



South Bronx's transformative development boom, mapped

These projects are transforming the southern portion of NYC's northernmost borough

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Things sure have changed in the South Bronx since the 1970s, when a large number of buildings in the area either [burned down or were abandoned](#). In recent decades, the city invested over \$1 billion into [the revitalization of the area](#); and in 2009, the new Yankee Stadium opened, ushering in a new era of development.

Developers have flocked to the region both to build market-rate housing like the 1.3 million square foot [Mott Haven development site](#) taken over by Brookfield Properties, or the affordable housing complex known as [Bronx Point](#), which will create 1,000 permanently affordable apartments.

Infrastructure improvements are also on the way: In addition to opening a new NYC Ferry route that will have [a stop in Soundview](#), the state has also announced [an overhaul of the Sheridan Expressway](#) that will, in theory, ease congestion and provide new connections to the waterfront.

To see where this transformation is happening, we've mapped 14 big developments in the pipeline for the South Bronx. If we've missed something, let us know in the comments.

1. Harlem River Yards

Willis Ave Bridge
Bronx, NY 10454

Earlier this year, a trio of developers [unveiled preliminary plans](#) to bring a Hudson Yards-style development just north of Willis Avenue in Mott Haven. The development would include NYC's first soccer stadium, 550 affordable apartments, a 25,000-square-foot medical facility, 150,000 square feet of retail, and an 85,000-square-foot park. The Harlem River Yards need to be decked in order for the project to move forward, and the development will also have to go through a public review before it is approved.

2. 2401 Third Ave

2401 Third Ave
Bronx, NY 10451

Until April this year, this site was set to be Bronx's biggest private development ever. Then, developers Chetrit Group and Somerset Partners [sold the set of properties](#) to another bigwig developer, Brookfield, for \$165 million. Under the previous ownership, plans called for [nearly 1,500 apartments](#) spread out between seven buildings, along with retail, community facilities, and parking. Brookfield hasn't announced plans for the site yet.

3. 445 Gerard Ave

445 Gerard Ave
Bronx, NY 10451

Located at the corners of Gerard Avenue and East 146th Street, [these two buildings](#) development by Treetop Management will bring 414 apartments to the neighborhood. The 14-story building at 445 Gerard Avenue will have 295 apartments while the 11-story building at 414 Gerard Avenue will have 116 apartments. Both will have affordable units. In addition, the taller tower will have a 20,000-square-foot market at the base. The buildings will wrap construction in the next two to three years.

4. Bronx Point

145th St Bridge
Bronx, NY

This massive mixed-use project will create the city's first (but [not only](#)) hip-hop museum. Aside from that, L+M Development Partners's [Bronx Point](#) will have 1,000 permanently affordable apartments, a new waterfront esplanade connecting to Mill Pond Park, an outdoor performance space, a public plaza along Exterior Street, a multiplex, and a food hall. The first phase of this development is expected to wrap in 2022. Bronx Point is being designed by S9 Architecture.

5. 1159 River Ave

1159 River Ave
Bronx, NY 10452

This was one of [the first new developments](#) announced following [the rezoning of Jerome Avenue](#). Madd Equities and Community Access will transform two parking lots near the Yankee Stadium into three buildings with 750 apartments, the bulk of which will be affordable and supportive units. Plans also call for retail and parking.

6. 221 E 138th St

221 E 138th St
Bronx, NY 10451

This was once supposed to be [a 10-story rental](#) building with 57 apartments. Then developer Tahoe Development [switched gears](#) and decided to go the tour of condos. Now the building will have 47 condos with units here averaging about \$540,000. Sales are yet to get underway on this condo, which will also have a full suite of amenities and parking for 21 cars.

7. 570 E 137th St

570 E 137th St
Bronx, NY 10454

This Perkins Eastman-designed building [will rise](#) on a lot within NYCHA's Mill Brook Houses complex in Mott Haven. The 9-story building will have 159 affordable apartments for seniors. There will also be a community center, a senior center, a garden, and a landscaped terrace. The development is part of city's NextGen program, which seeks to transform underutilized lots on existing NYCHA developments into affordable housing. Construction is expected to wrap in 2019.

