

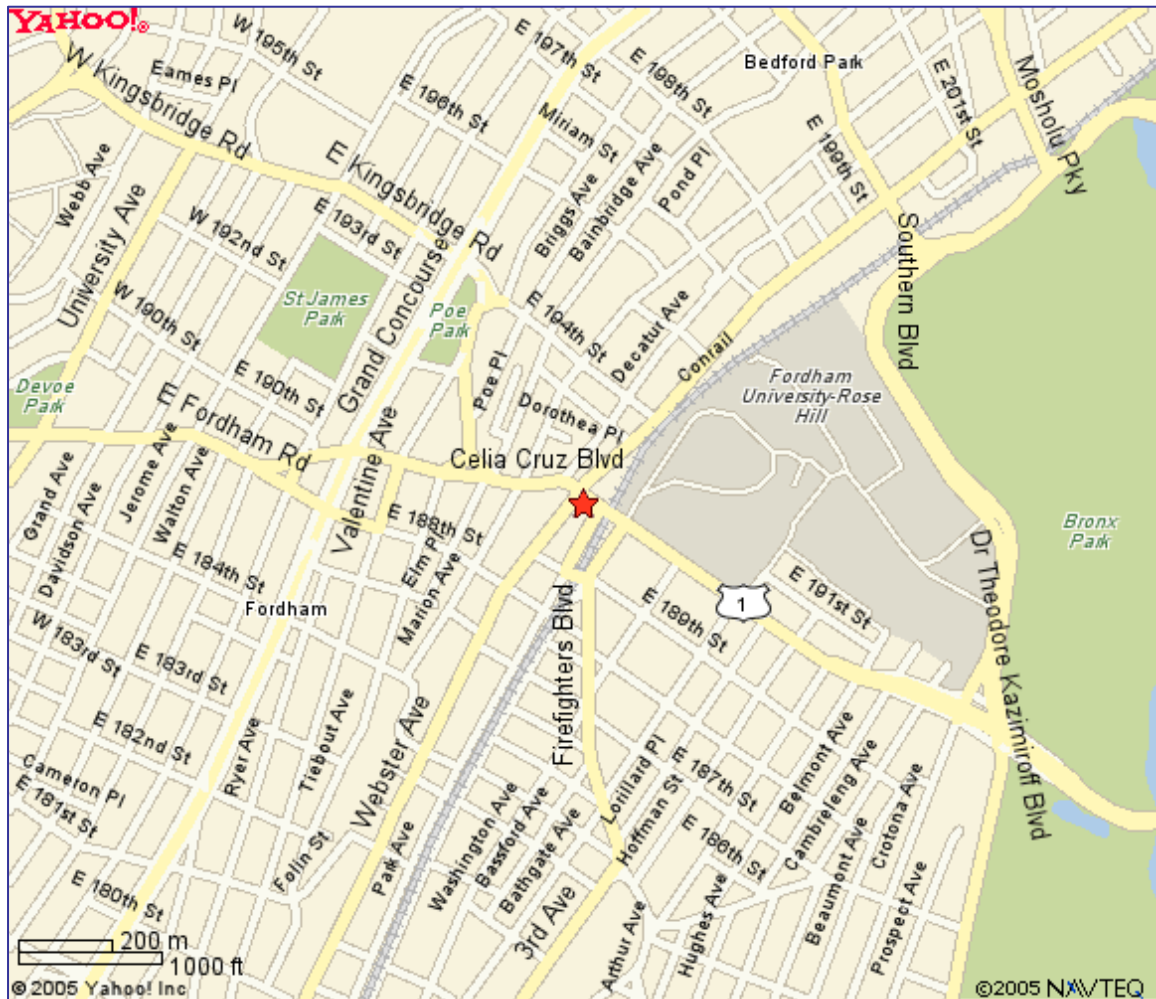
# ARIC HEFFELFINGER FORDHAM PLACE BRONX, NY STRUCTURAL OPTION ADVISOR - DR. HANAGAN



## Introduction

### *Location of Site*

400 East Fordham Road  
Bronx, NY 10458



**ARIC HEFFELFINGER  
FORDHAM PLACE  
BRONX, NY  
STRUCTURAL OPTION  
ADVISOR - DR. HANAGAN**



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***Project Team***

Owner – Acadia Realty

CM – Acadia Realty

Architect – Greenberg Farrow

Structural Engineer – M.G. McLaren

Mechanical Engineer – Greenberg Farrow

Geotechnical Engineer – Soil Mechanics Drilling Corp.

Surveyor – Control Point Associates

***Construction Information***

Fordham Place is a \$34.8 million design build project that was expected to break ground in the summer of 2006. However, due to a dramatic increase in steel, Acadia Realty, the owner decided to hold off on the construction of Fordham Place. There are now considerations of erecting only the first six stories until the cost of construction decreases. Currently, Acadia Realty's goal is to have at least the first six stories constructed by October. At which point they will review their funds and decide if it is feasible to construct the building in its entirety.

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***Building Function***

Of the 15 stories that Fordham Place holds, the bottom two floors will be occupied by the retail industry. While the next six will be commercial offices and the remaining 7 will be residential condos. However parking will be an issue for these tenants since Fordham Place itself does not contain any parking.

***Building Codes***

New York City Building Code

***Zoning***

The area in the Bronx where Fordham Place is planned to be erected is zoned for both commercial and residential. If you click on the following link, it will direct you to a NYC zoning map of the Bronx.

[http://www.nyc.gov/html/dcp/html/zone/bx\\_zonedex.shtml](http://www.nyc.gov/html/dcp/html/zone/bx_zonedex.shtml)