and other improvements in the area. The stadium hosts more than 80 Yankee home games, the annual Pinstripe Bowl (NCAA), Army college football games, boxing, international and Major League Soccer matches, concerts and two hockey games as part of the 2014 NHL Stadium Series.

## Housing

- **Via Verde** - opened in 2011, is an award winning, LEED Gold, mixed income development which was a result of an international competition juried by the American Institute of Architects. It created 150 – 250 construction jobs and 10 – 20 permanent jobs.
- **Bronx Commons** - The Bronx Commons is an arts-based mixed-use development which broke ground this year. When complete, it will bring 277 affordable rental apartments for low-income residents with a select amount set aside for artists, live/work spaces for elder musicians, the Bronx Music Heritage Center, retail space, a rooftop farm, and green, performance, and exhibition space to Melrose Commons. Woman’s Housing and Economic Development Corp. (WHEDCO) and Blue Sea Development Company won a 2009 RFP for the development. It will be designed by Rogers Marvel Architects. It is expected for completion in 2017.
- **Elton Crossing**, a two building, 260-unit project is being developed adjacent to Bronx Commons. The development team is comprised of the Briarwood Organization, the Community Preservation Corporation, and Phipps. This project will represent a \$90 Million investment.
- **3160 Park Avenue**, a 152-unit mixed-income development with 19,500 sq. ft. of retail space is under construction with completion in 2017. This \$66.5 Million project is being develop by Trinity Financial.
- **M. Melnick & Company Development at 810 River Avenue** – a 17-story, 134-unit mixed-use building, measuring 151,250 square feet in total, serving residents earning from 40 to 100 percent percent AMI will feature retail and community space
- **Morris Court**- 201 units of mixed-income housing serving residents earning from 40 to 100 percent AMI with retail opened in 2015 behind Lincoln Hospital bounded by East 143<sup>rd</sup> and 144<sup>th</sup> Street and Morris and Rider Avenues.

## Parks and Green Space

- **Randall’s Island Connector** – long awaited and highly anticipated \$6 million project opened this year, as part of the South Bronx Greenway (“SBxG”).
- **South Bronx Greenway** – SBxG is almost complete. Per the NYC EDC March 2016 update: “Construction is substantially complete on three of the five Phase One projects. The new Produce Market Fence, Lafayette Avenue and Hunts Point Avenue Street improvements were all completed in Fall 2011. Hunts Point Landing, a new waterfront amenity, opened in late Summer 2012 . . . Food Center Drive is anticipated to be completed by the end of 2015.”<sup>xiv</sup>
- **Heritage Field**, including the reconstructed Macomb’s Dam Park with Joseph Yancey Track and Heritage Field and the River Avenue Parks were opened in 2011, which with Mill Pond Park provided 27 acres of open space amenities for this community.
- **Mill Pond Park**- Created in 2009, the 11.57-acre park features Harlem River frontage, the Bronx Tennis Center and the soon be to constructed Bronx Children’s Museum. It is also under review for expansion, as discussed later in the **Pier 5** development.
- **Joyce Kilmer Park**-6.8 acres included more than \$3.5 million to reconstruct the historic Lorelei fountain, landscaping areas and the playground.
- **Melrose Commons Park** – Located on Melrose Avenue between East 159th and 160th Street, this project is currently under construction. This investment represents approximately \$6 million and will provide the Melrose Commons Community with a comprehensive array of park amenities, including a toddler play area, passive recreation for senior citizens, and a restroom.
- **Lou Gehrig Plaza**- reimagining of a former surface parking lot into a green, active plaza located between Bronx Borough Hall and Joyce Kilmer Park

- **Grand Concourse Malls**- looking to recapture its original glory, the Grand Concourse is currently beginning its fourth phase of reconstruction its center malls into traffic-calming, bucolic greenspace and bike lanes.

#### Planned projects:

##### Housing

- **La Central** – \$345 million, 184,500 square foot development, with 992 units of affordable housing for moderate to low-income residents earning from 30 to 130 percent of the area median income (AMI), with a YMCA branch, 45,000 square feet of retail, BronxNet Studio space, and the Bronx Astronomy Tower is under construction.

The following are just outside the boundaries listed but are walkable to the anchor institutions in the Bronx Civic Center area.

- **Chetrit Group & Somerset Partners at 101 Lincoln Avenue and 2401 Third Avenue** – Plans have been filed for two 25-story apartments. The 133,000-square-foot Lincoln Avenue lot site purchased for \$32 million in 2014, current zoning allows the developer to build a project of up to 800,000 square feet. It includes 518 feet of frontage on the Harlem River and 333 feet along Bruckner Boulevard in the South Bronx. The Third Avenue lot was bought for \$26 million.
- **Concourse Village West** is under review for an upzoning to create 291 units of affordable housing with fifty percent of the units targeted at 80 percent-100 percent AMI.
- **Lettire-East 138<sup>th</sup> Street** – 99 units of mixed-income housing and retail under construction at the northwest corner of East 138<sup>th</sup> Street and Third Avenue.
- **Tres Puentes** (adjacent to the rezoned area) – Two new senior buildings housing 174 units on the grounds of Borinquen Court, a historic senior development at the northeast corner of East 138<sup>th</sup> Street and Third Avenue.

