

DOWNTOWN REVITALIZATION INITIATIVE

BASIC INFORMATION

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

Municipality Name: Bronx Community Board 1 and Bronx Community Board 4

Downtown Name: South Bronx

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):

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.”

This area is fully prepared to achieve its potential, as The Bronx as a whole, continues a dramatic renaissance. In 2015 alone, The Bronx saw \$2.4 billion in development; more than any other year in its history.ⁱ More than half, \$1,221,170,098, representing 3,992,873 square footage of growth, was in Community Boards 1 and 4.ⁱⁱ Since 2009, more than 7,500 units of new residential units have been built.ⁱⁱⁱ As reported earlier this year, post 2010 population gains for The Bronx at 5.1 percent was second only to Brooklyn at 5.3 percent and “brings [The Bronx] close to its historical high, achieved in 1970, when the population of the borough was 1.472 million.”^{iv} Moreover, in response to the record growth in tourism, the first ever Bronx Visitors Guide was published in 2015, and enhanced in 2016, highlighting numerous venues in this proposed South Bronx DRI. It can be downloaded at <http://www.ilovethebronx.com>.

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. However, despite these successes, 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). So although The Bronx has come a long way, there is still much to be done.

Fortunately, the Lower Grand Concourse and the intersecting 149th Street are two vital arteries that if planned and invested in together are capable of revitalizing the South Bronx. Furthermore, we have exciting developments scattered all across the proposed DRI boundaries

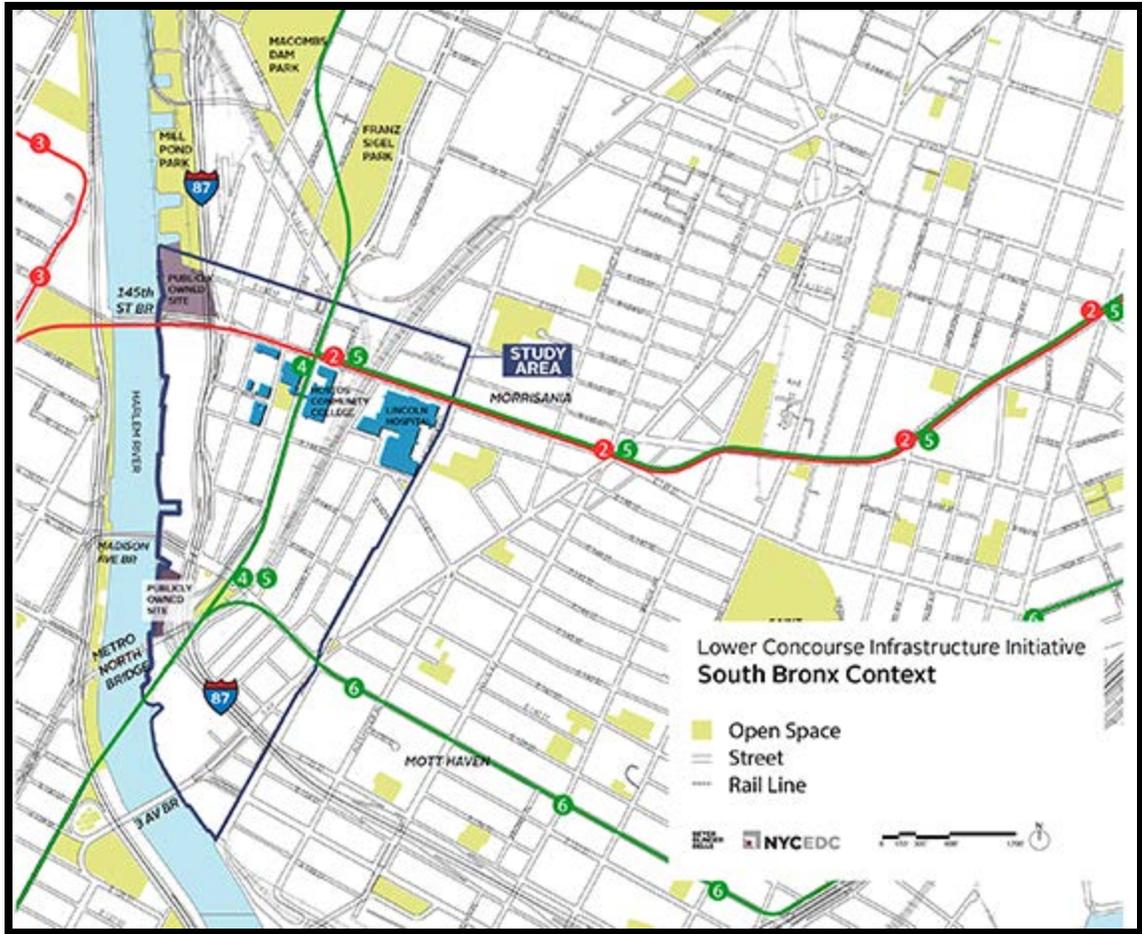
that demonstrate this community has the qualifications to truly transform. In fact, when real estate news leader CurbedNY published a report, titled Mapping the Crucial Developments That Will Reshape the Bronx, in March 2015, more than half of the 16 projects listed are located within the DRI boundaries proposed.^v

Indeed, this Opportunity Zone is erupting with ground breakings and soon to be realized new projects. For example, M. Melnick & Co.'s 17-story, 134-unit mixed-use building began construction in May of 2015 and is a few blocks south of Yankee Stadium at 810 River Ave. Many of its future residents will have the opportunity to walk over and shop at the 1 million square-foot Gateway Mall a few blocks away, home to nationally leading Target and BJ's Wholesale Club stores.

Alternatively, they will be able to walk a few blocks more to one of the most important intersections in the Bronx, where a tremendous resurgence is planned. At 149th Street and the Grand Concourse, we have three projects that if carried out to fruition would truly be transformative. First, we have 425 Grand Concourse; the recently announced mix use project containing 241 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 supermarket, [medical clinic] and a school."^{vi} This site, infamously known as the old PS31-The Castle on the Concourse, will complement the planned expansion of Hostos Community College. As the only CUNY institution without a new building in over twenty years, they plan to build a 170,000 square foot Allied Health and Sciences Building Complex on the neighboring parcel. The project has received \$9,003,000: \$4,503,000 in NYS capital funding, \$2,500,000 from the New York City Council and \$2,003,000 from Borough President Diaz. Hostos and CUNY continues to raise financial commitments needed to ensure the project's completion

Diagonally across the intersection is a new future anchor institution; the dynamic new "Chelsea Market style" facility with office space by Youngwoo & Associates. In 2014, they purchased the Bronx General Post Office for \$19 million. The "renovated building, located at 558 Grand Concourse by East 149th Street would add 7,500 square feet to its existing 143,000." The dramatic conversion is under way and is expected to be completed by 2017.

