



# Upgrade and Modernize the Pelham Parkway-Van Nest Library



**Project Sponsor**

The New York Public Library

**Project Cost**

\$2,400,000

**DRI Funding Request**

\$2,200,000

**Project Location**

Pelham Parkway - Van Nest NY Public Library

**Expected Completion Date**

Six months from contract execution

The New York Public Library (NYPL) will renovate the Pelham Parkway-Van Nest branch located at 2147 Barnes Avenue to improve accessibility, visibility, and programming for patrons of all ages. The project includes LED lighting installation (interior and exterior); new and expanded high-performance window installation and glazing; ADA-compliant upgrades; bathroom improvements; new flooring, furnishing, and painting enhancements; and reconfiguration of program spaces. Improvements will transform the library into a modern, welcoming, and fully accessible facility and enhance its role as a key community asset for residents of Greater Morris Park. The new expanded windows will add transparency to the façade, improving visibility and enhancing the pedestrian environment.

**Community Goals Alignment**

Welcoming and Safe Pedestrian Environments	Celebrating Local History, Arts, and Culture	Community-Building Spaces	Thriving Commercial Corridors	Medical Hub and Metro-North Station Area Economic Opportunity and Connectivity
Y	Y	Y	Y	-

B

Revitalize Morris Park Avenue with Streetscape and Horticulture Improvements



Project Sponsor

Morris Park District Management Association (MPBID)