##### Retail, Commerce and Transit

- **Bronx Post Place at 149<sup>th</sup> Street** – a Young Woo for \$43 million project commenced in 2014, under renovation as a new “Chelsea Market” type-venue, with office space for Hostos Community College, business incubator space, and a rooftop restaurant. The Landmarks Preservation Commission approved the redevelopment which includes a 7,500-square-foot addition.<sup>xv</sup>
- **The Bronx Museum of the Arts** – “attendance has quadrupled since it instituted free admission in 2012 . . . started a \$25 million capital campaign to renovate and expand its building along the Grand Concourse and to establish an endowment for the first time. The building project, which has already received around \$7 million from the mayor’s office, the New York City Council and the Bronx borough president’s office, will be overseen by the architect Monica Ponce de Leon, dean of the School of Architecture at Princeton University and a co-curator of the United States pavilion for the 15<sup>th</sup> Venice Biennale of Architecture.”<sup>xvi</sup>
- **The Andrew Freedman Home** is a historic building constructed for Andrew Freedman that has recently been renovated into a hotel. It is a New York City Designated Landmark.
- **New Holiday Inn Express** is in construction at East 146<sup>th</sup> Street and Gerard Avenue.
- **Mixed income housing on East 149<sup>th</sup> Street, Gerard Avenue and Exterior Street** by Signature Properties, and former NYC Speaker Gifford Miller. The two buildings will house 157 and 136 apartments each.

- **Redesign of Roberto Clemente Plaza** – in The Hub at East 149<sup>th</sup> Street and Third Avenue will honor the legendary athlete and humanitarian and have a water feature.
- **Grand Concourse Rehabilitation** – restoring medians up to 175<sup>th</sup> Street. Plans include widening of the center medians with raised planting areas to both beautify the boulevard pedestrian/vehicular accidents.
- **Major Deegan Expressway Rehabilitation** - \$133 million Rehabilitation of the Major Deegan Expressway, the New York State Department of Transportation (NYSDOT) will provide many upgrades to improve traffic safety, reduce congestion and enhance speeds on the highway. This includes improving seven ramps; replacing 330,000 square feet of concrete deck; installing a new center median; installing new sign structures and variable traffic information signs; and replacing the outermost beams of the highway structure. Along Exterior Street, illumination levels will be enhanced with a new energy-efficient LED lighting system, and a new drainage system will be installed above and below the highway.

**BX6 Select Bus Service (SBS #6)** – proposed Bus Rapid Transit line serving 25,000 passengers daily from Bronx to Manhattan. Connect to eight subway lines, 20 bus routes and Metro North. Includes dedicated bus lanes, signal priority for buses, off-board fare collection, all-door boarding. Select Bus Service on the popular and crowded Bx6 line could arrive as soon as this fall, according to the MTA. By tracking the impact of these projects, we can understand the critical role of Bronx Civic Center as gateways to the South Bronx and engines of economic growth.

These trends are not going unnoticed. New York City’s rezoning of the Lower Concourse in 2009 yielded significant capacity for additional density. New York City also has several planning studies underway to upzone several neighboring communities including along the Jerome Avenue corridor and along Southern Boulevard. Furthermore, Bronx Civic Center and surrounding neighborhoods are receiving special consideration as part of Regional Plan Association’s Fourth Regional Plan for the New York metropolitan region, including opportunities for additional infrastructure investments, consideration of newer models of economic development, and piloting key anti-displacement strategies while encouraging growth in housing units and jobs. Opportunities already include a look at the economic impacts of four coming Metro North stations in the east Bronx along the New Haven Line as a part of the Penn Access project, which will open up even more economic development opportunities as South Connecticut residents and firms gain access to jobs and clients in the South Bronx, and vice versa. RPA has also long promoted the Triboro Line, existing freight and passenger right of way that could be repurposed to provide passenger connections between The Bronx, Queens and Brooklyn. Penn Access stations, Triboro and other possible infrastructure investments would come together to make Bronx Civic Center an even more regionally significant destination.