On the south and north sides of 149th Street respectively, an expanded Hostos Community College and the renovated Bronx General Post Office could be a new gateway. West of these pillars, the New York City Economic Development Corporation has committed \$200 million in waterfront infrastructure investments via the **Lower Concourse Infrastructure Initiative**, which is further discussed in response to Question 6, regarding Pier 5, see also the map below from the EDC website.^{vii}:



Opening to the east of the Hostos –Youngwoo gate would be a reborn commercial district widely known as “The Hub.” It’s a dynamic area that is well known and historic. In June 2012 the *New York Times* described it as:

“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”^{viii}

Adjacent to the Opportunity Zone described earlier, The Hub was mentioned in the September 2013, *Time Out New York* as “the beating heart of the South Bronx, [highlighting a variety of activities] from checking out cool documentary art to sampling delicious Mexican grub.”^{ix} The Hub also contains a LEED Certified flagship commercial project that was released at the urging of The Bronx Overall Economic Development Corporation in 2010 by the New York City Economic Development Corporation, which broke ground in September 2013. “The \$35 million Triangle Plaza Hub project will transform an underutilized municipal parking lot into an 88,000 square-foot mixed-use commercial and community facility . . . The project, [which is almost complete],

is expected to create approximately 191 permanent jobs and 151 construction jobs, with opportunities for local residents.”^x

The South Bronx DRI award would be applied to enhance the connectivity between the lower end of the Grand Concourse and The Hub corridor to ignite an area that has great potential but long lead the region in poverty and unemployment. The downtown area articulated is responsive to all the criteria listed. For example, it has well defined boundaries; specifically, a major cross thruway to the north and two rivers to the south and east. It is of sufficient size; as noted above, The Bronx is leading the region in population growth, please see the attached chart noting almost 3000 new units of housing in the area representing \$1,093,212,423 of investment. 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. This area is able to capitalize on a number of diverse anchor institutions, such as the Mario Merola Bronx County Building, the New York Yankees Stadium, Hostos Community College, the Bronx Museum of the Arts, a reborn Bronx General Post Office, Pregones Theater, the Lincoln Medical and Mental Health Center and more, as well as a growing list of private and public investments, many of which are listed in this application.

The proposed South Bronx DRI has seen recent and impending job growth within and in close proximity from a number of diverse employers. Silvercup Studios will open later this year, a 2015 REDC recipient of \$1,600,000. FreshDirect broke ground on their new 500,000 sq. ft., \$100 million production and office facility in December 2014. Hostos Community College, as well as the Doran Jones/Per Scholas partnership, recipients of previous REDC awards, continue to expand.

The South Bronx DRI is also an attractive and livable community for diverse populations of all ages, as demonstrated by new developments such as La Central’s one thousand unit development at the HUB/East 149th Street, M. Melnick & Co.’s 810 River Avenue, a mixed-use tower at East 158th Street, and Somerset Partners’ twelve hundred unit phase one waterfront complex flanking the Third Avenue Bridge. The area boasts a growing restaurant row, as reported in DNA Info, the new “upscale eateries reflects the evolution of the waterfront industrial zone into a mixed-use neighborhood with enough rooted residents to sustain its own modest dining scene.”^{xi}

Moreover, the area is featured in The Bronx Tourism Council’s new “The Bronx Passport” beer and spirits tour, which features three award-winning breweries, two distilleries and new craft beer destinations. The area has embraced and implemented policies that increase livability and quality of life, including a number of recent rezonings (Lower Concourse), LEED certified new developments (Via Verde and La Central), and improved access to green space (Randall’s Island Connector, South Bronx Greenway, Mill Pond Park).

It is an inclusive environment for “New Americans”; it is also one of the most diverse neighborhoods in the country, having seen significant growth in foreign born individuals. The fact that two community boards collaborated on this application shows local community and public official support to develop and implement a strategic investment plan. Numerous additional partners are listed in the answer to Question 7 of the application below.

The South Bronx DRI would leverage the \$10 million award in initiatives to bolster connectivity between these dispersed developments, job creation and improved quality of life in the area, restoring a true downtown that synergistically supports each major node and reflects Smart Growth principles.

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.

A map is attached, noting recent development. The boundaries proposed are as follows:

- North: East 165th Street
- South: East River
- East: St Ann’s Avenue into East-Third Avenue
- West: Harlem River

2) Size. 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.

The recent population estimates for the area suggests over 230,000 residents; respectively 91,675 and 141,240 for Community Board 1 and Community Board 4. The proposed downtown area encompasses two vibrant and emerging commercial corridors centered on “The Hub” (149th Street at Third Avenue) and the 161 Street/Capital District. It includes two Business Improvement Districts, the expanding Hostos Community College, extensive waterfront access and the redeveloped parks surrounding Yankee Stadium, among other amenities.

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 3.5 million visitors per year.

This area is well served by mass transit; the 2/5, 4, 6, B/D trains, 2 Metro North stations, and substantial bus service, including access to Manhattan, twenty minutes from midtown. The MTA’s Annual Subway Ridership Report indicates that between the three major stations – 161st

Street – Yankee Station, 149th Street – Grand Concourse, and Third Avenue – 149th 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, Bergen County, New Jersey, Southern Westchester County, Southwest Connecticut and all of Manhattan. It is centrally located for the entire region. This area is also the neighboring community to the Hunts Point Cooperative Market; which features 155 private and public wholesalers that employ thousands of individuals and is the world’s largest food distribution center.

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.

This area has seen significant public and private sector investments. Recently completed and upcoming funded projects include:

Parks and Green Space

- **Randall’s Island Connector** – long awaited and highly anticipated \$6 million project that opened this year, as part of the South Bronx Greenway (“SBxG”).
- **South Bronx Greenway** – SBxG is substantially 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 was completed in 2015. ”^{xii}
- **Heritage Field** – Includes baseball fields built on the footprint of the original Yankee Stadium, the reconstructed Macomb’s Dam Park with Joseph Yancey Track and the River Avenue Parks were opened in 2011. Together with Mill Pond Park, these projects have provided 27 acres of open space amenities for this community.
- **Mill Pond Park** – Created in 2009, features 1.5-acres of 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 \$6.5 million to reconstruct and landscape the entire park, restore the Lorelei Fountain, and install a toddler playground with a seasonal water feature The Lorelei Fountain’s restoration included a private gift totaling \$330,000. Today, Joyce Kilmer Park is one of the most visible and utilized parks in The Bronx and in the summer of 2016 was the location where the millionth tree was planted, completing a tree planting program known as the One Million Tree Initiative.