Project Cost

\$785,000

DRI Funding Request

\$750,000

Project Location

Morris Park Avenue / Loreto Park

Expected Completion Date

36 months following contract execution

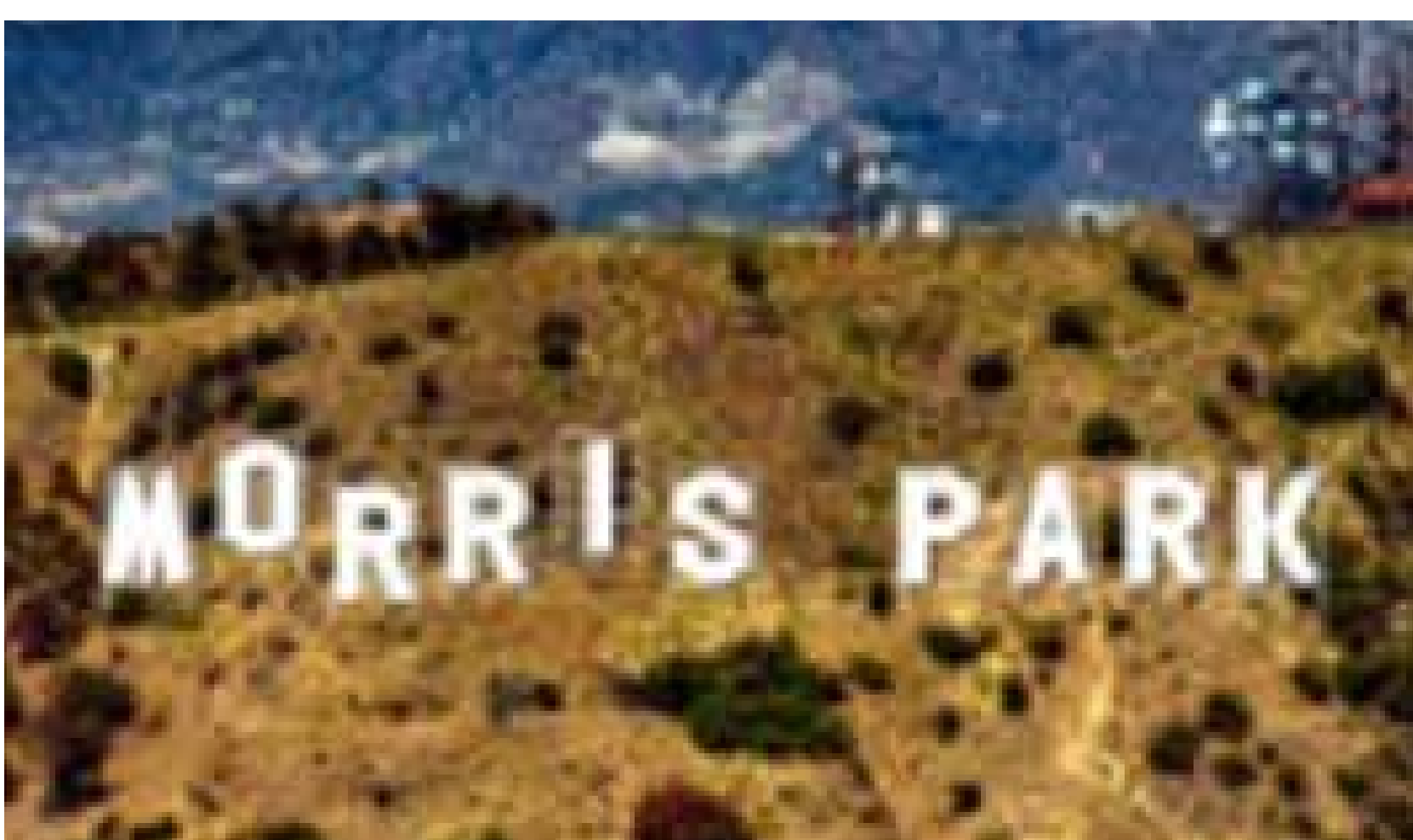
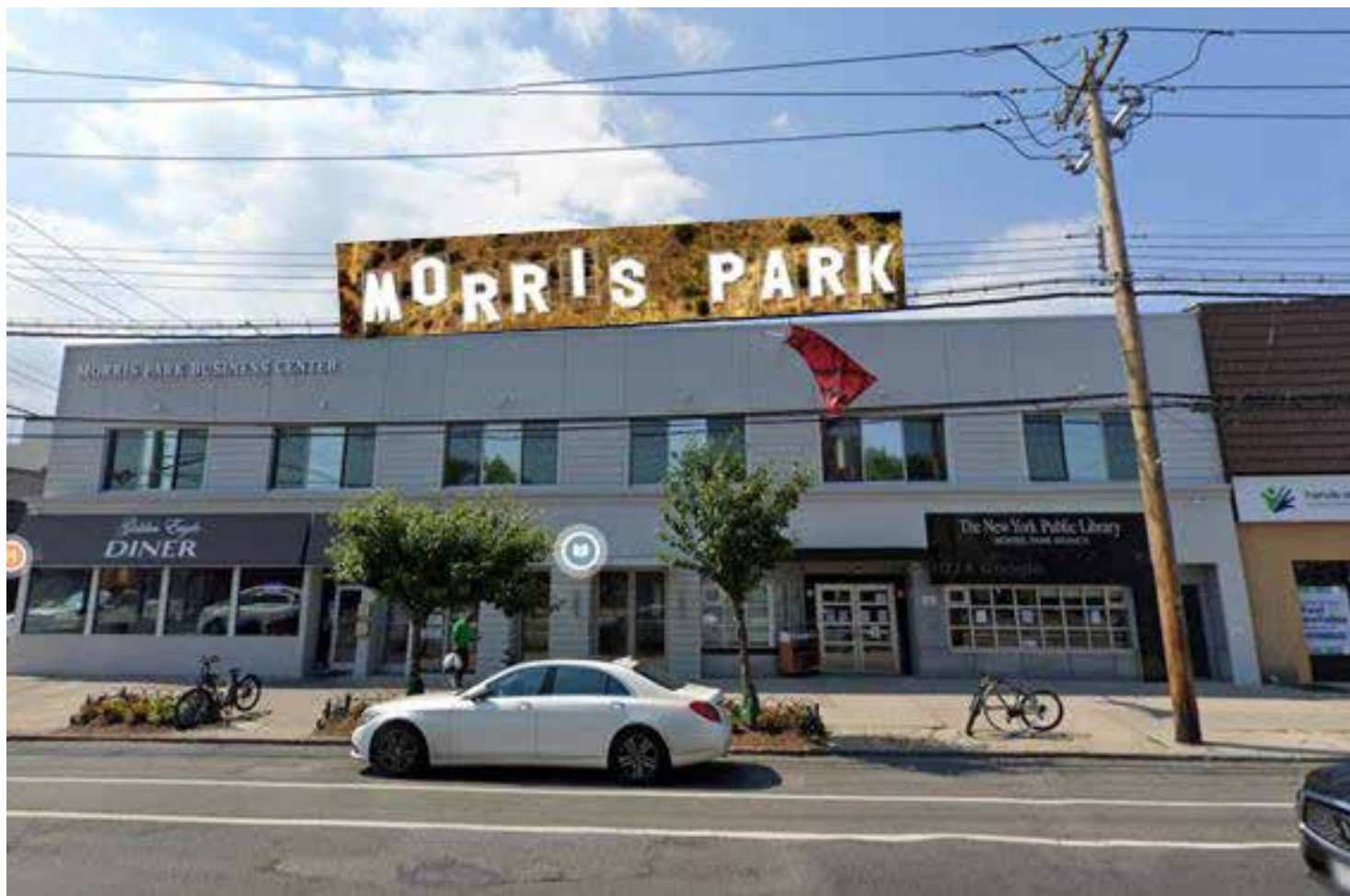
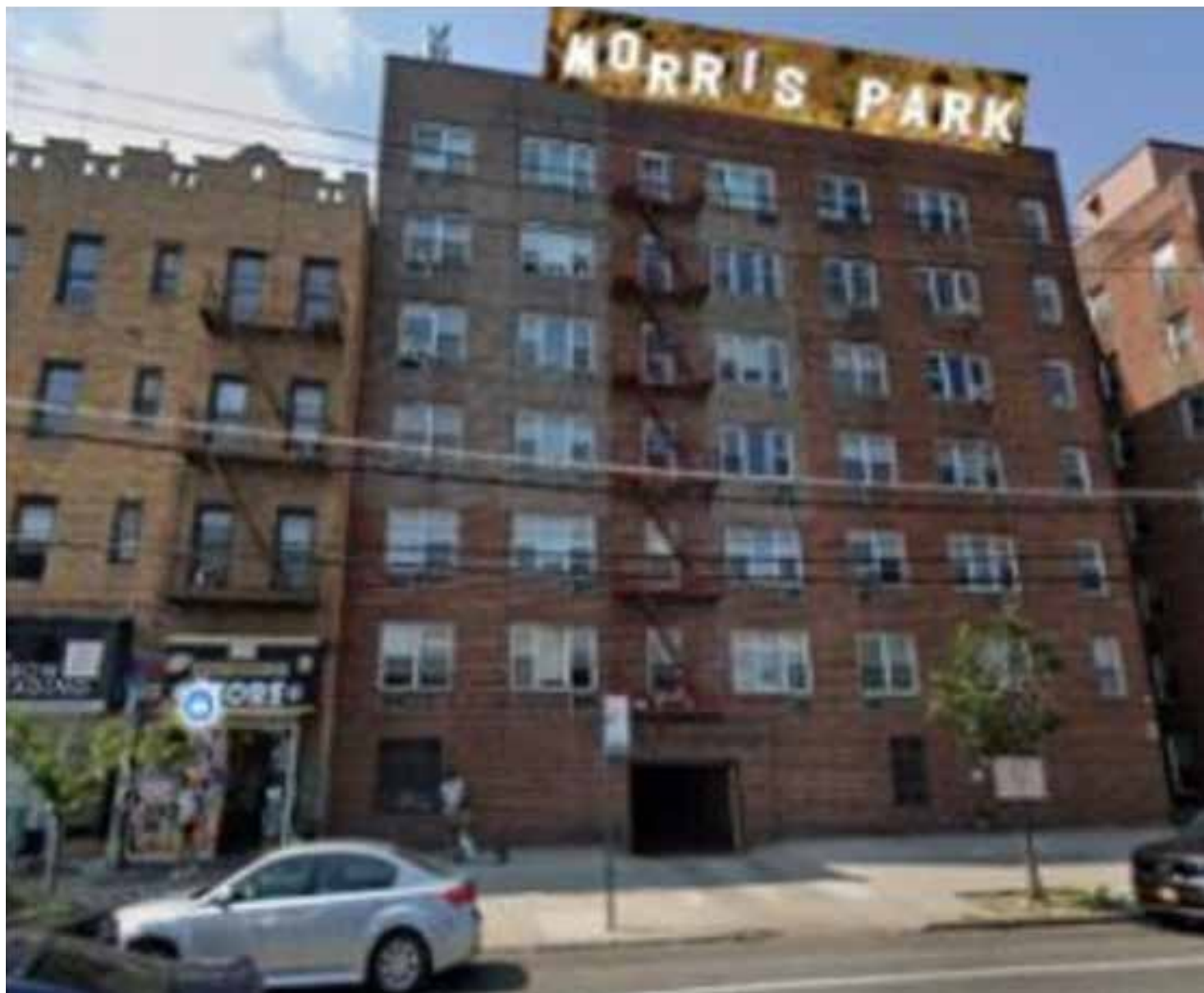
The Morris Park Business Improvement District (BID) will revitalize Morris Park Avenue generally between Unionport Road and Williamsbridge Road with streetscape, horticulture, and other public amenities. Work will include installation of new street trees, tree guards, planters, trash receptacles, benches, banners, and other public realm amenities approved by concerned capital agencies, property owners, and the community. Work will also include tree pit expansion / remediation. These improvements will enhance the corridor’s appearance, address its high urban heat index, and create new “Social Corners” or the much needed third places desired by the community. Given the location of these improvements, they will additionally encourage foot traffic to better serve local businesses while strengthening community identity, cohesiveness, and vibrancy.

