



Mapping the Crucial Developments That Will Reshape the Bronx

Wednesday, March 18, 2015, by [Zoe Rosenberg](#)



[Bottom right image by David Sundberg/ESTO via [Bloomberg](#)]

For decades the Bronx has been ignored in the larger conversation of a changing New York City. But as big developers like [Cherit Group](#) and [Greystone](#) turn their eyes north, and Borough President Ruben Diaz Jr. [announces his lofty desires](#) for creating a Brooklyn Bridge Park-style public space along the Harlem River, it seems like **momentum is starting to build** around the fledgling borough, especially in its southern portion. "The South Bronx has experienced an **unprecedented amount of capital** flowing in the past years over some major developments," Ed García Conde of [Welcome2theBronx](#) tells Curbed, referencing progressive mega developments like [La Central](#) and [Via Verde](#). Also in the borough, landmarked buildings like the Bronx Borough Courthouse and more northerly Kingsbridge Armory are being appropriated for cultural events space. Here's a look at a few of the big things that will spearhead more change in the south Bronx.

Bronx New Development



VIA VERDE

This eco-friendly mixed-income rental and co-op development in the Bronx [debuted in 2012](#) and, according to Welcome2theBronx, "transformed perception of what affordable housing can be." The [building has](#) luxe amenities like a gym, terraced rooftops with vegetable gardens, and harnesses solar power.

704 BROOK AVENUE, BRONX, NY 10455

[WEBSITE](#)



OPERA HOUSE HOTEL

The [hotel in the former Bronx opera house](#) is the first developed by Empire Hotel Group, of Belvedere and Lucerne fame, outside of Manhattan. The hotel will have been in operation for two years as of August, and has been pulling crowds for its proximity to Manhattan, especially Museum Mile, and its reasonable rates. A quick look at its reservation site says that rooms fluctuate around the \$150/night mark.

436 EAST 149TH STREET, NEW YORK, NY 10455

(718) 407-2800

[WEBSITE](#)



THE UMBRELLA HOTEL

Another boutique hotel in Melrose, the Umbrella, will open up imminently. The seven-story, 56-room building will be the [neighborhood's second boutique hotel](#) and precedes another small hotel that will rise on a nearby brownfield site on Exterior Street.

681 ELTON AVENUE, BRONX, NY 10455



THE BRONX GENERAL POST OFFICE

One of the most anticipated developments underway in the Bronx may be the shuttered Bronx General Post Office. Developer Young Woo & Associates [paid \\$19 million](#) for the space, which they'll redevelop into office space, shops, restaurants, and a rooftop terrace. The Landmarks Preservation Commission [approved the redevelopment](#)—which includes a 7,500-square-foot addition—in early February.

558 GRAND CONCOURSE, BRONX, NY 10451

[WEBSITE](#)



BRONX DOCUMENTARY CENTER

[Welcome2theBronx](#) says the Bronx Documentary Center has become the "epicenter" for Bronx photographers, photojournalists, journalists, and documentarians in the three years since its 2011 opening. The center, which is located in a formerly abandoned landmarked Victorian mansion, often hosts programs that explore the implications of gentrification in the Bronx.

614 COURTLANDT AVE, BRONX, NY 10451

(917) 696-1655

[WEBSITE](#)



BRONX COMMONS

The [Bronx Commons](#) is an arts-based mixed-use development set to break ground this year. When complete, [it will bring](#) 277 affordable rental apartments for low-income artists, live/work spaces for elder musicians, the Bronx Musical Heritage Center, retail space including a grocery store, a rooftop hydroponic greenhouse, and green, performance, and exhibition space to Melrose Commons. WHEDco and Blue Sea Development Company won a 2009 RFP for the development. It will be designed by Rogers Marvel Architects.

ELTON AVENUE AND EAST 162ND STREET BRONX, NY

[WEBSITE](#)



RANDALL'S ISLAND CONNECTOR

The Randall's Island Connector, which will [debut in the summer](#), will allow borough residents to traverse the pass between the Bronx and Randall's Island by foot for the first time ever. This is significant because it majorly amps up the borough's access to green space. Previously, the island was only accessible from the Bronx by car. Thanks, Robert Moses. [Photo: [W2tB](#)]