- **Melrose Commons Park** – Located on Melrose Avenue between East 159th and 160th Street, this project is about to go into 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 rest room.

Housing

- **Via Verde**-opened in 2011, this project is an award winning, LEED Gold development which was a result of an international competition juried by the American Institute of Architects containing both middle-income co-ops and low-income rentals.. It created 150 – 250 construction jobs and 10 – 20 permanent jobs and more than 220 units of housing.
- **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 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 the above 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.

Retail, Commerce and Transit

- **The Andrew Freedman Home** is a historic building constructed by Andrew Freedman in 1922 to accommodate the formerly wealthy. Today, it is owned by Mid-Bronx Senior Citizens Council and serves as an incubator for upcoming artists. A portion of the building was renovated in 2012 for purposes of creating a twelve room bed and breakfast hotel. A licensed day care program is operated in the lower level. It is a New York City Designated Landmark that enhances tourism and provides enrichment programs for the community during the summer weekends as well as hosts “pop-up” gallery space for local artists
- **Bronx Terminal Market/Gateway Center** opened in 2011, includes 1 million sf. of retail, with Target and BJ’s stores within are among the highest grossing in the country. The Gateway Center created approximately 1,000 jobs and also provides movies on its roof for the community during the summer months.

- **Bronx Innovation Center** – An initiative by Assemblyman Michael Blake, the Old Bronx Borough Courthouse “The Old Gray Lady ” - 82,000-square-foot long vacant courthouse at E. 161st St. and 3rd Ave is undergoing \$10 million restoration which began in 2013. Partners include No Longer Empty, NYC EDC and the Small Business Services’ Neighborhood Challenge. With the “The Gray Old Lady ” as the canvas, we have a mission to deliver social justice and economic opportunity in The Bronx through six pillars:
 - Venture Capital – Early stage business accelerators that are focused on Food and Technology respectively. This will attract a diverse set of local, national and international entrepreneurs, with a focus on outreach to women and minority owned businesses, into a curated innovation ecosystem.
 - Healthy Food Access – Healthy, locally inspired, Bronx entrepreneur-owned cafes, markets, and restaurants.
 - Wellness and Prevention – Compelling and measureable health and wellness programs and movements that engage community groups and directly support the #Not62 Initiative; Including a commissary kitchen that serves dual-purpose for Food Accelerator and community health and nutrition programming.
 - Music – An Interactive virtual Hip Hop Experience that celebrates The Bronx as the birthplace of Hip Hop, and attracts visitors to the borough.
 - Education and Workforce Development – Partnering with community high schools and colleges to create education programming and mentoring that is focused on personal development, professional development and career readiness.
 - Employment – Direct job creation for roles required to activate and run The Centre; job creation support through Food and Technology accelerators.
- **149th 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.

Future investments & development projects underway include:

Housing

- **La Central** – \$345 million, 1,080,500 sq ft development, with 992 units of affordable housing for low-to middle income residents earning from 30 to 130 percent AMI, with a YMCA branch, 45,000 sq ft of retail, BronxNet Studio space, and the Bronx Astronomy Tower is under construction. Phase 1 is expected to be completed in 2018.
- **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 AMI will feature retail and community space. It is expected to be completed in 2017.
- **Chetrit Group & Somerset Partners at 101 Lincoln Avenue and 2401 Third Avenue** – They have filed plans 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 50 percent of the units targeted at 80 percent -100 percent AMI.

Retail, Commerce and Transit

- **Chetrit Group** is also expected to close on a lot at 9 Bruckner Boulevard this year. This property will house two Zagat rated restaurants and a sports bar to complement the housing developments across the street under development.
- **Silvercup Studios** – Studio officials estimated that the project would bring approximately 400 production industry jobs and 80-100 construction jobs to The Bronx. It is expected to open this year.
- **Former Bronx General Post Office at 149th Street** – purchased by Youngwoo for \$19 million in 2014, under renovation as a new “Chelsea Market” type-venue, with office space, business incubator space, and a rooftop restaurant. The Landmarks Preservation Commission approved the redevelopment which includes a 7,500-square-foot addition. It is expected to open in 2017.
- **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 15th Venice Biennale of Architecture.”^{xiii} The first phase of the rebuilding project is expected to be completed by 2020.

- **Hostos Expansion Plan** – including its Allied Health and Sciences Building that has received \$9,003,000: \$4,503,000 in NYS capital funding, \$2,500,000 from the New York City Council and \$2,003,000 from Borough President Diaz. Hostos and CUNY continues to raise financial commitments needed to ensure the project’s completion.
- **New Holiday Inn Express** is in construction at East 146th Street and Gerard Avenue.
- **New Hampton Inn Complex** and mixed income housing on East 149th Street, Gerard Avenue and Exterior Street by Signature Properties, and former NYC Speaker Gifford Miller. It will have 152 rooms and two buildings of 157 and 136 apartments.
- **Redesign of Roberto Clemente Plaza** – in The Hub at East 149th Street and Third Avenue will honor the legendary athlete and humanitarian and have a water feature.
- **Grand Concourse Rehabilitation** – current work is underway to restore medians up to 175th Street. Plans include widening of the center medians with raised planting areas to both beautify the boulevard and reduce 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. The project is scheduled to be completed in 2017.
- **# 6 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.
- **Bronx Terminal Market Ice Skating Rink** – Proposal to create a 28,000 sq. ft. ice skating facility. The main building will be connected to the skating area which is located under an air supported structure (“Bubble”). The rink will contain bleachers for viewing activities on the ice. The skating facility will be a multi-use facility providing a practice rink for local school hockey teams, ice skating lessons and other related activities. It will also operate as a recreational/entertainment skating facility with skate rentals and accessory uses.

These areas are densely populated today and as these investments come online, continued investments in infrastructure and programming to support existing residents, businesses and workers will be critical to long-term growth and sustainability. This area is transit-rich and NYCDOT and MTA must continue to invest in station rehabilitation and improved access for existing and future residents and workers.