Community Goals Alignment

Welcoming and Safe Pedestrian Environments	Celebrating Local History, Arts, and Culture	Community-Building Spaces	Thriving Commercial Corridors	Medical Hub and Metro-North Station Area Economic Opportunity and Connectivity
Y	Y	Y	Y	-



# Install New Signage on Morris Park Avenue



**Project Sponsor**

Morris Park District Management Association (MPBID)

**Project Cost**

\$195,000

**DRI Funding Request**

\$195,000

**Project Location**

Morris Park

**Expected Completion Date**

36 months following contract execution

The Morris Park Business Improvement District (BID) will install a large-scale lit visual marker / signage with the text “Morris Park” on the roof of a private property, whose location is currently being confirmed. This installation will be a bold landmark denoting Morris Park Avenue and welcoming pedestrians to surrounding neighborhoods. Work will include signage design based on community input, permitting if needed, coordination with the private property owner, and fabrication and installation of the signage. The design of this visual landmark is intended to celebrate the neighborhood’s unique identity, cultural diversity, and aspirational spirit. Drawing on the Morris Park BID’s prior experience with large-scale public installations, this project will strengthen neighborhood pride and draw visitors to discover and enjoy Morris Park’s vibrant businesses and public spaces.

**Community Goals Alignment**

Welcoming and Safe Pedestrian Environments	Celebrating Local History, Arts, and Culture	Community-Building Spaces	Thriving Commercial Corridors	Medical Hub and Metro-North Station Area Economic Opportunity and Connectivity
Y	Y	-	Y	-



# Transform Westchester Square into a Cultural Destination



**Project Sponsor**  
Westchester Square  
District Association Inc.

**Project Cost**  
\$5,000,000

**DRI Funding Request**  
\$5,000,000

**Project Location**  
Westchester Square

**Expected  
Completion Date**  
28 months after  
contract execution  
including construction

The Westchester Square Business Improvement District (BID) will transform the underutilized traffic island at the intersection of Williamsbridge Road and East Tremont Avenue into a welcoming public plaza. Work will include coordinating with the Department of Transportation to design and construct public amenities including distinctive lighting, seating, historical markers, and shading, as well as a monument structure and / or fountain. Improvements will enhance the area’s aesthetic, strengthen neighborhood identity, and support the visibility of local business to help transform Westchester Square into a cultural destination in The Bronx and New York City.

## Community Goals Alignment

Welcoming and Safe Pedestrian Environments	Celebrating Local History, Arts, and Culture	Community-Building Spaces	Thriving Commercial Corridors	Medical Hub and Metro-North Station Area Economic Opportunity and Connectivity
Y	Y	-	Y	-



# Renovate Bronx Excellence Middle School



Kitchen  
Before

After



Gym  
Before

After



## Project Sponsor

Excellence Community School (ECS)

## Project Cost

\$5,160,000

## DRI Funding Request

\$3,870,000

## Project Location

Middle School / 1734 Williamsbridge Road

## Expected Completion Date

Construction to begin as early as Q3 2026, with 36 months to completion

Excellence Community Schools (ECS), a charter school serving K-8 students in the Bronx, will deliver critical facility upgrades to its middle school at 1744 Williamsbridge Road. Work will include the construction of a fully operational gas kitchen with an exhaust hood, drain, and new gas line; installation of building-wide code compliance upgrades such as sprinklers and lift systems to secure a new Certificate of Occupancy; and installation of HVAC in the gymnasium to enhance comfort and indoor air quality. This work will help ensure the school serves as a state-of-the-art community amenity in the neighborhood.

