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## 7 Major Developments Coming To NYC's Outer Boroughs

September 5, 2019 Miriam Hall, Bisnow New York

When it comes to the city's construction boom, Manhattan developments soak up much of the attention.

But of the billions spent on building in New York City, a significant chunk is going into the boroughs. Between 2013 and 2017, just a third of new ground-up construction was in Manhattan, the New York City Building Congress found last year.

Overall, the NYBC expects there to be \$59.3B in construction spending this year, followed by \$56.4B in 2020. As the city continues to adjust to the impact of the population growth over the last few years — and developers continue to seek out new areas — there is no doubt the boroughs will continue to see the effects of development.

Here's a look at seven projects being built in the boroughs right now:

### The Rowan at 21-21 31st St.



**Developer:** RockFarmer Properties

**Location:** Astoria, Queens

**Type:** Condominium

**Completion:** 2020

RockFarmer Properties is building a 46-unit condominium building in Astoria — an area that has seen significant jump in development in recent years.

The six-story building on 31st Street between Ditmars Boulevard and 21st Avenue features 22K SF of retail space as well as residences between 425 and 1,857 SF. Amenities will include a fitness center, a soundproof music practice room and a pet spa. Asking prices will be between \$495K and \$2.1M.

The developer certainly isn't the only one bringing residential space to the area. The Durst Organization is planning a seven-building project on the waterfront called Halletts Point, and

earlier this year opened its first rental project — and there are many more residential units in the pipeline for the area. And while Queens was dealt a blow earlier this year when it lost the highly anticipated Amazon HQ2, there has been plenty of other activity there — with Amazon itself said to be looking at leasing a big facility in Maspeth, and Robert De Niro reportedly planning a \$400M production studio with development firm Wildflower in Astoria.