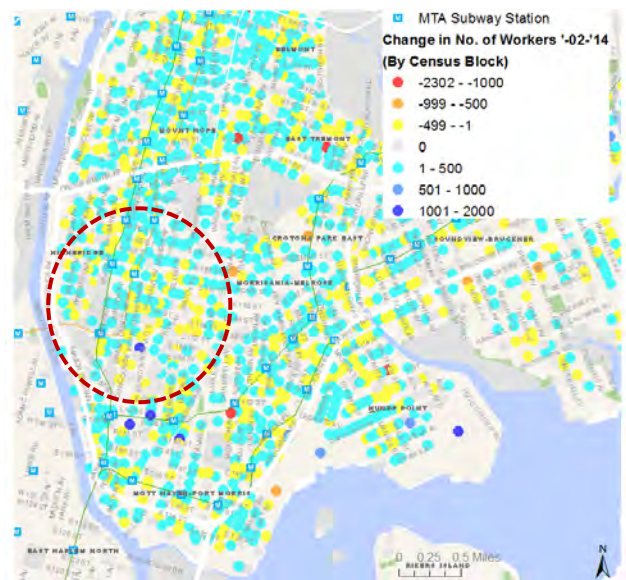
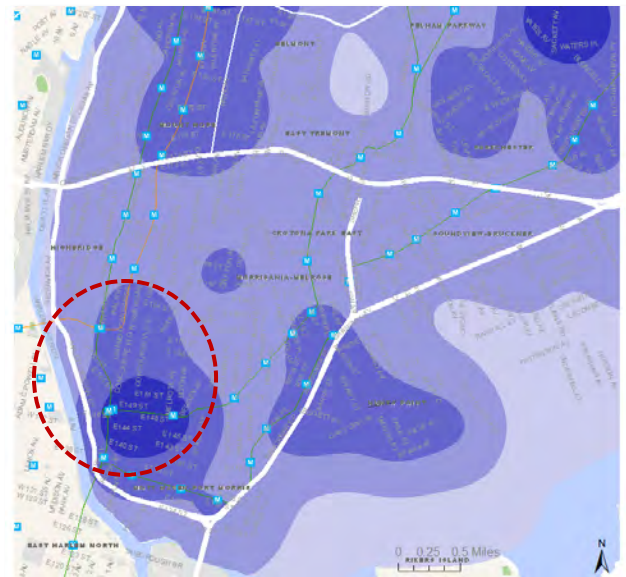
The DRI would enable a strategic look at the opportunities presented by such investments in the long-term, to focus and leverage existing energy and activity for real transformation.

**4) Recent or impending job growth.** Describe how recent or impending job growth within, or in close proximity to, the downtown will attract professionals to an active life in the downtown, support redevelopment, and make growth sustainable in the long-term.

Bronx Civic Center is home to 39,928 jobs and has experienced remarkable job growth in recent years. Bronx Civic Center (Community Boards 1 and 4) added 9,030 jobs between 2009 and 2014, when considering growth in surrounding communities (Community Boards 1, 4 and 2) the greater area of the Bronx Civic Center added 12,521 jobs. The Bronx as a whole added 39,565 jobs in the same time period. While Bronx Civic Center jobs are concentrated in the health care and social assistance industry (35.7 percent of all jobs), jobs are growing fastest in the wholesale trade and management of companies and enterprise industries, with a 10 percent and seven percent growth rate in 2002-2014 respectively. Furthermore, more and more young workers are starting businesses and staying in the South Bronx to work, 21.8 percent of workers are under 29. This job density map of the Bronx clearly shows Bronx Civic Center is a critical job center.

The unemployment rate in The Bronx fell to 6.6 percent in April 2016, down from 7.9 percent in March 2016 and 7.8 percent in April 2015. This is the lowest unemployment rate the borough has seen since the Global Financial Crisis. Regrettably, The Bronx still has the highest unemployment in New York City by a significant margin. In fact, the other four counties were at 4.9 percent or lower. Moreover, per the Census, The Bronx had by far the lowest median household income of the five boroughs; between 2010-2014, it was \$34,284 (in 2014 dollars).

Yet, there is much work to be done. The map showing the change in number of Bronx workers illustrates that major job gains have come to Bronx Civic Center (dark blue), but the gains remain unequal. With coordinated economic development efforts and infrastructure improvements, these positive trends can continue. The DRI would ensure the proper framework is in place.



Below are some of the employers that have recently moved within or close proximity to Bronx Civic Center:

- **The Triangle Plaza Hub** project is providing a variety of community amenities including a campus for Metropolitan College of New York and a Fine Fare supermarket which is serving an underserved area as part of the City's Food Retail Expansion to Support Health (FRESH) Program. Brightpoint Health will occupy a 16,000-square-foot space on the second floor of the building and DaVita Dialysis Center is taking 8,900-square-foot on the ground-floor. The development will include new construction of an 8,000-square-foot public plaza located at the intersection of Bergen and 149th Street. The project is expected to create approximately 191 permanent jobs and 151 construction jobs, with opportunities for local residents. The development incorporates energy efficiency and green building principles with a minimum goal of LEED "Silver" Certification.
- **G.A.L. Manufacturing**, a South Bronx company that makes elevator equipment and builds and repairs elevators, is investing \$10 million to add 10,000 square feet of space, install IT systems and production equipment, and to train 300 employees in technical skills and customer service. G.A.L. anticipates adding 53 new jobs over the next five years. The company received \$276,000 in ESD Excelsior tax credits and a \$100,000 NYS Department of Labor training grant, which were awarded in Round IV of the CFA.
- **Cosmoledo - Project Commissary Part II**, owner of the fast growing Maison Kayser bakery retailer, is building a new 20,000 square foot commissary and bakery in the South Bronx, replacing a New Jersey facility for purposes of serving the New York market. Project estimates 285 new jobs and 875 retained jobs and 125 construction jobs. The total project cost is \$20,295,000. It received \$750,000 in ESD capital grant.