## Community Goals Alignment

Welcoming and Safe Pedestrian Environments	Celebrating Local History, Arts, and Culture	Community-Building Spaces	Thriving Commercial Corridors	Medical Hub and Metro-North Station Area Economic Opportunity and Connectivity
Y	Y	Y	Y	Y



# Renovate Bronx Excellence Elementary School



Kitchen  
Before



After



Gym  
Before



After



**Project Sponsor**

Excellence Community School (ECS)

**Project Cost**

\$1,520,000

**DRI Funding Request**

\$1,140,000

**Project Location**

Elementary School /  
1804 Holland Ave

**Expected  
Completion Date**

Construction to begin  
as early as Q3 2026,  
with 36 months to  
completion

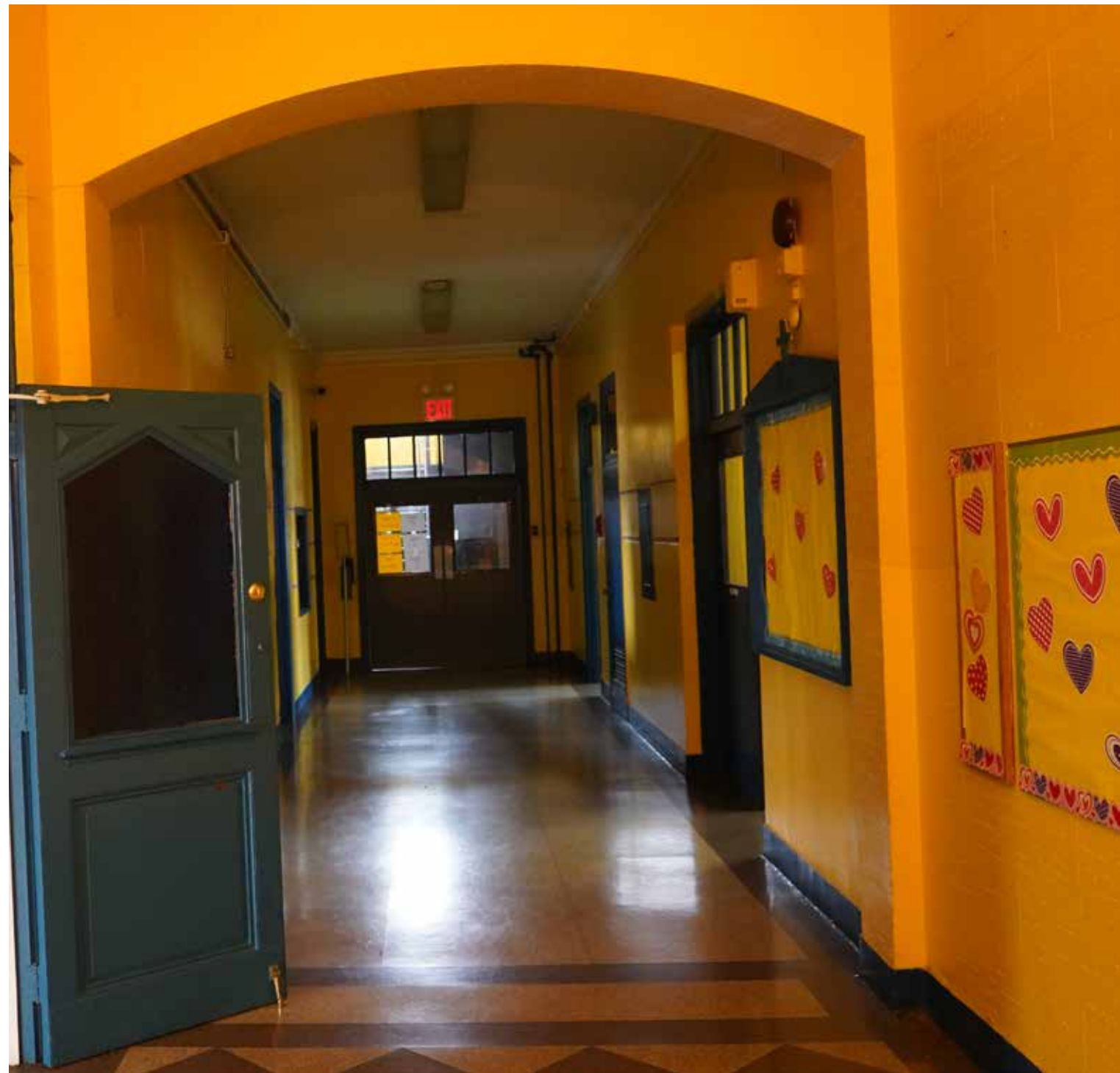
Excellence Community Schools (ECS), a charter school serving K-8 students in the Bronx, will deliver critical facility upgrades to its elementary school at 1804 Holland Avenue. Improvements will include a renovated kitchen with HVAC and gas line repairs and compliance upgrades; a refurbished cafeteria with new floors and walls; and gymnasium upgrades, including a new HVAC system, gym floor replacement, wall repairs, and safety padding. The renovated gym will be made available to the local community for programming when not being used by the school and/or the Church of our Lady of Solace. Improvements will modernize the facilities, ensure compliance with New York City standards, and create healthier, more supportive spaces for students and staff.

**Community Goals Alignment**

Welcoming and Safe Pedestrian Environments	Celebrating Local History, Arts, and Culture	Community-Building Spaces	Thriving Commercial Corridors	Medical Hub and Metro-North Station Area Economic Opportunity and Connectivity
Y	Y	Y	Y	Y



# Convert the Former St. Francis Xavier into a Greater Morris Park Resource Hub



**Project Sponsor**

East Side House Inc.

**Project Cost**

\$6,200,000

**DRI Funding Request**

\$3,500,000

**Project Location**

1703 Lurting Avenue,  
Morris Park

**Expected  
Completion Date**

The project will be ready to commence in January 2026 with a 24-36 months timeline

