



**Empire State
Development**

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**EMPIRE STATE DEVELOPMENT ANNOUNCES PLANS
FOR CONSTRUCTION OF NEW 33-ACRE OFFICE, ACADEMIC,
AND MEDICAL CENTER IN THE BRONX**

Private Redevelopment of Surplus State Property Expected to Generate Thousands of High-Paying New Permanent Jobs and \$400 Million in Construction Spending Near New Planned Metro-North Station in Morris Park

Empire State Development (ESD) today announced plans for the construction of a new 33-acre office, academic, and medical center in the Bronx that is expected to generate thousands of high-paying new permanent jobs and \$400 million in construction spending near the new planned Metro-North Station in Morris Park. Simone Development Companies will develop the project, which will provide up to 1.9 million square feet of mixed-use space on the soon-to-be vacated state-owned property located at 1500 Waters Place.

ESD President and CEO Designate Howard Zemsky said: “Today’s announcement is wonderful news for the entire Morris Park community, which will benefit greatly from the construction of this new mixed-use development. From medical and retail services to education and community space, this center will serve a variety of important functions for Bronx residents and provide important jobs for local business owners and workers. I look forward to breaking ground on this project and thank our team at ESD, OMH, and DASNY for their continued collaboration and efforts.”

Joseph Simone, President of Simone Development Companies said: “Simone Development Companies has a long history of community investment and development in the Bronx, and we are excited to take this bold step forward and create jobs and economic opportunity in Morris Park. We believe that this project further illuminates the bright future ahead for the Bronx and its growing cluster of health care organizations and higher education institutions.”

The economic impact of the project is significant and includes thousands of new permanent jobs, as well as 1,900 construction jobs. In addition to the new office space intended for medical services, the project will include a retail plaza, a 150-room hotel, and 100,000 square feet of space for higher education, and will provide community

meeting space and brand new recreational fields and amenities for the Morris Park community.

New York State entered into a preliminary sale agreement with Simone Development Companies following direct marketing and negotiation by ESD. ESD led these activities on behalf of the New York State Office of Mental Health (OMH), which operates the property, and the Dormitory Authority of the State of New York (DASNY), which owns the property. The sale process began in December 2013 after ESD issued a Request for Proposals (RFP) to identify interested buyers and evaluate potential re-uses of the surplus 33 acres of state-owned land. The agreement, which is subject to a diligence period and public approval process, is for approximately \$16 million.

The project announced today is part of OMH's continued efforts to enhance the efficiency of its real estate footprint and convert its large 76-acre campus of older facilities into a smaller 43-acre campus of new buildings at the Bronx Psychiatric Center. OMH's ongoing efforts, which are expected to be completed by mid-2015, will enable the agency to facilitate new private development while maintaining and improving both its facilities and services in the area.

OMH Commissioner Ann Marie T. Sullivan, M.D. said: "The redesigned Bronx Psychiatric Center will be a state-of-the-art campus providing high-quality, safe, and comprehensive mental health care to New York residents. Through innovative architecture, this new facility is designed to enable recovery and aid in the community reintegration of individuals with mental illness."

Representative Joe Crowley said: "The construction of this new multi-purpose facility in Morris Park is an exciting development for the Bronx. I thank Empire State Development for their commitment in making the most of this incredible opportunity to create good-paying jobs, spur our local economy and give back to the surrounding communities. Not only will this project have a revitalizing effect in the area but its impact will be felt for many years to come."

Senator Jeff Klein said: "The new mixed-use space announced today by Empire State Development marks a significant and profound investment in the Bronx. It's projects like this that are bringing good-paying jobs to the community, creating opportunities for business to thrive and paving the way for future growth and economic success."

Assemblyman Michael Benedetto said: "This is a great example of government and private business working together to achieve a stronger economy, by producing more quality jobs while at the same time helping business and quality of life in a community. I applaud ESD on this fine use of government/private company partnership."

Bronx Borough President Ruben Diaz Jr. said: "This development is a major new addition to our growing, diverse economy. This transformative project will create thousands of new jobs, and I am excited to bring this new professional and medical space to our borough."

Preliminary renderings of the project follow below.



Figure 1: Elevated view of the John W. Thompson (right) and Betty Parker (left) buildings, which will be renovated and repurposed for the project.



Figure 2: New, 40,000 square-foot retail plaza that will be constructed by Simone Development Companies.



Figure 3: Design rendering of the aerial view of the new development, including the two re-used buildings (left), two new buildings (right), and new retail plaza (top).

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