

The top 10 biggest real estate projects coming to NYC

The largest project is from L+M Development on Exterior Street in the South Bronx



February's largest projects were all about the Bronx.

The borough had four of the top 10 spots last month, including three of the top five. It topped the list thanks to L+M Development's plans for a more than 500,000-square-foot project at 575 Exterior Street, part of their even larger Bronx Point project. Projects from Cheskel Schwimmer, Community Access and Jacob Schwimmer made the list as well.

Manhattan and Brooklyn each had two projects on February's list, while Queens and Staten Island each had one.

The full list of February's top 10 biggest real estate projects is below:

1. 575 Exterior Street, Bronx

The top project filed in February was a 23-story, 542-unit mixed-use building in the South Bronx from L+M Development. The project, part of L+M's and Type A Projects' massive

Bronx Point development, would span more than 550,000 square feet, split between roughly 424,000 square feet of residential space, 73,000 square feet of commercial space and 60,000 square feet of community space. Bronx Point is expected to include 1,045 housing units overall, along with the [Universal Hip-Hop Museum](#), a multiplex theater, educational space and a food and beverage hall.

2. 606 West 30th Street, Manhattan

A Hudson Yards project from Lalezarian Properties took the [No. 2 spot](#). The firm is planning a 45-story, [260-unit mixed-use building](#) at 606 West 30th Street that will span about 207,000 square feet, divided between 193,000 square feet of residential space and 14,000 square feet of commercial space. The rental units will be split between 75 percent market rate and 25 percent affordable.

3. 224 East 135th Street, Bronx

Cheskel Schwimmer's South Bronx project took third place on February's list. The developer is planning a roughly 197,000-square-foot project at 224 East 135th Street that would stand 24 stories and 243 feet high. It would contain 190 residential units and include commercial and community space as well.

4. 1169 River Avenue, Bronx

The supportive housing nonprofit Community Access is planning a South Bronx project spanning about 196,000 square feet at 1169 River Avenue. The 19-story, 245-unit project will be split between about 74,000 square feet of residential space, 21,000 square feet of commercial space and 101,000 square feet of community space. Aufgang Architects was tapped to design the project.

5. 31-28 Northern Boulevard, Queens

A storage facility in Long Island City took the No. 5 spot. The company Public Storage is planning a 12-story facility with a cellar spanning about 157,000 square feet for 31-28 Northern Boulevard. Highpoint Engineering will design the project.

6. 276 Grand Concourse, Bronx

Jacob Schwimmer of JCS Realty is planning a residential project in the South Bronx at 276 Grand Concourse spanning about 147,000 square feet. The project will stand 12 stories tall and include 222 units.

7. 1000 West Service Road, Staten Island

A new car garage and repair shop coming to Staten Island grabbed the No. 7 spot on February's list. The project will span about 140,000 square feet and stand two stories and 32 feet tall at 1000 West Service Road. The city's Department of Design and Construction is spearheading the project, and the firm Ten Arquitectos is designing it.

8. 58 Saint Marks Place, Brooklyn

Brooklyn's first appearance on the list came thanks to a [102-unit mixed-use project](#) in Boerum Hill from Level One Holdings. The project at 58 Saint Marks Place will span about 133,000 square feet, split between about 125,000 square feet of residential space, 8,000 square feet of commercial space and 367 square feet of community space. The project will stand 12 stories and 124 feet tall.

9. 583 Emerald Street, Brooklyn

Brooklyn's second appearance on the list was courtesy of a project from Radson's Development Daniel Rad at 583 Emerald Street in Lindenwood. The project will span about 111,000 square feet and stand eight stories tall with 154 units. Magnusson Architecture will design the building.

10. 760 Madison Avenue, Manhattan

February's list closed out with a [project from SL Green Realty](#) at 760 Madison Avenue on the Upper East Side, where the firm is planning to redevelop Armani's flagship store. The project will span about 86,000 square feet, split between 67,000 square feet of residential space and 19,000 square feet of commercial space, and it will stand 13 stories tall with 19 residences. Construction should start in 2020 and be completed by 2023, and COOKFOX will design the project.