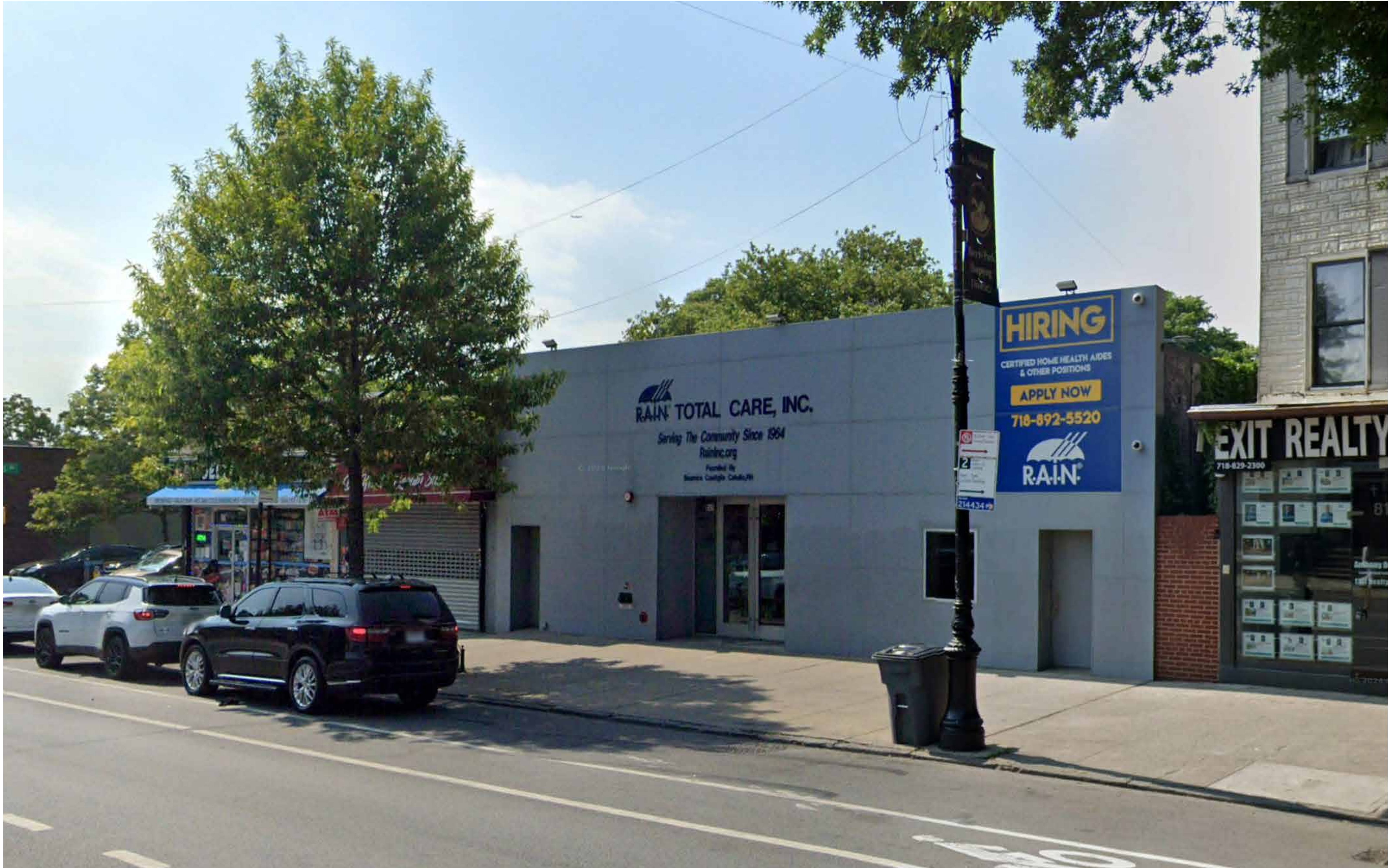
East Side House Settlement—a community-based organization that provides workforce and educational programs to children and families in the Bronx—will renovate the former Saint Francis Xavier School (vacant since 2022) into a multi-use community hub. The project comprises both the renovation of a 6,000-square-foot gymnasium and interior renovations of the broader school building. The gymnasium renovation includes new flooring, lighting, electrical, HVAC, ADA-compliant upgrades, and recreational equipment installation. Work associated with the broader interior fit-out includes classroom-to-office conversions, restroom construction, and utility updates. The renovated facility will operate as a preschool for children with special needs during the day and transition into a center for workforce development, adult education, health, wellness, and family support services in the afternoon, evenings, and weekends. In addition, the facility will be available to local non-profits and grassroots groups for programming. This new community resource hub will revitalize a historic site, create inclusive spaces, and connect residents to workforce opportunities linked to the medical industry.

**Community Goals Alignment**

Welcoming and Safe Pedestrian Environments	Celebrating Local History, Arts, and Culture	Community-Building Spaces	Thriving Commercial Corridors	Medical Hub and Metro-North Station Area Economic Opportunity and Connectivity
Y	Y	Y	Y	Y



