

809 Broadway (11/12th)
232 foot tall
commercial/residential
Under construction



2015: City claimed “not a potential development site”

Under proposed rezoning:

- would have been 95 ft. tall
- could have included 3,473 sq. ft. of affordable housing



**110 Univ. Pl.
(12th St.)
285 foot tall
residential
Under
construction**



**Under proposed
rezoning:**

- would have been 145 ft. tall
- could have included 20,633 sq. ft. of affordable housing



Demolition resulted in loss of rent-regulated, affordable units for long-term tenants

Under proposed rezoning:

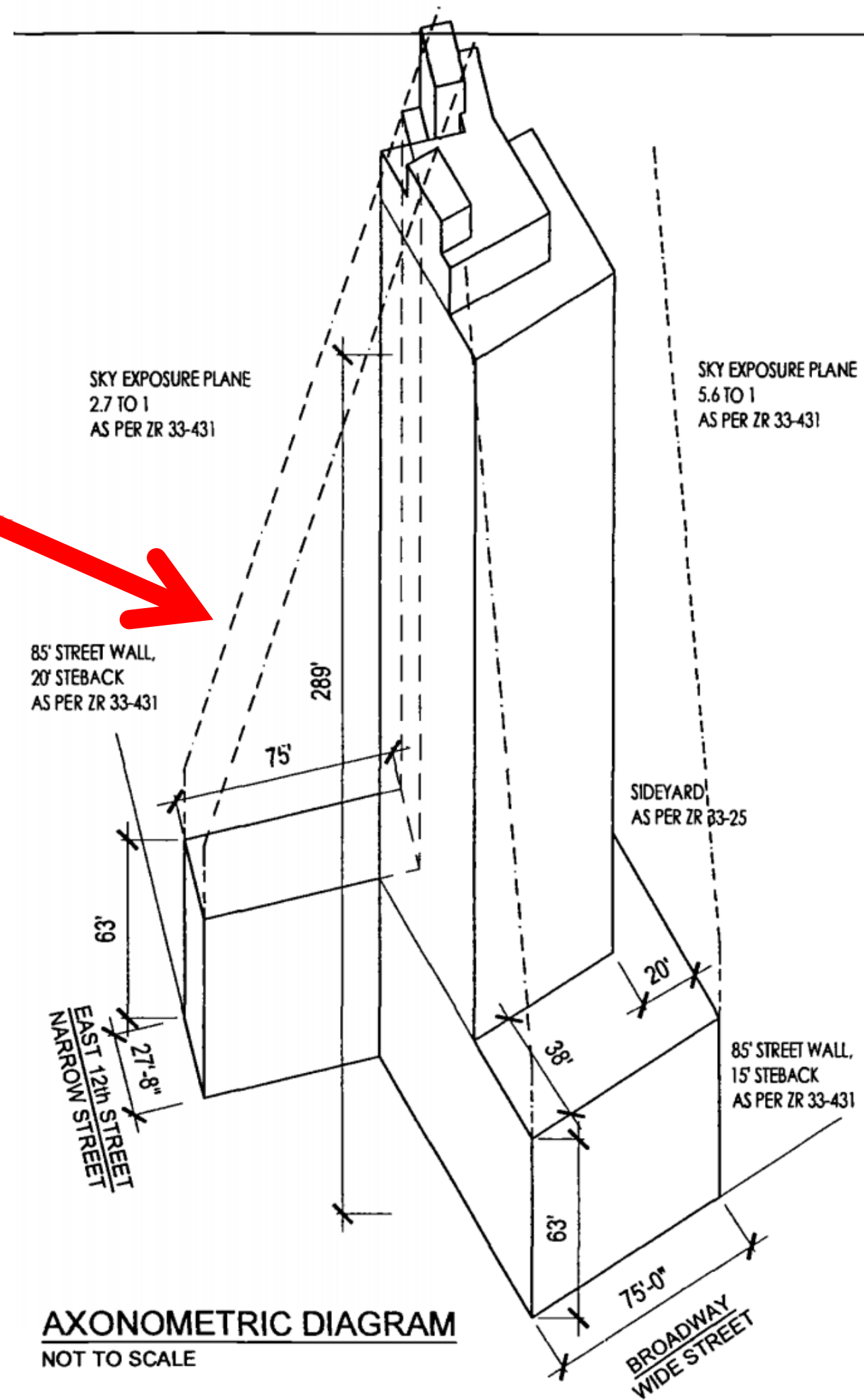
- New development would have been residential, not hotel
- could have included 14,422 sq. ft. of affordable housing

**112-120 E. 11th Street
(3rd / 4th Avenues)
120 foot tall
Hotel
Demolition underway**





**827-831 Broadway/
47 E. 12th Street
300 foot tall
Offices
Demolition not yet begun**



**2015:
City claimed “not
a potential
development
site”**

**Under proposed
rezoning:**

- would be 95 ft. tall max.
- could have included 8,142 sq. ft. of affordable housing



