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

809 Broadway (11/12th)
232 foot tall
commercial/residential
Under construction
110 Univ. Pl. (12\textsuperscript{th} 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. 11\textsuperscript{th} Street
(3\textsuperscript{rd}/4\textsuperscript{th} 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
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
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

770 Broadway
(Facebook)

51 Astor Pl.
(IBM)

The New
‘Silicon Alley’?

The New
‘Silicon Alley’?

New Tech
Concentration—
SoHo/Lower
Broadway

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