# Renovate R.A.I.N Mixed-Use Office and Resource Building



**Project Sponsor**  
Regional Aid for Interim Needs Inc. (RAIN)

**Project Cost**  
\$550,000

**DRI Funding Request**  
\$550,000

**Project Location**  
811 Morris Park Avenue

**Expected Completion Date**  
12-18 months following contract execution with Department of State

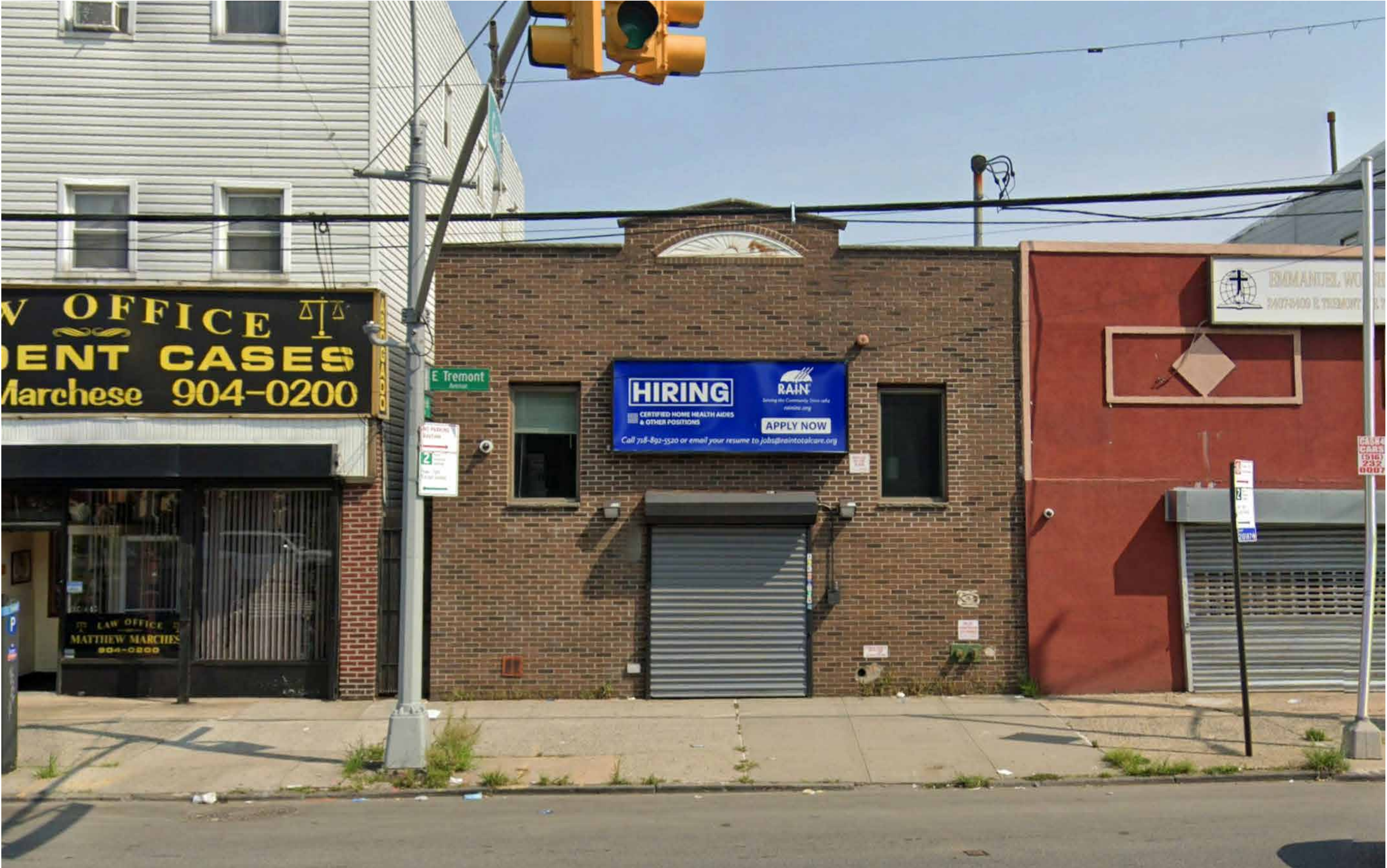
Regional Aid for Interim Needs, Inc. (R.A.I.N.), a nonprofit providing health care and social services to older adults, will renovate its main office at 811 Morris Park Avenue to create a modern service and work environment. The two-story building at 811 Morris Park Avenue serves as the main office and organizational headquarters of R.A.I.N. Home Attendant Services, one of the largest and longest-running home care agencies in New York City. Upgrades will include HVAC replacement; new flooring, roof, windows, and painting; façade improvements; and electrical and lighting improvements. The project will also enhance accessibility and services through new computer stations, updated wireless internet, and an ADA-compliant entrance. Once complete, the building will serve as a modern community resource where members can access essential support and better serve the neighborhood.

## Community Goals Alignment

Welcoming and Safe Pedestrian Environments	Celebrating Local History, Arts, and Culture	Community-Building Spaces	Thriving Commercial Corridors	Medical Hub and Metro-North Station Area Economic Opportunity and Connectivity
-	-	Y	Y	-

I

# Renovate R.A.I.N Work Space



**Project Sponsor**  
Regional Aid for Interim Needs Inc. (RAIN)

**Project Cost**  
\$500,000

**DRI Funding Request**  
\$500,000

**Project Location**  
2405 East Tremont Avenue

**Expected Completion Date**  
12-18 months following contract execution with Department of State

Regional Aid for Interim Needs, Inc. (R.A.I.N.), a nonprofit providing health care and social services to older adults, will renovate its 2405 East Tremont Ave site to create a modern, healthier workspace. The project will focus on replacing the HVAC system to improve energy efficiency, air quality, and temperature control, ensuring a more comfortable workspace for staff and clients. R.A.I.N intends to use this long-vacant building as a workforce development center where new hires can be trained as home attendant staff. The space may also serve as a fungible non-profit / at cost space for other community organizations. Once complete, the building will serve as a much-needed training ground for a growing corps of R.A.I.N. staff while providing a comfortable, functional space for other community organizations during off-hours.

## Community Goals Alignment

Welcoming and Safe Pedestrian Environments	Celebrating Local History, Arts, and Culture	Community-Building Spaces	Thriving Commercial Corridors	Medical Hub and Metro-North Station Area Economic Opportunity and Connectivity
-	-	Y	Y	-



# Establish St. Peter’s Westchester Square Community Engagement Center



**Project Sponsor**

St Peter’s Episcopal Church

**Project Cost**

\$1,500,000

**DRI Funding Request**

\$750,000

**Project Location**

2500 Westchester Avenue

**Expected Completion Date**

12-18 months following contract execution with Department of State

St. Peter’s Episcopal Church at Westchester Square, a New York City landmark church established in the late 1600s, and whose parish building has hosted community arts and service organizations for decades, will complete capital improvements to its existing community space and offices to better serve the public. Improvements will establish a community engagement center, offering space for cultural wellness, childcare, support services, and family events. The space has long hosted local groups including both the Bronx Academy of Arts and Dance, and Alcoholics and Narcotics Anonymous, while also offering essential services like a soup kitchen and food pantry. Work will include roof and façade repainting, renovations for ADA accessibility, upgraded exterior lighting, and modernization of the performance space at the Bronx Academy of Arts + Dance (BAAD!) Building. In addition, it will include interior fit-out and modernization of the after-school program soup kitchen / food pantry facilities at the community engagement center. The renovated Engagement Center will allow the church to continue and expand its resources and cultural programming for the Greater Morris Park community.