EAST 132ND STREET & WILLOW AVENUE, BRONX, NY 10454



SPECIAL HARLEM RIVER WATERFRONT DISTRICT

All eyes turned to the Bronx when Borough President Ruben Diaz Jr. [announced](#) that he wanted to develop the equivalent of a Brooklyn Bridge Park along the Harlem River. Although New Yankee Stadium already brought some changes to the area, the proposed waterfront park could be accompanied by 4,000 apartments—both market rate and affordable—1.5 million square feet of commercial space, and 500,000 square feet of community facility space. To date, a few [feasibility studies](#) have been issued by pro-redevelopment parties but whether or not it'll all actually happen? Who knows.
EAST 138TH STREET & EXTERIOR STREET, BRONX, NY 10451

[WEBSITE](#)



101 LINCOLN AVENUE

In the wake of Diaz's announcement of a desired waterfront park, behemoth developer Chetrit Group went buckwild and bought a 1.5 acre swath of land in Port Morris where they plan to erect up to six—count 'em, six—residential towers [averaging 25-stories in height](#). No plans have been filed with the city yet, but Welcome2theBronx speculates that the developer is selling Chicago's Sears Tower for \$1.3 billion to bring more money to the waterfront area.

101 LINCOLN AVENUE, BRONX, NY 10454



MOTT HAVEN-PORT MORRIS WATERFRONT

Another waterfront redevelopment plan that's being floated is along the borough's southernmost tip. Unlike the Special Harlem River Waterfront Plan a bit to the north, this proposal is [community designed](#) and is being vetted by the New York State Department of Environmental Conservation as a priority plan. The proposal calls for open space and waterfront resiliency measures.

SAINT ANNS AVENUE & EAST 132ND STREET, BRONX, NY 10454

[WEBSITE](#)



LA CENTRAL

This planned Melrose mega development will bring almost 1,000 apartments spread across five buildings to the borough. The development's plan includes green and solar-paneled rooftops, a rooftop farm, a 40,000-square-foot YMCA, and a dedicated music studio. At the northernmost site in the development that stretches between 151st and 154th streets will be a 25-story tower topped by a dedicated astronomy lab. FXFOWLE is the project's lead architect.

EAST 149TH STREET & BERGEN AVENUE, BRONX, NY 10455

[WEBSITE](#)



BRONX BOROUGH COURTHOUSE

The defunct and landmarked Bronx Borough Courthouse has been undergoing some major changes in the last few years. Currently, the building is being renovated ahead of an art show exhibition by No Longer Empty that will occupy the space for three months. Major changes include building out floors in high-ceilinged spaces, new elevators and windows, and an exterior renovation. Although the only major plan for the building in the future is the aforementioned art exhibit, the Beaux-Arts building's status as a landmark ensures that it'll probably get fixed up sooner or later. [Photo:[Wikipedia](#)]

EAST 161ST STREET & BROOK AVENUE, BRONX, NY 10451



FRESH DIRECT

Online grocer Fresh Direct [broke ground](#) on its 500,000-square-foot facility in late December. The project is protested by locals who believe the company's new facility and truck traffic will compromise the already sub-standard air conditions in the Bronx's infamous "Asthma Alley," but the project will bring 3,000 jobs to the area.

SAINT ANNS AVENUE & EAST 132ND STREET, BRONX, NY 10454

[WEBSITE](#)

THE BRONX BREWERY

What better way to bring attention to a place than to stick a brewery in it? The Bronx Brewery opened its doors in Port Morris in mid-2014. "Tours are going to be a huge and integral part of it, bringing people into the community, into Port Morris, into the South Bronx," one of the brewery's cofounders [told NYDN](#).

856 EAST 136TH STREET, BRONX, NY 10454

(718) 514-9000

[WEBSITE](#)



1183 FRANKLIN AVENUE

The [St. Augustine Apartments](#) will reach up to 12 stories and have 112 affordably-priced apartments. The development rises in the wake of a batch of Roman Catholic Church parish closings on the site of a former parochial school. Magnusson Architecture and Planning is designing the project. [Rendering via [NYY](#)]

1183 FRANKLIN AVENUE, BRONX, NY 10456



KINGSBRIDGE ARMORY

We'd be remiss not to mention the redevelopment of the Kingsbridge Armory, which has been in the cards for a long time. Related proposed to convert the space into a massive shopping center but was voted down by the LPC. Now, it looks like the space will be converted into the world's largest indoor ice rink. The plan for the landmarked building's redevelopment comes from former NHL player Mark Messier and Olympic figure skater Sarah Hughes, who want to bring educational programs to the facility. The City Council [approved the mega project](#) in December, and the city and Kingsbridge National Ice Center inked a 99-year lease for the space in October.

29 WEST KINGSBRIDGE ROAD, BRONX, NY 10468