Illustrating and tracking the impact of the aforementioned projects demonstrates the viability and feasibility of these areas as “gateways” to the South Bronx and engines of economic growth. A well-crafted strategic investment plan would leverage existing investments to promote/support new/increased capital.

4) 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.

Below are some of the employers that have moved within or close proximity

- **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 groundbreaking took place in September 2013. 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 will also incorporate energy efficiency and green building principles with a minimum goal of LEED “Silver” Certification.
- **Phase 2 of the Urban Development Center** - A public-private partnership between Bronx-based nonprofit Per Scholas and Doran Jones, an IT consulting firm, will train and employ economically disadvantaged individuals in the technology sector with a focus on software testing skills. Per Scholas received ESD, Department of Labor (DOL) and DOS grants totaling \$800,000 in the past year to construct a \$2.8 million training facility, the Urban Development Center (UDC), which will celebrate an opening this fall. Doran Jones will hire the graduates of the UDC training program and received \$1 million in Excelsior tax credits in Round IV of the CFA. This project will create 450 new jobs over two phases.
- **FreshDirect Relocation and Expansion** – Construction began in 2014 on a 500,000-square-foot building to allow the employer to move from Queens to The Bronx; expected to be completed in 2017, costing over \$100 million, employing over 3,000 people and housing their food manufacturing and distribution operations.
- **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.
- **Hostos Expansion** - Approximately 1,700 jobs will be created during the construction phase of the new Allied Health and Natural Sciences building. Post construction, they anticipate an increase of approximately 325 employees to be added to their payroll. Those 325 individuals will comprise faculty, administration and service area support staff, full and part time. The new building will add an additional 170,000 sq. ft. to the existing campus footprint. Additionally, the total full time enrollment count will rise to approximately 10,000 students. Salaries will be consistent with the union contract for professional and classified staff.

This great diversity of jobs at different salary levels, including entry level jobs involving extensive training such as software testing training, allows for mobility and will attract professionals to life in this already active and increasingly more so downtown. Entry level Doran Jones salaries, for example are approximately \$40,000 per year, DaVita Dialysis center will employ a range of healthcare professionals, and FreshDirect's new corporate headquarters will bring 3,000 jobs at a range of salary levels, including the executive level.

Many of these new jobs will be at higher than current average wages. For example, census tract #65 in Community District 1 has a poverty rate of 50.2 percent. Additionally, the area described includes census tract 63 (the census tract shared by CD 1 and CD 4) for which the mean household income is \$42,030 and the median household income is \$31,830 according to 2009-2013 data. As of FY 16 in Bronx Community Board 4: The median household income in 2010 in Highbridge was around \$25,000, significantly lower than both the Bronx median income of \$35,000 and the city-wide median income of \$50,000. Additionally, The Bronx has numerous hospitals, and one of every four residents in The Bronx work for a hospitals. These are predominantly union paying jobs. Further, there are more universities in The Bronx than any other borough. As a result, The Bronx is a haven for students who join the work force pool as well as professionals who teach at the colleges.

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.

5) Attractiveness of the Downtown. 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.

Existing infrastructure particularly as it relates to mobility and access makes these areas highly desirable for living and working:

- 145th Street Bridge
- Macombs Dam Bridge
- Madison Avenue Bridge
- Major Deegan Expressway
- FDR Drive
- Metro North Stations
 - **Yankees Stadium - East 153rd Street Station** provides access to western Westchester County and Mid-town
 - **Melrose Station** provides access to central Westchester County and Mid-town
- MTA Subways: IRT 2, 4, 5, 6; IND B, D
- MTA Buses: BX 1, 2, 4, 4A, 6, 13, 15, 17, 19, 21, 32, 33, 41, 41 SBS, BXM 4 Express Bus

As noted earlier, the area boasts a growing restaurant row and expanding nightlife. Recent infrastructure investments in parks and recreation, many listed in section 3, amplify the attractiveness of these transit-rich hubs located 20 minutes from mid-town Manhattan. While there has been a steady increase in middle-moderate income housing more is needed to support the types of local activities desired by those with disposable income. 16th Street BID and Third Avenue BID support local merchants and facilitate activities.

Already making the area attractive to residents are amenities including a farmer's market in Joyce Kilmer Park. As noted earlier, the new Randall's Island Connector has unlocked a tremendous park for the local residents. Moreover, the New York City Department of Transportation is considering removing 66 parking spaces along Willow Avenue and East 133rd Street to facilitate bike access. Diversification or retail and better food options for shopping (fresh fruits and vegetables) and sit-down restaurants are high on the priority list for area residents and workers. These types of amenities would also make the area more attractive for visitors. (Fairway, Trader Joe's type supermarket).

The area is also seeing a hotel boom as reported in the Mott Haven Herald,

“a four-story Comfort Inn is coming up at 2477 Third Avenue between East 135th and 136th streets in Port Morris, and a 152-room Hampton Inn nears its groundbreaking at 149th Street between Gerard Avenue and Exterior Street near the Grand Concourse. The group behind the Hampton project, Signature Urban Properties, will also construct two buildings of 157 and 136 apartments for low-income to market rate tenants.”

These hotels will join already existing boutique hospitality locations in the Andrew Freeman House and the Bronx Opera House Hotel, located a few blocks east on 149th Street.

New Restaurants, Businesses, Nightlife and Recreation

- **Bronx Brewery** – opened in 2014
- **Tirado Distillery** – opened 2011
- **Port Morris Distillery** – opened in 2010
- **Brady’s Brew** – opened in 2015
- **Plated** – opened in 2014
- **DIGG Inn** – opened in 2014
- **Maison Kayser** – opened in 2015
- **Whoops** – opened in 2016
- **Marley’s Spoon** – Opened in 2016
- **The Bronx Drafthouse** – opened in 2016
- **Bruckner/Mott Haven Grill**
- **Ceetay,**
- **Charlie’s**
- **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 host more than Yankee 80 home games, the annual Pinstripe Bowl (NCAA), , the annual NYU commencement, Army college football games, boxing, international and Major League Soccer matches, concerts and two hockey games as part of the 2014 NHL Stadium Series.

In regards to the presence of developable mixed-use spaces, please see the following list, a map of the listed parcels is also included titled “downtownbronxdevelopopportunities-map.pdf”.