The Hub area could benefit from modernization of existing buildings to attract new office/retail opportunities. The Civic Center area benefits economically from games and other events at Yankee Stadium. There has been a concerted effort in recent years to utilize the Stadium more during the offseason. Support for small businesses and organizational and marketing tools for the BID's could play a key role in continued revitalization efforts and job growth.

- **Bronx Coworks** – Founded in 2017, in the center of The Hub, BronxCoworks is a home for start-ups and small businesses. It is a co-working center that provides commercial shared office space, which includes floating desks, shared desks, meeting rooms, and private offices that can hold 1 – 7 people. BronxCoworks is a place where start-ups, entrepreneurs, freelancers, telecommuters, and small or home-based businesses can work in a collaborative office space and access to resources that can help grow their business.



**5) Attractiveness of physical environment.** Identify the properties or characteristics the downtown possesses that contribute or could contribute, if enhanced, to the attractiveness and livability of the downtown. Consider, for example, the presence of developable mixed-use spaces, housing at different levels of affordability and type, healthy and affordable food markets, walkability and bikeability, and public parks and gathering spaces.

**Civic heart of The Bronx.** Home to approximately 250,000 people of diverse background, it also houses the Bronx Court House, the Office of the Bronx Borough President, and major anchor institutions Hostos Community College with 7,000 students, Metropolitan College of New York and Lincoln Hospital with over 500 staff and hundreds of thousands of visits each year. The corridor along East 149<sup>th</sup> Street, from the Grand Concourse to Third Avenue, is home to numerous unprecedented projects underway, which will generate a tremendous return on an investment for a Downtown Revitalization Initiative (DRI) award. Recent highlights include:

- Young Woo’s transformation of the Post Office at 558 Grand Concourse to a dynamic market
- The Renovation of Pregones Theater
- Melrose Commons, (445 E. 162nd Street), Phipps/Briarwood/CPC \$140,000,000?
- 869 East 147th Street by Dan Rad \$64,000,000
- St. Barnabas Hospital (4511 Third Avenue), 181 Unit Mixed-Use Building, Investment \$89,960,000
- 2980 Park Avenue, 154 Unit Multi-family Building, \$48,000,000, Omni New York

Moreover, the area has an important anchor institution in the process of an expansion in Hostos Community College.

In the 2011 New York City REDC Strategic Plan, the South Bronx was identified as an “Opportunity Zone” noting:

“A 30-block area around the lower end of the Grand Concourse was rezoned in 2009 with the goal of transforming a waning industrial waterfront area and the lower Grand Concourse into a vibrant, mixed-use, mixed-income community with new housing, waterfront open space, and an array of retail services. The completion of the South Bronx Greenway by 2013 will also help attract investment to the neighborhood.”

**A cultural, shopping and recreational destination,** The Bronx Museum of the Arts and Pregones Theater offer visitors a taste of South Bronx history and culture. Less than a mile away, or a leisurely stroll, is The Hub – the retail, restaurant, theater and shopping heart of the South Bronx, and one of the city’s major shopping districts. Several restaurants, bars, breweries and distilleries have also popped up in the last decade. These are also complemented by a handful of parks and plazas, including the recently completed and well-trafficked South Bronx Greenway. Together, these features greatly contribute to the walkability, bikeability and livability of Bronx Civic Center.

**Nearby, Hunts Point is also home to the largest food distribution center in the country.** The market enables the many fresh produce carts scattered throughout the neighborhood, and presents a key opportunity to increase the amount of healthy food options. The DRI would aid in developing an investment framework for the attraction of more diverse retail, healthier food options, and more sit-down restaurants.

**Importantly, Bronx Civic Center boasts excellent transit access,** with the B, D, 2, 4 and 5 subway lines passing through, two Metro North stations, a multitude of local bus lines and excellent road access. This access makes these Bronx Civic Center highly desirable for living and working:

Road access includes: 145th Street Bridge, Macombs Dam Bridge, Madison Avenue Bridge, Major Deegan Expressway and the FDR Drive.

Metro North Stations include: **the Yankee Stadium - East 153<sup>rd</sup> Street Station** that provides access to western Westchester County and Mid-town, and **Melrose Station** that provides access to central Westchester County and Mid-town.