8. 1125 Whitlock Ave

1125 Whitlock Ave
Bronx, NY 10459

Overlooking the Sheridan Expressway and the Bronx River, [this development](#) will bring 474 fully affordable apartments to the Foxhurst section of the Bronx, spread out over two 14-story buildings. The project is being developed by the Ader Group and will also include community facilities, retail, and parking.

9. Bronx Commons

443 E 162nd St
Bronx, NY 10451

The centerpiece of this [highly-anticipated](#) mixed-used development is the Bronx Music Hall, a 14,000-square-foot cultural and educational center with a performance space that seats 300. Bronx Commons will also have 305 affordable apartments; a green roof and a landscaped public plaza with an amphitheater; and 22,000 square feet of retail. The project is being co-developed by WHEDco and BFC Partners; WXY Architecture + Urban Design is designing the music hall and Danois Architects, PC is designing the rest of the project. Construction is expected to wrap in 2019.



Via Danois Architects, P.C.

10. 294 E 162nd St

294 E 162nd St
Bronx, NY 10451

This Dattner Architects-designed building [will bring](#) 126 affordable apartments to Melrose, of which 37 apartments will be set aside for formerly homeless families. The project is being developed by L+M development in partnership with B+B Urban and Services for the Underserved. The building will also have a dedicated space for supportive services for mental health and substance abuse issues, a community room, and laundry facilities. Construction is expected to conclude later this year.

11. Bronx General Post Office

558 Grand Concourse
Bronx, NY 10451

Developer Youngwoo & Associates purchased this building from the Post Office in 2014 for \$19 million and is now [transforming it](#) into offices, retail, and restaurants. The building features a collection of 13 murals created by Ben Shahn and Bernarda Bryson Shahn in the 1930s, and all of them will be restored within the new space. The transformation of this landmarked building was originally set to debut in spring 2017, but it has been pushed back indefinitely since. A new, albeit smaller, post office will open within the revamped building.

12. Spofford Juvenile Detention Center Redevelopment

1221 Spofford Ave
Bronx, NY 10474

In March, the New York City Council [voted to approve](#) the redevelopment of the former Spofford Juvenile Detention Center into a massive mixed-use complex with 740, 40 percent of which will be permanently affordable, while the rest will remain affordable for 60 years. This Hunts Point megadevelopment will also have offices, retail, community facilities, and public open space. It's being co-developed by Gilbane Development Company, Hudson Companies, and Mutual Housing Association of New York and designed by WXY architecture + urban design and Body Lawson Associates. The project will be completed in three phases by 2024, with first phase wrapping in 2021.

13. La Central

430 Westchester Ave
Bronx, NY 10455

Another massive mixed-use project, La Central is expected to bring nearly 1,000 apartments to Melrose, in multiple development phases. Work on the first of five buildings that will make up this development [launched in July last year](#), and will have 160 supportive apartments. Work on two more residential buildings [began earlier this year](#), and together they will hold nearly 500 apartments. Overall, La Central will also have a new YMCA, a new studio for BronxNet TV, retail all along Westchester Avenue, and a rooftop garden by GrowNYC. La Central is a partnership of the Hudson Companies, BRP Companies, ELH-TKC LLC, Breaking Ground and Comunilife.

14. 20 Bruckner Blvd

20 Bruckner Blvd
Bronx, NY 10454

The former home of the History Channel (now iHeart Radio) sign, 20 Bruckner Boulevard is currently [in the midst of a transformation](#) into an office space for tech companies. The five-story former ice factory is being redeveloped by Madd Equities, along with one of the owners of the building, Drew Katz. The building will also have ground floor retail.

Link: <https://ny.curbed.com/maps/south-bronx-new-york-construction-map>