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
				Total	660,363	839

As of June 2016

6) **Policies to Enhance Quality of Life. 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.**

- **Lower Concourse Mixed-Use Rezoning** - the Lower Concourse rezoning was enacted in 2009 with the intent of reimagining an underutilized manufacturing area bounded by East 149th Street to the north, the Harlem River to the west, East 138th Street to the south, and Morris Avenue to the east. The rezoning fully preserved manufacturing zones along Park Avenue and around East 138th 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 143rd and 144th Street and Morris and Rider Avenues.
 - **Lettire-East 138th Street**- 99 units of mixed-income housing and retail under construction at the northwest corner of East 138th 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 138th Street and Third Avenue. Permits were filed in 2015. The project is expected to be completed in 2017.
 - **PS 31 Site** – The RFP winner was announced this year. It is located immediately south of Hostos Community College at 425 Grand Concourse, this development will create a 24-story mixed-income, mixed-use building serving residents earning from 60 to 100 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** - future construction of a nine-story, 152-room Hampton Inn along East 149th Street abutted by 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 146th Street between Gerard Avenue and Exterior Street, accompanied by 66 units of market-rate rental housing adjacent to the hotel.

- **221 East 138th Street** - permits filed for seven-story, 50-unit market-rate condominium, construction is expected to be completed in the fall of 2017 and occupancy is expected follow later that year or in the beginning of 2018.
- **Special Harlem River Waterfront District (SHRWD)** - the SHRWD, located along the Harlem River between East 138th and 149th 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 144th Street that would allow for a welcoming view corridor that connects the river to the mainland.
- **Pier 5/Lower Grand Concourse** - originally envisioned as part of the development of Mill Pond Park, this highly visible parcel at East 149th Street along the Harlem River is being reimagined 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 138th and 149th Streets south as part of SHRWD. NYC EDC will release a Request for Expressions of Interest (“RFEI”) shortly. It will utilize a \$200 million infrastructure fund to facilitate a Mill Pond Park extension, 40’ waterfront promenade along the site and a redesign of the East 149th Street Intersection. These funds are also being used to acquire the East 144th 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.
- **Railyard Decking** - in 2015, Bronx Borough President Ruben Diaz Jr released a report analyzing the potential of development over three railyards: East 149th Street, Concourse Yard at Bedford Park, and West 242nd Street yards. While the Concourse Yard at Bedford Park was deemed as most ripe for development, the East 149th Street Yards were also recognized for significant and impactful mixed-use development. Development would proceed only after the much-needed East 153rd 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 149th 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.
- **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 161st and 163rd Streets stretching from Washington Heights, across the Civic Center into Hunts Point is

under consideration. This SBS service further serves to promote transit oriented development.

- **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 under construction, with Phase 3 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 161st Street. An important goal will be extending the Grand Concourse redesign south to East 138th Street, so that the entire boulevard will provide a safer and more pleasant transportation experience for all users.

7) Local Support. Set forth the local and community support that exists for the revitalization of this downtown and the commitment among local leaders and stakeholders to building 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.

This plan has received letters of support from the following community stakeholders which are attached:

- FreshDirect
- Hostos Community College
- Lincoln Medical and Mental Health Center (“Lincoln Hospital”)
- Pregones Theater
- Youngwoo & Associates
- 161st Street BID

Elected Official Support:

- State Senator Jose M. Serrano
- Assembly Member Carmen Arroyo
- Assembly Member Michael Blake
- Assembly Member Latoya Joyner
- Council Member Vanessa Gibson
- Council Member Rafael Salamanca, Jr.
- Hostos Community College

Other conveners for implementation of strategic investment plan:

- Third Avenue BID, who have confirmed their support of this application.
- Bronx Overall Economic Development Corporation, REDC member
- Borough President Diaz, , REDC member

8) Other. Provide any other information that informed the nomination of this downtown for a DRI award.

Letters of support, two maps detailing much of the development discussed and a corresponding table are attached. 2015 REDC investments near or within the South Bronx DRI include:

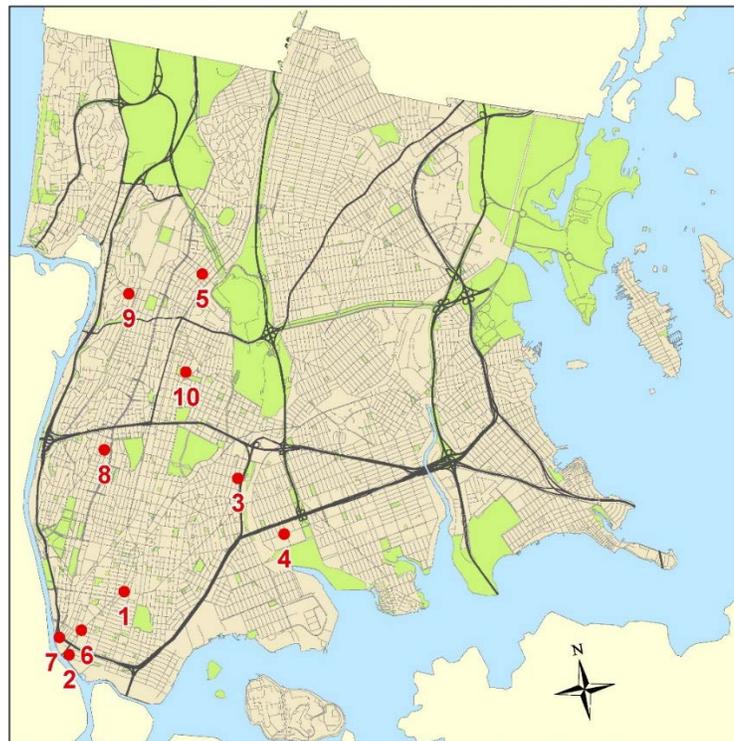
- \$250,000 to the **New York Botanical Garden** for restoration, stabilization, and LED lighting
- \$350,000 to **Harlem River Watershed Plan** (Bronx Side) and planting trees along the Harlem River
- \$100,000 to **Mid Bronx Senior Citizens Council** for pre-apprenticeship construction training.
- \$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**
- \$1MM **PerScholas, Doran Jones**

Strategic Investment Plan Recommendation: 153rd Street Bridge

The proposed east 153rd Street Bridge which has been in discussion for several decades is a much-needed infrastructure project that would support the continued growth and vibrancy of these downtown areas. The proposed four lane bridge would provide a continuous east-

west connection from East 153rd Street Third Avenue/Hub to the Bronx Civic Center. This project would alleviate significant congestion experienced in these areas and surrounding blocks on a daily basis during peak periods and exacerbated during Yankee season and would be an important economic driver creating job opportunities and increasing the attractiveness of these areas for businesses, residents, workers and businesses.