MTA Subway lines include: IRT 2, 4, 5, 6; IND B, D, just 20 minutes from the Manhattan Central Business District

MTA Bus lines include: BX 1, 2, 4, 4A, 6, 13, 15, 17, 19, 21, 32, 33, 41, 41 SBS, BXM 4 Express Bus

**Development Sites:** Finally, while there has been a steady increase in middle-moderate income housing, more is needed both to support a greater diversity of local activities and to accomplish a mixed-income and more diverse Bronx Civic Center.

**A cultural, shopping and recreational destination,** The Bronx Museum of the Arts and Pregones Theater offer visitors a taste of South Bronx history and culture. And less than a mile away, or a leisurely stroll, is Bronx Hub – the retail, restaurant, theater and shopping heart of the South Bronx, and one of the city’s major shopping districts. Several restaurants, bars, breweries and distilleries have also popped up in the last decade. These are also complemented by a handful of parks and plazas, including the recently completed and well-trafficked South Bronx Greenway. Together, these features greatly contribute to the walkability, bikeability and livability of Bronx Civic Center.

**6) Quality of Life policies.** Articulate the policies in place that increase the livability and quality of life of the downtown. Examples include the use of local land banks, modern zoning codes, complete streets plans, or transit-oriented development. If policies achieving this goal are not currently in place, describe the ability of the municipality to create and implement such policies.

The Bronx Civic Center has been shaped by the **Lower Concourse Mixed-Use Rezoning** – which was enacted in 2009 with the intent of reimagining an underutilized manufacturing area bounded by East 149<sup>th</sup> Street to the north, the Harlem River to the west, East 138<sup>th</sup> Street to the south, and Morris

Avenue to the east. The rezoning fully preserved manufacturing zones along Park Avenue and around East 138<sup>th</sup> Street, Canal Place & Street, and Rider Avenue, while allowing for the opportunity to create intensive, yet scalable mixed-use development. High density development was identified for the Harlem River Waterfront and the southernmost portion of the Grand Concourse, while medium-density development was promoted for the side streets, along with a mixed-use designation that would allow for preservation of existing manufacturing uses in those areas. The rezoning has already seen the following development:

- **Morris Court**- 201 units of mixed-income housing serving residents earning from 40 to 100 percent AMI with retail opened in 2015 behind Lincoln Hospital bounded by East 143<sup>rd</sup> and 144<sup>th</sup> Street and Morris and Rider Avenues.
  - **Lettire-East 138<sup>th</sup> Street**- 99 units of mixed-income housing and retail under construction at the northwest corner of East 138<sup>th</sup> Street and Third Avenue.
  - **Tres Puentes** (adjacent to the rezoned area)- Two new senior buildings housing 174 units on the grounds of Borinquen Court, a historic senior development at the northeast corner of East 138<sup>th</sup> Street and Third Avenue.
  - **PS 31 Site** – The RFP winner was announced in 2016. It is located immediately south of Hostos Community College at 425 Grand Concourse, this development will create a 28-story, 289-unit mixed-income, mixed-use building serving residents earning from 30 to 120 percent AMI, while incorporating features of the formerly landmarked school. This development will also entail the reimagining of Garrison Playground wedged between this parcel and Hostos Community College
  - **Signature Development** - construction of two mixed-income buildings with 293 units along Gerard Avenue and Exterior Street.
  - **Holiday Inn Express** - construction of a 69-room Holiday Inn Express along East 146<sup>th</sup> Street between Gerard Avenue and Exterior Street, accompanied by 66 units of market-rate rental housing adjacent to the hotel.
- **Special Harlem River Waterfront District (SHRWD)** - the SHRWD, located along the Harlem River between East 138<sup>th</sup> and 149<sup>th</sup> Streets, was created as a subset of the 2009 Lower Concourse rezoning to allow high-rise development to take place while redeveloping a seriously underutilized stretch of waterfront that would provide needed access to one of our most underserved communities. Aside from required esplanades for each development, a park was mapped at the end of East 144<sup>th</sup> Street that would allow for a welcoming view corridor that connects the river to the mainland.
  - **Pier 5/Lower Concourse North** - originally envisioned as part of the development of a velodrome for the Olympics, this highly visible parcel at East 149<sup>th</sup> Street along the Harlem River is being reimagined as a destination space to facilitate both the creation of parkland, as well as affordable, mixed-income housing and retail. The development of this parcel will connect the existing Mill Pond Park north of this parcel to future development between East 138<sup>th</sup> and 149<sup>th</sup> Streets south as part of SHRWD. NYC EDC released a Request for Expressions of Interest (“RFEI”) and is in negotiations with a potential developer. It will utilize a \$200 million infrastructure fund to facilitate a Mill Pond Park extension, a minimum 40’ waterfront promenade with 2.5-3 acres of open space, and a redesign of the East 149<sup>th</sup> Street Intersection. These funds are also being used to acquire the East 144<sup>th</sup> Street Map

Parkland as well as to facilitate the waterfront promenade for the waterfront sites between East 138th and 149th Streets. Moreover, EDC anticipates several towers of up to 400' high, 750 to 800 units of mostly affordable housing.