**Community Goals Alignment**

Welcoming and Safe Pedestrian Environments	Celebrating Local History, Arts, and Culture	Community-Building Spaces	Thriving Commercial Corridors	Medical Hub and Metro-North Station Area Economic Opportunity and Connectivity
Y	Y	Y	Y	-



# Adapt a Mixed-Use Building in Westchester Sq. into a Community Arts and Wellness Hub



**Project Sponsor**  
Marina’s Heart Inc.

**Project Cost**  
\$1,500,000

**DRI Funding Request**  
\$1,500,000

**Project Location**  
135 Westchester Square

**Expected Completion Date**  
24-30 months following contract execution with Department of State

Marina’s Heart Inc.—a health, wellness, and economic empowerment nonprofit—will renovate an existing mixed-use building located at 135 Westchester Square to include a flexible community space that integrates health services, creative arts, urban agriculture, and small business incubation for Bronx residents. The project comprises interior, exterior, and rooftop renovations. Interior renovation includes converting the upper two floors into sound-insulated wellness/creative studios, modernizing HVAC equipment, providing ADA-compliant access, and installing energy-efficient lighting. Exterior renovation includes façade restoration, installing energy-efficient lighting, and enhancing the surrounding streetscape with new lighting and landscaping. Rooftop renovations include a climate-controlled greenhouse and hydroponic systems for urban farming. The combined renovations and building elements will support a new arts and wellness center serving as both a community asset and economic development engine for Bronx residents.

## Community Goals Alignment

Welcoming and Safe Pedestrian Environments	Celebrating Local History, Arts, and Culture	Community-Building Spaces	Thriving Commercial Corridors	Medical Hub and Metro-North Station Area Economic Opportunity and Connectivity
Y	Y	Y	Y	Y



# Enhance Matthews Muliner Playground



### Project Sponsor

NYC Department of  
Parks and Recreation

### Project Cost

\$8,000,000

### DRI Funding Request

\$4,000,000

### Project Location:

Matthews Muliner Park,  
Morris Park Avenue

### Expected

### Completion Date

Approximately three  
years following  
execution of contract  
with Department of  
State

The NYC Department of Parks and Recreation (NYC DPR) will renovate the northern portion of Matthews Muliner Playground, upgrading the playground area to include accessible, inclusive, and engaging play elements. The project will also work to address flooding and other associated site improvements, which may include excavation, new fencing, new paving, wall repairs, and improved lighting. The proposed project will transform this dated playground into an outdoor community amenity and destination for the Greater Morris Park neighborhood.

## Community Goals Alignment

Welcoming and Safe Pedestrian Environments	Celebrating Local History, Arts, and Culture	Community-Building Spaces	Thriving Commercial Corridors	Medical Hub and Metro-North Station Area Economic Opportunity and Connectivity
Y	-	Y	-	-

### Community Workshop #2

Greater Morris Park Downtown Revitalization Initiative



**Downtown  
Revitalization  
Initiative**



# Rebuild Ben Abrams Playground



**Project Sponsor**  
NYC Department of  
Parks and Recreation

**Project Cost**  
\$10,000,000

**DRI Funding Request**  
\$5,000,000

**Project Location**  
Ben Abrams Playground,  
Bronx Park

**Expected  
Completion Date**  
Approximately three  
years following  
execution of contract  
with Department of  
State

The NYC Department of Parks and Recreation (NYC DPR) will renovate and upgrade the highly-used Ben Abrams Playground in Bronx Park at Lydig Avenue and Bronx Park East. Work will include the addition of a new tot lot with accessible play equipment and safety surfacing, a new spray shower, fencing, landscaping, benches, game tables, multigenerational amenities, restroom renovations, and security lighting. These improvements will provide a quality open space in a neighborhood with limited outdoor amenities, and, given its location proximate to the Bronx Zoo and other transit, create a social gathering place for residents and visitors alike.

## Community Goals Alignment

Welcoming and Safe Pedestrian Environments	Celebrating Local History, Arts, and Culture	Community-Building Spaces	Thriving Commercial Corridors	Medical Hub and Metro-North Station Area Economic Opportunity and Connectivity
Y	-	Y	-	-

N

Establish the Greater Morris Park Public Art Fund



**Project Sponsor**  
NUC Department of  
Parks and Recreation

**Project Cost**  
\$1,000,000

**DRI Funding Request**  
\$1,000,000

**Project Location**  
Greater Morris Park

**Expected  
Completion Date**  
Round 1: Completed  
within 8 months of  
contract execution.  
  
Round 2: Completed  
within 14 months of  
ontract execution.

The Bronx Economic Development Corporation (BXEDC) will establish a Bronx Public Art Fund that supports community-driven art installations in Greater Morris Park. The fund will support the development of art projects across the neighborhood. Artworks may include murals, sculptures, wayfinding elements, and/or other permanent public installations. Initial work will include securing sites for art display, soliciting public art installation proposals, coordinating with local organizations, and engaging the public to ensure that selected artworks reflect the community’s vision. Upon selection of artworks, the fund will facilitate and manage the fabrication and installation of selected works. The resulting artworks will foster creative expression, enrich the public realm, and position Greater Morris Park as a vibrant cultural destination.

Community Goals Alignment

Welcoming and Safe Pedestrian Environments	Celebrating Local History, Arts, and Culture	Community-Building Spaces	Thriving Commercial Corridors	Medical Hub and Metro-North Station Area Economic Opportunity and Connectivity
Y	Y	Y	Y	-



# Establish a Façade Improvement Fund for Small Businesses



**Project Sponsor**  
Bronx Economic Development Corporation, Neighborhood Initiatives Development Corporation, Morris Park District Management Association

**Project Cost**  
\$1,000,000

**DRI Funding Request**  
\$1,000,000

**Project Location**  
Greater Morris Park

**Expected Completion Date**  
24 months after contract execution with the State

The Bronx Economic Development Corporation (BXEDC) will create and administer a fund to provide grants for small businesses within Greater Morris Park to make storefront façade and entryway improvements. Work would include new signage, awnings, exterior lighting, painting, door / window replacement, and / or other façade improvements. These upgrades will boost curb appeal, increase patronage at local businesses, and revitalize commercial corridors within the neighborhood. Improvements will also enhance the pedestrian environment, encouraging walkability.