Five of the 2015 Top Ten Developments in The Bronx,
1, 2, 6, 7 and 8, were in Bronx Community Boards 1 & 4^{xiv}



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

ⁱ 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% higher than last year’s \$1,292,449,059”
<http://bronxboropres.nyc.gov/pdf/2016-bronx-development-report.pdf>

ⁱⁱ Id at 9-10.

ⁱⁱⁱ Id. at 14.

^{iv} <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>

^v <http://ny.curbed.com/maps/mapping-the-crucial-developments-that-will-reshape-the-bronx>

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

^{viii} <http://www.nycedc.com/project/lower-concourse-infrastructure-planning-initiative>

^{ix} <http://www.nytimes.com/2012/06/10/realestate/the-hub-the-bronx-living-in-people-shops-and-roads-converge-here.html>

^x <http://www.timeout.com/newyork/things-to-do/south-bronx-guide-a-day-in-the-hub-bronx>

^{xi} <http://www.nycedc.com/project/triangle-plaza-hub>

^{xii} <https://www.dnainfo.com/new-york/20120410/south-bronx/new-upscale-bars-eateries-make-their-way-port-morris>

^{xiii} <http://www.nycedc.com/project/south-bronx-greenway>

^{xiv} <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>

^{xv} Office of the Bronx Borough President 2015 Annual Development Report at 18.



CARMEN E. ARROYO
 Assemblywoman 84th District
 Bronx County

THE ASSEMBLY
 STATE OF NEW YORK
 ALBANY

CHAIR
 Sub-Committee on Bilingual Education

CHAIR
 Sub-Committee on Effective Treatment
 for Alcohol and Drug Abuse

CHAIR
 Office of State-Federal Relations

COMMITTEES

Aging
 Alcoholism and Drug Abuse
 Children and Families
 Education

MEMBER
 Black, Puerto Rican, Hispanic and Asian
 Legislative Caucus
 Puerto Rican/Hispanic Task Force
 Women's Caucus

June 7th, 2016

Hon. Cesar A. Perales
 Chairman
 Downtown Revitalization Initiative
 New York State Regional Economic Development Councils
 633 Third Avenue - 36th Floor
 New York, NY 10017

Dear Mr. Perales:

I write to offer my support to Bronx Community Board #1 and #4's joint application before the Downtown Revitalization Initiative (DRI) of the New York State Regional Economic Development Councils.

The South Bronx, particularly the catchment areas covered by Bronx Community Boards #1 and #4, have seen considerable new investment of all types in recent years. The South Bronx DRI's will focus on the continued revitalization and redevelopment of key commercial and residential corridors in Bronx County.

The area has embraced and implemented policies and programs that increase livability and quality of life, including a number recent rezonings, LEED certified and other environmentally-friendly new developments and improved access to green spaces. The South Bronx is one of the most diverse communities in the United States, with a significant growth in foreign born individuals. The study area also includes significant commercial corridors, including the Business Improvement Districts at The Hub and 161st Street. Two different Community Boards have voiced their public support for this initiative, and my organization looks forward to participating in the implementation of the South Bronx DRI with these boards and other neighborhood partners.

This \$10 million grant would provide a significant benefit to the community we serve, and I hope you will offer the South Bronx DRI your support. Please feel free to contact me directly if you have any questions or to discuss this matter further.

Sincerely,

Carmen E. Arroyo
 NYS Assemblywoman



THE ASSEMBLY
STATE OF NEW YORK
ALBANY

MICHAEL A. BLAKE
Assemblymember
79th District – The Bronx

COMMITTEES
Banks
Correction
Election Law
Governmental Operations
Housing
Veterans' Affairs
SUB-COMMITTEES
Chair, Mitchell-Lama

TASK FORCE
Puerto Rican/Hispanic
Black, Puerto Rican, Hispanic
and Asian Legislative Caucus
Co-Chair, Criminal Justice
Task Force

WORKING GROUPS
Member, Majority Working
Group on Rules, Operations,
Government Transparency
& Public Participation

Hon. Cesar A. Perales
Chairman
Downtown Revitalization Initiative
New York State Regional Economic Development Councils
633 Third Avenue, 36th Floor
New York, NY 10017

June 9, 2016

Dear Mr. Perales:

I write to offer my support to Bronx Community Board 1's and 4's joint application before the Downtown Revitalization Initiative (DRI) of the New York State Regional Economic Development Councils.

It has been my honor to represent the people of the Bronx community, and we are thrilled to be part of the study area. Our mission has always been to improve socioeconomic standing and empower local businesses, and the Downtown Revitalization Initiative offers a powerful opportunity to aid us in achieving this goal. The South Bronx, particularly the catchment areas covered by Bronx Community Boards 1 and 4, has seen considerable new investment in recent years, and the DRI's focus on the continued revival and redevelopment of key commercial and residential corridors in Bronx County—including the Business Improvement Districts at The Hub and 161st Street—will further support the community's efforts to build a sustainable and economically inclusive neighborhood.

Over the years, the area has embraced and implemented policies and programs that increase livability and quality of life, including a number recent rezonings, improved access to green spaces, and the construction of LEED-certified and other environmentally-friendly developments. To support the vibrant neighborhoods of the South Bronx, which are home to some of the most diverse communities in the United States, we have concentrated our energy on generating economic development opportunities for our minority- and women-owned businesses.

Two separate Community Boards have voiced their public support for this initiative, and my office looks forward to participating in the implementation of the South Bronx DRI with these boards and other neighborhood partners. This \$10 million grant would provide a significant benefit to the community we serve, and I hope you will offer the South Bronx DRI your support. Please feel free to contact me directly if you have any questions or to discuss this matter further.

Sincerely,

Assemblymember Michael Blake

Downtown Bronx Revitalization Initiative Development Opportunities



DISTRICT OFFICE
1377 JEROME AVENUE
BRONX, NY 10452
(718) 588-7500
FAX: (718) 588-7790

CITY HALL OFFICE
250 BROADWAY, ROOM 1774
NEW YORK, NY 10007
(212) 788-6856
FAX: (212) 788-7764

vgibson@council.nyc.gov
District16Bronx@council.nyc.gov



THE COUNCIL
OF
THE CITY OF NEW YORK
VANESSA L. GIBSON
COUNCIL MEMBER, 16th DISTRICT, BRONX

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PUBLIC SAFETY

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COMMUNITY DEVELOPMENT
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SANITATION AND SOLID WASTE
MANAGEMENT

Hon. Cesar A. Perales, Chairman
Downtown Revitalization Initiative
New York State Regional Economic Development Councils
633 Third Avenue - 36th Floor
New York, NY 10017

June 7, 2016

Dear Mr. Perales:

I write to offer my support to Bronx Community Board #1 and #4's joint application before the Downtown Revitalization Initiative (DRI) of the New York State Regional Economic Development Councils.