- **Vision Zero**- comprehensive plan to reduce death and serious injury on NYC streets. Involves collaboration of Mayor's office and City agencies including: *NYPD, DOT, DOHMH, DCAS and TLC*.
- **Railyard Decking** - in 2015, Bronx Borough President Ruben Diaz Jr. released a report analyzing the potential of development over three railyards: East 149<sup>th</sup> Street, Concourse Yard at Bedford Park, and West 242<sup>nd</sup> Street yards. While the Concourse Yard at Bedford Park was deemed as most ripe for development, the East 149<sup>th</sup> Street Yards were also recognized for significant and impactful mixed-use development. Development would proceed only after the much-needed East 153<sup>rd</sup> Street Bridge was fully designed and funded. Support for the bridge is widespread throughout the borough and advocacy is ongoing. Once this is successfully in place, support will be corralled to promote decking over the East 149<sup>th</sup> Street Yards. Opportunity is great here given the excellent access to mass transit, proximity to Manhattan, and anticipated high-rise development that will take place in the immediate surrounding area over the next decade. Outside of this report, a RFEI issued by New York State was successfully responded to for 12-acres over the Harlem River Yards.
- **Select Bus Service (SBS)** - SBS has been widely successful throughout the City. First piloted in The Bronx along the Fordham Road-Pelham Parkway corridor with the BX12 SBS in 2008, SBS has expanded to ten routes along nine corridors throughout the City. The BX41 SBS, which serves the study area along Melrose and Webster Avenues, including its current terminus at The Hub, was created in 2013. A second SBS route in the study area for the BX6 which runs along East 161<sup>st</sup> and 163<sup>rd</sup> Streets stretching from Washington Heights, across the Civic Center into Hunts Point is under consideration.
- **LaGuardia Airport Access** - when the BX41 SBS was implemented in 2013, a study was conducted to have certain SBS buses to extend over the Triboro (RFK) Bridge to LaGuardia Airport. While this has been temporarily shelved, there is support throughout the borough as this would significantly reduce travel time for Bronxites, whose current transit options require a transfer to either the M60 or another subway line that would connect to airport accessible buses in Queens. This would also further reduce the burden for those traveling to LaGuardia from Manhattan and Queens on those transit lines.
- **Redesign of the Grand Concourse** - the Grand Concourse and Boulevard was constructed in the early Twentieth Century modeled after the Champs Elysees in Paris. Over time with the advent of suburbanization, the Grand Concourse was altered to accommodate higher speed access for motor vehicles. A collaborative effort between Federal and City governments is redesigning the Grand Concourse for its entire length. Phase 2 is currently finishing construction, with Phase 3 underway and Phase 4 toward the end of the design process that would take the project north of the Cross Bronx Expressway. This redesign will promote Complete Street principles by combining Vision Zero goals of slower traffic, with reduced traffic lanes, planted center medians and full, painted bike lanes. The current plan unfortunately does not extend below East 161<sup>st</sup> Street. An important goal will be extending the Grand Concourse redesign south to East 138<sup>th</sup> Street, so that the entire boulevard will provide a safer and more pleasant transportation experience for all users.
- **Parks without Borders**-Citywide effort to make parks more accessible and welcoming to everyone, improve neighborhoods by extending the beauty of parks out into communities and create vibrant public spaces by transforming underused areas

- **Safe Routes to School**- safety improvements at city schools with the highest accident rates. Work includes new traffic and pedestrian signals, the addition of exclusive pedestrian crossing time, speed bumps, speed boards, high visibility crosswalks and new parking regulations.
- **Vision 2020** (waterfront plan) - *Vision 2020* sets the stage for expanded use of our waterfront for parks, housing and economic development, and our waterways for transportation, recreation and natural habitats. The 10-year plan lays out a vision for the future with new citywide policies and site-specific recommendations.

**7) Support for the local vision.** Describe the public participation and engagement process conducted to support the DRI application, and the support of local leaders and stakeholders for pursuing a vision of downtown revitalization. Describe the commitment among local leaders and stakeholders to preparing and implementing a strategic investment plan. Identify an initial local lead for the program that will work with outside experts to convene a local DRI Planning Committee to oversee the plan.

At the insistence of many community organizations, small businesses and local elected officials, the South Bronx has succeeded in attracting significant federal, state and local investments since the 1990s. As such, Bronx Civic Center has a robust civic infrastructure. The initial local lead for the program would be Hostos Community College, in partnership with BOEDC, and Bronx Community Boards 1 and 4.