80 E. 11th /799 Broadway
Planning stages
200,000+ sq. ft.

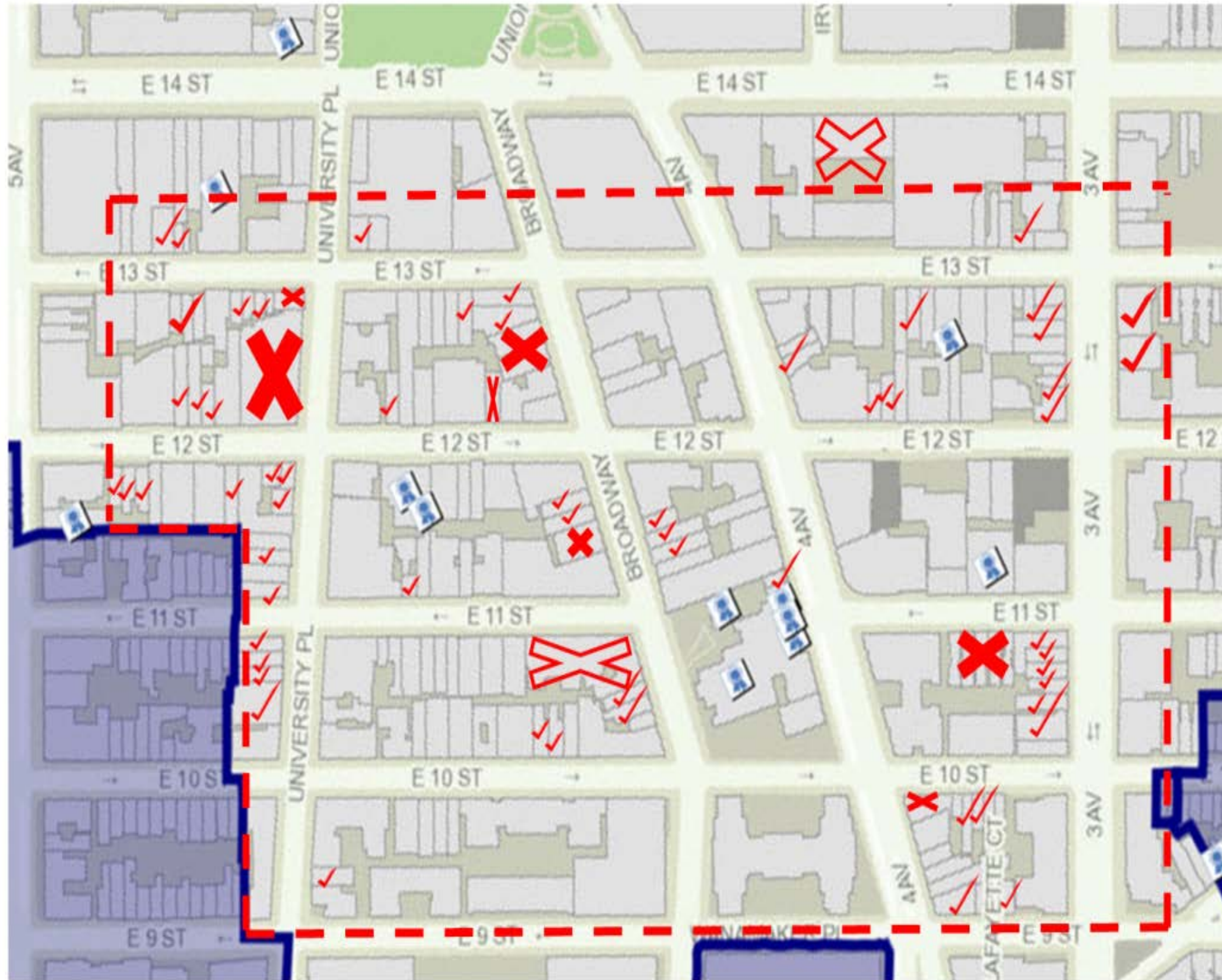
2015: City claimed “not a potential development site”

Under proposed rezoning:

- would be 95 ft. tall max.
- could include 13,800 sq. ft. of affordable housing



Development Sites – current and potential



X - Underway **X** - Being Planned **✓** - Potential

The Mayor says:

"This proposal would...reduce new buildings to well below those that already exist in the neighborhood, and would not yield any incremental affordable housing." -- Mayoral spokeswoman Melissa Grace, 4/17/17, DNAinfo

In fact:

- **More than 85% of existing buildings fall below the proposed new height limits** (source: NYC OpenData)
- **Most buildings don't conform with the existing zoning regulations anyway**
- **Under proposed rezonings, several hundred thousand square feet of affordable housing could be built**

**Traditional Silicon Alley--
Flatiron District/
Broadway**



The New ‘Silicon Alley’?



**Proposed ‘Tech Hub’
(P.C. Richards site)**

- Requires City Council Approval
- Larger than zoning allows
- Commercial rather than residential use
- No affordable housing
- Will accelerate undesirable development to the south

770 Broadway
(Facebook)

51 Astor Pl.
(IBM)

**New Tech
Concentration--
SoHo/Lower
Broadway**