The South Bronx, particularly the catchment areas covered by Bronx Community Boards #1 and #4, have seen considerable new investment of all types in recent years. The South Bronx DRI's will focus on the continued revitalization and redevelopment of key commercial and residential corridors in Bronx County.

The area has embraced and implemented policies and programs that increase livability and quality of life, including a number recent rezonings, LEED certified and other environmentally-friendly new developments and improved access to green spaces. The South Bronx is one of the most diverse communities in the United States, with a significant growth in foreign born individuals. The study area also includes significant commercial corridors, including the Business Improvement Districts at The Hub and 161st Street, an area I represent as a New York City Council Member. Two different Community Boards have voiced their public support for this initiative, and my office looks forward to participating in the implementation of the South Bronx DRI with these boards and other neighborhood partners.

This \$10 million grant would provide a significant benefit to the community we serve, and I hope you will offer the South Bronx DRI your support. Please feel free to contact me directly if you have any questions or to discuss this matter further.

Sincerely,

A handwritten signature in cursive script that reads "Vanessa L. Gibson".

Vanessa L. Gibson
Council Member
16th District, Bronx

JOSÉ M. SERRANO

Senator, 29th District

District Office

1916 Park Avenue, Suite 202
New York, NY 10037
(212) 828-5829
FAX (212) 828-2420

Albany Office

406 Legislative Office Building
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FAX (518) 426-6886

Email:

serrano@nysenate.gov

Website:

serrano.nysenate.gov

NEW YORK
STATE
SENATE

ALBANY, NEW YORK 12247



CHAIR, Senate Democratic Conference

RANKING MINORITY MEMBER

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Entrepreneurship

Hon. Cesar A. Perales
Chairman
Downtown Revitalization Initiative
New York State Regional Economic Development Councils
633 Third Avenue - 36th Floor
New York, NY 10017

June 8, 2016

Dear Mr. Perales:

I am writing to offer my support for Bronx Community Board One and Four's joint application to the Downtown Revitalization Initiative (DRI) of the New York State Regional Economic Development Councils.

The South Bronx, particularly the catchment areas covered by Bronx Community Boards #1 and #4, have seen considerable new investment recently. The South Bronx DRI's will focus on the continued revitalization and redevelopment of key commercial and residential corridors in Bronx County.

The area has embraced and implemented policies and programs that increase livability and quality of life, including a number of recent re-zonings, LEED certified and other environmentally-friendly new developments and improved access to green spaces. The South Bronx is one of the most diverse communities in the United States, with a significant growth in foreign born individuals. The study area also includes significant commercial corridors, including the Business Improvement Districts at The Hub and 161st Street. Two different Community Boards have voiced their public support for this initiative, and I look forward to participating in the implementation of the South Bronx DRI with these boards and other neighborhood partners.

This \$10 million grant would provide a significant benefit to the community we serve, and I hope you will offer the South Bronx DRI your support. Please feel free to contact my office at 212-828-5829 if you have any questions, or to discuss this matter further.

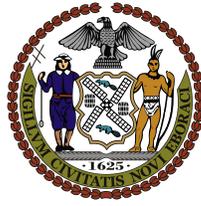
Sincerely,

A handwritten signature in black ink that reads "José M. Serrano".

José M. Serrano
New York State Senate

**RAFAEL SALAMANCA, JR.
17TH DISTRICT, BRONX**

COMMITTEES
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GENERAL WELFARE
HOUSING & BUILDINGS
JUVENILE JUSTICE
PUBLIC HOUSING



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THE CITY OF NEW YORK**

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BRONX OFFICE
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BRONX, NEW YORK 10459
(718) 402-6130

SALAMANCA@COUNCIL.NYC.GOV

June 7, 2016

Hon. Cesar A. Perales
Chairman
Downtown Revitalization Initiative
New York State Regional Economic Development Councils
633 Third Avenue - 36th Floor
New York, NY 10017

Dear Mr. Perales:

I write to offer my support to Bronx Community Board #1 and Bronx Community Board #4 joint application before the Downtown Revitalization Initiative (DRI) of the New York State Regional Economic Development Councils.

The South Bronx, particularly the catchment areas covered by Bronx Community Board #1 and Bronx Community Board #4, have seen considerable new investment of all types in recent years. The South Bronx DRI's will focus on the continued revitalization and redevelopment of key commercial and residential corridors in Bronx County.

The area has embraced and implemented policies and programs that increase livability and quality of life, including a number recent rezonings, LEED certified and other environmentally-friendly new developments and improved access to green spaces. The South Bronx is one of the most diverse communities in the United States, with a significant growth in foreign born individuals. The study area also includes significant commercial corridors, including the Business Improvement Districts at The Hub and 161st Street. Two different Community Boards have voiced their public support for this initiative, and my organization looks forward to participating in the implementation of the South Bronx DRI with these boards and other neighborhood partners.

This \$10 million grant would provide a significant benefit to the community we serve, and I hope you will offer the South Bronx DRI your support. Please feel free to contact me directly if you have any questions or to discuss this matter further.

Sincerely,

Rafael Salamanca, Jr.
NYC Council Member, 17th District



900 Grand Concourse
Bronx, New York 10451

★ 718-590-5433 ★

Executive Director
Cary Goodman, Ph.D.
Carygood@aol.com

Hon. Cesar A. Perales
Chairman

June 8, 2016

Downtown Revitalization Initiative
New York State Regional Economic Development Councils
633 Third Avenue - 36th Floor
New York, NY 10017

Dear Mr. Perales:

I write to offer my support to Bronx Community Board #1 and #4's joint application before the Downtown Revitalization Initiative (DRI) of the New York State Regional Economic Development Councils.

The South Bronx, particularly the catchment areas covered by these two boards, is leading the way for a resurgent Bronx. Brimming with new investments and full of private and municipal assets, the South Bronx is ripe for revitalization. The South Bronx DRI's will focus on key commercial and residential corridors in Bronx County, including the Capitol District which houses the county's courts, municipal offices and borough hall, in addition to Yankee Stadium.