## Community Goals Alignment

Welcoming and Safe Pedestrian Environments	Celebrating Local History, Arts, and Culture	Community-Building Spaces	Thriving Commercial Corridors	Medical Hub and Metro-North Station Area Economic Opportunity and Connectivity
Y	Y	Y	Y	Y



# Create a New Hotel Serving Local Hospitals and Businesses



**Project Sponsor**  
Simone Development Companies

**Project Cost**  
\$64,000,000

**DRI Funding Request**  
\$2,000,000

**Project Location**  
1776 Eastchester Road

**Expected Completion Date**  
30 months following contract execution with Department of State

Simone Development Companies (SDC), the real estate investment company that owns and operates the Hutchinson Metro Center, is building a 169-key hotel with 70 traditional rooms and 99 extended stay suites atop the existing garage at 1776 Eastchester. DRI funds will go towards aesthetic enhancements such as additional glass on the façade, sustainability upgrades, new canopy and landscaping at the arrival and drop-off area, building lighting, streetscape improvements, and art. The project will transform an inactive garage into a mixed-use anchor that strengthens Bassett Avenue as a pedestrian corridor linking the Hutch Metro Center, Montefiore Einstein, and Eastchester Road businesses with the future Metro North Station. In doing so, it will meet the Bronx’s rising hospitality demand by serving business and leisure travelers, nearby office tenants, and families visiting adjacent medical campuses, and advance the neighborhood’s transition into a transit-oriented district.

## Community Goals Alignment

Welcoming and Safe Pedestrian Environments	Celebrating Local History, Arts, and Culture	Community-Building Spaces	Thriving Commercial Corridors	Medical Hub and Metro-North Station Area Economic Opportunity and Connectivity
Y	Y	-	Y	Y



# Enhance the Pedestrian Experience along Bassett Avenue



**Project Sponsor**  
Simone Development Companies

**Project Cost**  
\$2,980,000

**DRI Funding Request**  
\$1,500,000

**Project Location**  
Hutch Metro Center at Bassett Avenue

**Expected Completion Date**  
10 - 12 months following contract execution with Department of State

Simone Development Companies (SDC) will transform Bassett Avenue fronting the Hutch Metro Center Garage into a safer, greener, and more inviting pedestrian corridor. The requested DRI funds will go towards landscaping, lighting, security cameras, and wayfinding signage along pedestrian pathways, a new façade for the existing Hutch Metro Center Garage building, and exterior paint on the east elevation of the Marriott Residence Inn. These improvements will enhance the pedestrian experience along Bassett Avenue, a key connector between Eastchester Road, Calvary Hospital, the planned Morris Park Metro-North Station, and the Hutchinson Metro Center, encouraging walkability between the neighborhood’s key destinations.

## Community Goals Alignment

Welcoming and Safe Pedestrian Environments	Celebrating Local History, Arts, and Culture	Community-Building Spaces	Thriving Commercial Corridors	Medical Hub and Metro-North Station Area Economic Opportunity and Connectivity
Y	-	-	Y	Y



# Install Public Art at Marconi Street and Waters Place



**Project Sponsor**  
Simone Development Companies

**Project Cost**  
\$500,000

**DRI Funding Request**  
\$250,000

**Project Location**  
Hutch Metro Center

**Expected Completion Date**  
10 to 12 months following contract execution with the State (excludes art installation)

Simone Development Companies (SDC) will conduct site preparations for the installation of a permanent community-driven cultural artwork at the northwest corner of Marconi Street and Waters Place—a major gateway to the 1.4 million-square-foot Hutchinson Metro Center campus. Work will include grading, landscaping, lighting, and wayfinding signage. SDC will work with the GMP DRI Art Fund to select the artwork and the artist through a community-driven process and support the fabrication and installation of the artwork. The project will transform this visually undefined corner into a safe, landscaped, and well-lit public place laying the groundwork for a landmark cultural installation that reflects the neighborhood identity. It will create a welcoming sense of arrival at this high foot traffic intersection, connecting pedestrians walking between Hutch Metro Center, the future Metro-North Station, Westchester Square, and the BX24 bus stop.

## Community Goals Alignment

Welcoming and Safe Pedestrian Environments	Celebrating Local History, Arts, and Culture	Community-Building Spaces	Thriving Commercial Corridors	Medical Hub and Metro-North Station Area Economic Opportunity and Connectivity
Y	Y	-	Y	Y



# Create a New Public Plaza at the Morris Park Metro-North Station (Metro Center Atrium Site)



**Project Sponsor**  
Simone Development Companies

**Project Cost**  
\$5,240,000

**DRI Funding Request**  
\$2,750,000

**Project Location**  
New Metro North Station

**Expected Completion Date**  
18 to 24 months following contract execution with the State

As part of the Metro-North rezoning, to ensure safe, 24X7 access for commuters, Simone Development Companies (SDC) will provide a 12-Ft wide ADA-accessible walkway with ramps, high visibility crosswalks, and overhead lighting at the new Morris Park Metro-North station entrance on the Metro Center Atrium site. SDC is seeking DRI grants to build on these basic access requirements and create a fully activated civic plaza with a welcoming entryway to Hutch Metro Center. Work will include an expanded pedestrian plaza with decorative paving, shade trees, street furniture, traffic calming, distinctive lighting, and seating areas for workers and visitors. When complete, this new public plaza will enhance connectivity, celebrate culture, and contribute to a more vibrant Greater Morris Park.

## Community Goals Alignment

Welcoming and Safe Pedestrian Environments	Celebrating Local History, Arts, and Culture	Community-Building Spaces	Thriving Commercial Corridors	Medical Hub and Metro-North Station Area Economic Opportunity and Connectivity
Y	Y	Y	-	Y