To support this committee, a long list of very engaged community based organizations, local businesses and elected officials would be convened:

- Council Member Vanessa Gibson
- Council Member Rafael Salamanca, Jr.
- Assembly Member Latoya Joyner
- Assembly Member Carmen Arroyo
- State Senator Jose M. Serrano
- Congressman Jose Serrano
- Hub-Third Avenue BID
- 161<sup>st</sup> Street BID
- Southern Boulevard BID
- Fordham BID
- FreshDirect
- Youngwoo & Associates
- Hunts Point Market
- CUNY Hostos Community College
- Bronx Community College
- Metropolitan College of New York
- NYC Health+Hospitals/Lincoln
- Pregones Theater
- Bronx Museum of Arts
- Banana Kelly CDC
- The Point CDC

- Mothers on the Move
- Youth Ministries for Peace and Justice
- Nos Quedamos
- Saint Ann’s Church
- Bronx Cooperative Development Initiative
- Bronx Center for Nonprofits
- Regional Plan Association

Other conveners for implementation of strategic investment plan:

- Borough President Diaz

Letters of support are attached.

**8) Readiness:** Describe opportunities to build on the strengths described above, including a range of transformative projects that will be ready for implementation with an infusion of DRI funds within the first one to two years (depending on the scope and complexity of the project) and which may leverage DRI funding with private investment or other funds. Such projects could address economic development transportation, housing, and community development needs. While such projects should have demonstrated public support, it is recognized that projects will ultimately be vetted by the Local Planning Committee and the State. Explain how the majority of projects proposed for DRI funding demonstrate their readiness for implementation.

Many of these questions are previously addressed. We reiterate that the 149<sup>th</sup> Street intersection of the soon to be complete Young Woo \$43 million renovation of Bronx Post Place, across from the planned Hostos Allied Health and Sciences Building and redevelopment of 425 Grand Concourse from a vacant lot to 28 story mixed use project containing almost 30,000 new units of housing is unparalleled opportunity for a DRI investment. These three projects are a mere blocks from each other.

Below are some renderings of the Young Woo project:





**Downtown Bronx Revitalization Initiative Development Opportunities**

No.	Block	Lot	Address	Mixed-Use	Lot Size (Sq. Ft.)	Estimated Dwelling Units
1	2458	6	700 Grand Concourse	Yes	26,414	230
2	2458	13	702 Grand Concourse	Yes	6,890	
3	2458	16	730 Grand Concourse	Yes	14,314	
4	2458	25	740 Grand Concourse	Yes	14,515	
5	2458	26	750 Grand Concourse	Yes	20,800	
6	2458	35	180 E 156 St	Yes	15,598	
7	2458	43	737 Concourse Village W	Yes	9,817	
8	2458	49	729 Concourse Village W	Yes	13,945	
9	2342	1	2701 Park Ave Air Rights	Yes	54,540	283
10	2443	1	2801 Park Ave Air Rights	Yes		
11	2443	4	181 E 149 St Air Rights	Yes	27,582	
12	2490	1	45 River Ave	Yes	198,000	
13	2354	20	100 E 151 St	Yes	57,839	
14	2354	65	111 E 151 St	Yes	35,163	
15	2293	23	521 Bergen Ave	Yes	7,450	26
16	2474	54	843 Walton Ave	No	4,920	35
17	2458	124	757 Concourse Village W	No	22,112	
18	2458	132	751 Concourse Village W	No	15,259	
19	2582	48	470 E 161 St	Yes	41,507	143
20	2340	28	2590 Park Ave	No	50,400	
21	2443	43	600 Grand Concourse	Yes	2,350	8
22	2287	71	453 E 142 St	No	7500	17
23	2382	37	407 E 160 St	Yes	5,000	36
24	2473	8	700 Gerard Ave	No	8,448	61
				<b>Total</b>	<b>660,363</b>	<b>839</b>

As of June 2016

**9) Administrative Capacity.** Describe the extent of the existing local administrative capacity to manage this initiative, including potential oversight of concurrent contracts.

With Hostos as the lead, administrative capacity will not be an issue



## 10) Other.

Letters of support, two maps detailing much of the development discussed and a corresponding table are attached.

Potential projects to be implemented may include:

- Coordination the development of underutilized sites in/around Bronx Civic Center (see chart below)
- South Bronx Anchors Alliance for Community Development plan
- Affordable co-working space development
- Diversity in retail and dining options program
- Local healthy food pilot program
- Local workforce development comprehensive plan
- High-speed broadband delivery
- South Bronx Tech Triangle strategic plan
- 153 Street Bridge feasibility study
- Career prep program in area high schools
- Coding program expansion in area libraries
- Penn Access corridor economic strategy
- Triboro Line development and economic strategy
- Streetscape/urban design plan

The New York City Regional Economic Development Council has invested significantly in the South Bronx, since the 2011 New York City REDC Strategic Plan identified the South Bronx as an “Opportunity Zone.” These REDC investments near or within Bronx Civic center have since included:

- \$250,000 to the **New York Botanical Garden** for restoration, stabilization, and LED lighting
- \$350,000 to **Harlem River Watershed Plan** (Bronx Side) and planting trees along the Harlem River
- \$100,000 to **Mid Bronx Senior Citizens Council** for pre-apprenticeship construction training.
- \$87,426 to **Bronx Educational Opportunity Center** for support for unemployed workers and professional training.
- \$63,000 to **Pregones Theater** for international artists residency, jobs, and career advancement for local artists.
- \$500,000 to **St. Anslems Church** for church rehabilitation.
- \$49,500 to **UpBeat NYC** for an administrative coordinator.
- \$54,000 to **Casita Maria** for Jazz performances of new compositions.
- \$2MM **Silvercup Studios**

Recent development projects highlights:

	Project	Developer	Investment
<b>1</b>	La Central Buildings A, B, D & E (556, 600 & 626 Bergen Avenue, 671 Brook Avenue)*	Hudson Companies, BRP Development  Comunilife, Breaking Ground	\$417,900,000
<b>2</b>	Somerset & Chetrit (101 Lincoln Avenue & 2401 Third Avenue)	Chetrit Group & Somerset Partners	\$349,120,250
<b>3</b>	Compass Residences (1524, 1544 Boone Avenue, 1903 West Farms Road)	Signature Urban Properties	\$203,000,000
<b>4</b>	Soundview Story (1520 & 1530 Story Avenue)	Nelson Management, L&M Development	\$182,000,000
<b>5</b>	Bronxview at Serviam (2885 Marion Avenue) & Serviam Heights (2848 Bainbridge Avenue)	Fordham Bedford Housing Corporation	\$114,600,000
<b>6</b>	Tres Puentes East & West Buildings (2550 Third Avenue & 275 East 138th Street)	West Side Federation for Senior and Supportive Housing	\$97,000,000
<b>7</b>	200 East. 135 <sup>th</sup> Street	Cheskel Schwimmer	\$80,000,000
<b>8</b>	111 East 172 <sup>nd</sup> Street Supportive Housing	Community Access	\$50,000,000
<b>9</b>	University Avenue Assisted Living (2553 University Avenue)	Jewish Home & Lifecare	\$50,000,000
<b>10</b>	Saint Barnabas (4439 Third Avenue)	L&M Development	\$46,675,000

---

<sup>i</sup> Office of the Bronx Borough President 2017 Annual Development Report at 2.

---

<sup>ii</sup> Per the Office of the Bronx Borough President 2015 Annual Development Report “Investment: \$2,385,476,138 was invested. Highest annual investment in 2009-2015, 85 percent higher than last year’s \$1,292,449,059” <http://bronxboropres.nyc.gov/pdf/2016-bronx-development-report.pdf>

<sup>iii</sup> Office of the Bronx Borough President 2017 Annual Development Report at 3.

<sup>iv</sup> Total residential units from 2009-2016 for Community District 1 are 6,436 and for Community District 4 – 2068, per the Planning and Development department of the Office of the Bronx Borough President.

<sup>v</sup> “sometimes referred to as the Times Square of the Bronx — and it once had its share of theaters and burlesque houses — the Hub also has housing, a proportion of it city-sponsored projects. An area of only about a third of a square mile, with a population of about 15,500” <http://www.nytimes.com/2012/06/10/realestate/the-hub-the-bronx-living-in-people-shops-and-roads-converge-here.html>

<sup>vi</sup> Office of the Bronx Borough President 2017 Annual Development Report at 2.

<sup>vii</sup> Per the HPD Press Release: <http://www1.nyc.gov/site/hpd/about/press-releases/2016/04/04-28-16.page>

<sup>viii</sup> <http://www1.nyc.gov/office-of-the-mayor/news/302-16/bronx-queens-brooklyn-fastest-growing-boroughs-nyc-population-all-time-high-8-550-405>

<sup>ix</sup> Office of the Bronx Borough President 2015 Annual Development Report at 18.

<sup>x</sup> Id at 9-10.

<sup>xi</sup> Per the Office of the Bronx Borough President 2015 Annual Development Report “Investment: \$2,385,476,138 was invested. Highest annual investment in 2009-2015, 85 percent higher than last year’s \$1,292,449,059” <http://bronxboropres.nyc.gov/pdf/2016-bronx-development-report.pdf>

<sup>xii</sup> Id. at 14.

<sup>xiii</sup> <http://www1.nyc.gov/office-of-the-mayor/news/302-16/bronx-queens-brooklyn-fastest-growing-boroughs-nyc-population-all-time-high-8-550-405>

<sup>xiv</sup> <http://www.nycdc.com/project/south-bronx-greenway>

<sup>xv</sup> <https://www.6sqft.com/delivering-a-new-future-to-bronx-general-post-office-while-honoring-its-past/>

<sup>xvi</sup> <http://mobile.nytimes.com/2016/05/26/arts/design/bronx-museum-of-the-arts-plans-to-expand-and-raise-25-million.html?referer=https%3A%2F%2Fwww.google.com%2F>