The 161st Street Business Improvement District welcomes a new level of collaboration reflected in this joint application. We believe that an initiative like this would set the pace for an even fuller redevelopment of the 161st Street and River Avenue commercial corridors, which have enormous rezoned potential, waiting to be unlocked. Our BID has recently been awarded the DOTNYC designation for the entire Concourse by the city's Office of Technology and Innovation. That new, virtual platform will be a great complement to the DRI. Together with this \$10 million grant, the downtown area would improve dramatically. Thus, I hope you will offer the South Bronx DRI your strong support, as we have. If you have any questions or wish to discuss this matter further, please don't hesitate to contact me.

Sincerely,

Dr. Cary Goodman
Executive Director



LATOYA JOYNER
Assemblywoman 77th District
Bronx County

THE ASSEMBLY
STATE OF NEW YORK
ALBANY

CHAIR
Subcommittee on Diversity
in Law

COMMITTEES
Housing
Social Services
Aging
Consumer Affairs
Insurance
Judiciary

June 7, 2016

Hon. Cesar A. Perales
Chairman
Downtown Revitalization Initiative
New York State Regional Economic Development Councils
633 Third Avenue - 36th Floor
New York, NY 10017

Dear Mr. Perales:

As the state elected representative for the 77th Assembly District in the Bronx, I write to offer my support to Bronx Community Board #1 and #4's joint application before the Downtown Revitalization Initiative (DRI) of the New York State Regional Economic Development Councils.

The catchment area covered by Bronx Community Boards #4 has seen considerable new investment of all types in recent years. Community District #4, the Capital District, encompasses the communities of Mt. Eden, Highbridge, West Concourse, East Concourse, and Concourse Village. The South Bronx DRI's will focus on the continued revitalization, improvements, renovations and redevelopment of these key areas.

The South Bronx DRI will invest in an ever growing and diverse community, one that varies in terms of culture, ethnicity and background. It will also help to revitalize key commercial corridors such as the Business Improvement Districts at 161st Street.

Two different Community Boards have voiced their public support for this initiative, and I look forward to participating in the implementation of the South Bronx DRI with these boards and other neighborhood partners. This \$10 million grant would provide a significant benefit to the community we serve. Please feel free to contact me directly if you have any questions or to discuss this matter further.

Sincerely,

Hon. Latoya Joyner
Member of Assembly
77th Assembly District, Bronx County

Milton Nuñez

Chief Executive Officer
234 East 149th Street, 2nd Fl.
Bronx, NY 10451

June 9, 2016

Honorable Cesar A. Perales
Chairman, Downtown Revitalization Initiative
NYS Regional Economic Development Councils
633 Third Avenue, 36th Floor
New York, NY 10017

Dear Mr. Perales,

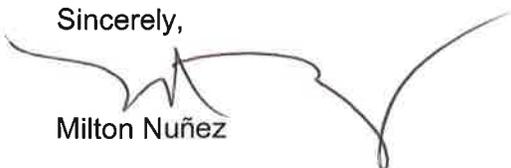
I am writing to offer my support to Bronx Community Boards 1 and 4's joint application submitted for the Downtown Revitalization Initiative (DRI) of the New York State Regional Economic Development Councils. This public-private partnership comprised of local stakeholders from business, academia, local government, and non-government will have a tremendous impact on the sustainability of the ongoing revitalization taking place in the South Bronx.

The South Bronx DRI will focus on the continued revitalization and redevelopment of key commercial and residential corridors which are much needed in Bronx County. The South Bronx has embraced and implemented policies and programs that have increased livability and quality of life, including a number of recent re-zonings, LEED certified and other environmentally-friendly new developments and improved access to green spaces. The South Bronx is one of the most diverse communities in the United States, with a significant growth in foreign born individuals. This area also includes significant commercial corridors, including the Business Improvement Districts at The Hub and 161st Street. Two different Community Boards – 1 and 4 – have publicly voiced their support for this initiative, and Lincoln Medical Center looks forward to participating in the implementation of the South Bronx DRI along with these Boards and other neighborhood partners.

NYC Health + Hospitals/Lincoln is a premier acute care hospital, servicing those living and/or working in the South Bronx. As a key strategic partner centrally located within the designated areas, Lincoln fully understands and embraces the importance and significance that this funding will provide to these areas. Our vision is to work side-by-side as a stakeholder ready, willing and able to commit our teams of highly trained medical and administrative professionals to continue to provide the highest quality healthcare in a safe, compassionate, culturally competent and patient-centered manner to all who enter our doors. Lincoln has the busiest single site Emergency Department in the region, is a teaching hospital renowned for its Centers of Excellence and its ability to serve and relate to the diverse South Bronx population.

This \$10 million grant will provide a wealth of benefits to the South Bronx community we serve which is the reason I fully support this application.

Sincerely,


Milton Nuñez



YOUNGWO
YOUNGWO & ASSOCIATES, LLC

Margarette Lee, Esq.
Principle
Youngwoo & Associates | Bronx Post Place
435 Hudson Street, Suite 402
New York, NY 10014

June 10, 2016

Hon. Cesar A. Perales
Chairman
Downtown Revitalization Initiative
New York State Regional Economic Development Councils
633 Third Avenue - 36th Floor
New York, NY 10017

Dear Mr. Perales:

I write to offer my support to Bronx Community Board #1 and #4's joint application before the Downtown Revitalization Initiative (DRI) of the New York State Regional Economic Development Councils.

The South Bronx, particularly the catchment areas covered by Bronx Community Boards #1 and #4, have seen considerable new investment of all types in recent years. The South Bronx DRI's will focus on the continued revitalization and redevelopment of key commercial and residential corridors in Bronx County.

The area has embraced and implemented policies and programs that increase livability and quality of life, including a number recent rezonings, LEED certified and other environmentally-friendly new developments and improved access to green spaces. The South Bronx is one of the most diverse communities in the United States, with a significant growth in foreign born individuals. The study area also includes significant commercial corridors, including the Business Improvement Districts at The Hub and 161st Street. Two different Community Boards have voiced their public support for this initiative, and my organization looks forward to participating in the implementation of the South Bronx DRI with these boards and other neighborhood partners.

This \$10 million grant would provide a significant benefit to the community we serve, and I hope you will offer the South Bronx DRI your support. Please feel free to contact me directly if you have any questions or to discuss this matter further.

Sincerely,



Margarette Lee, Esq.
Principle
Youngwoo & Associates