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7 Major Developments Coming To NYC's Outer Boroughs

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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.