

# A Tale of Two Tech Hub Neighborhood Protection Plans

## Community Plan for Neighborhood Protections

*(What Councilmember Rivera  
Promised to Condition Her Vote Upon)*

## What We Got

*(Rivera/City Council/de Blasio Plan)*

### Zoning Protections:

Height Limits for New Development in  
University Place & Broadway Corridors



Incentives or Requirements for Creating  
New Affordable Housing or  
Permanently Preserving Existing  
Affordable Housing in University Place  
& Broadway Corridors



Prohibition on Large New Hotels in  
Third and Fourth Avenue Corridors



*\* plan would require special permit for  
new hotels, which means they could still  
be built, if approved by City Council*

Prohibition on Large New Office  
Buildings or other kinds of Commercial  
Structures in Third and Fourth Avenue  
Corridors



Elimination of Incentive for Developers  
to Sidestep Existing Affordable Housing  
Provisions in Third and Fourth Avenue  
Corridors with Larger as-of-right  
Commercial Developments



### Landmarking Alternative:

Historic District Protecting approx. 193  
Historic Buildings in Affected Area



*\* consideration (no guaranteed  
designation) of seven buildings, or 3.6% of  
those requested*

### Overall:

Protections Put in Place At Same Time  
as Tech Hub Upzoning, So Measures Are  
Guaranteed (not just promised), and  
Take Effect As Soon as Added Pressure  
from Tech Hub Approval Kicks In



*\* Both hotel special permit requirement and  
any landmark designations won't take  
effect until months after vote, if at all*

