



George M. Janes

& Associates

250 E. 87th Street

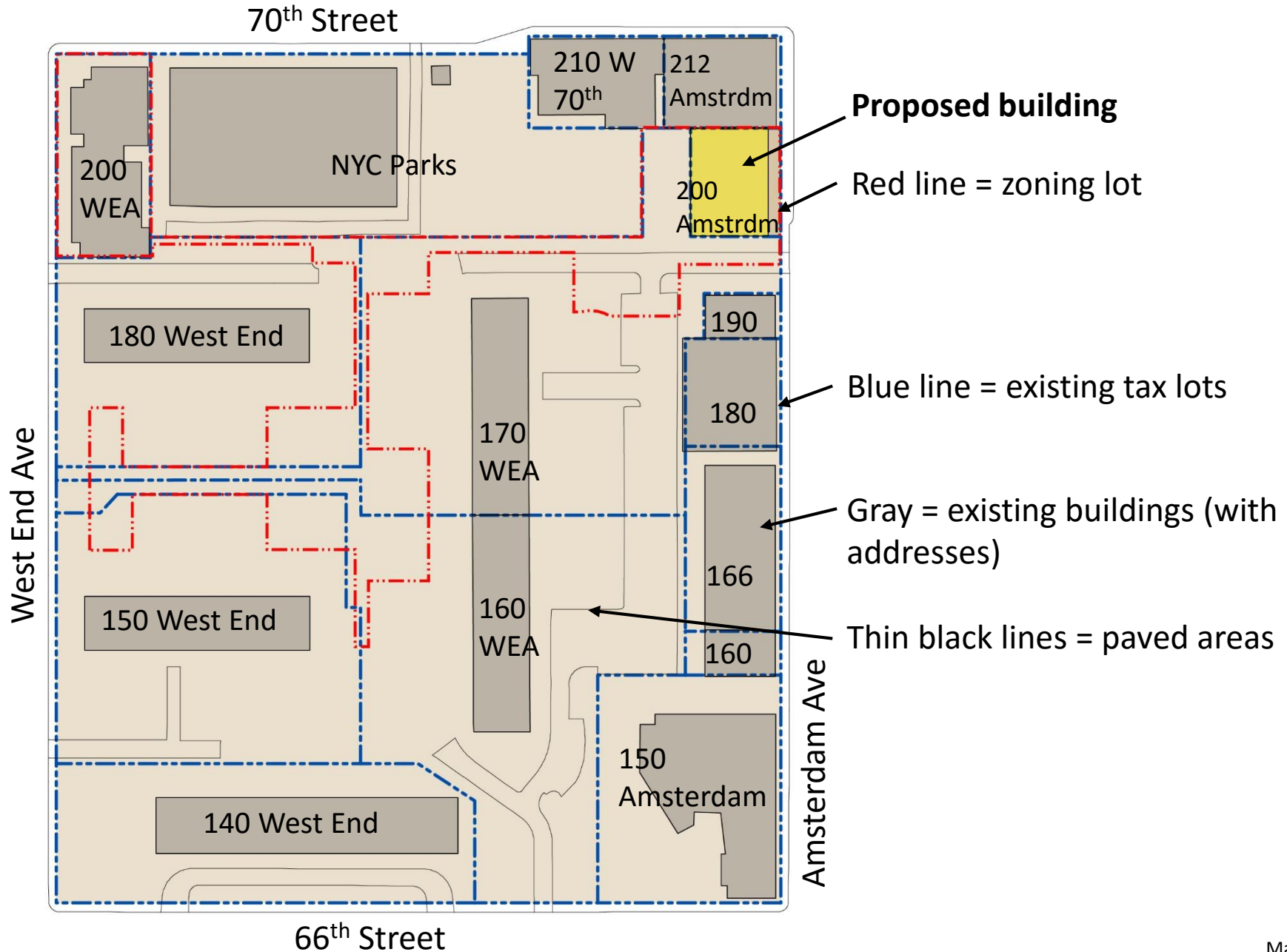
New York, NY 10128

Tel: 646.652.6498

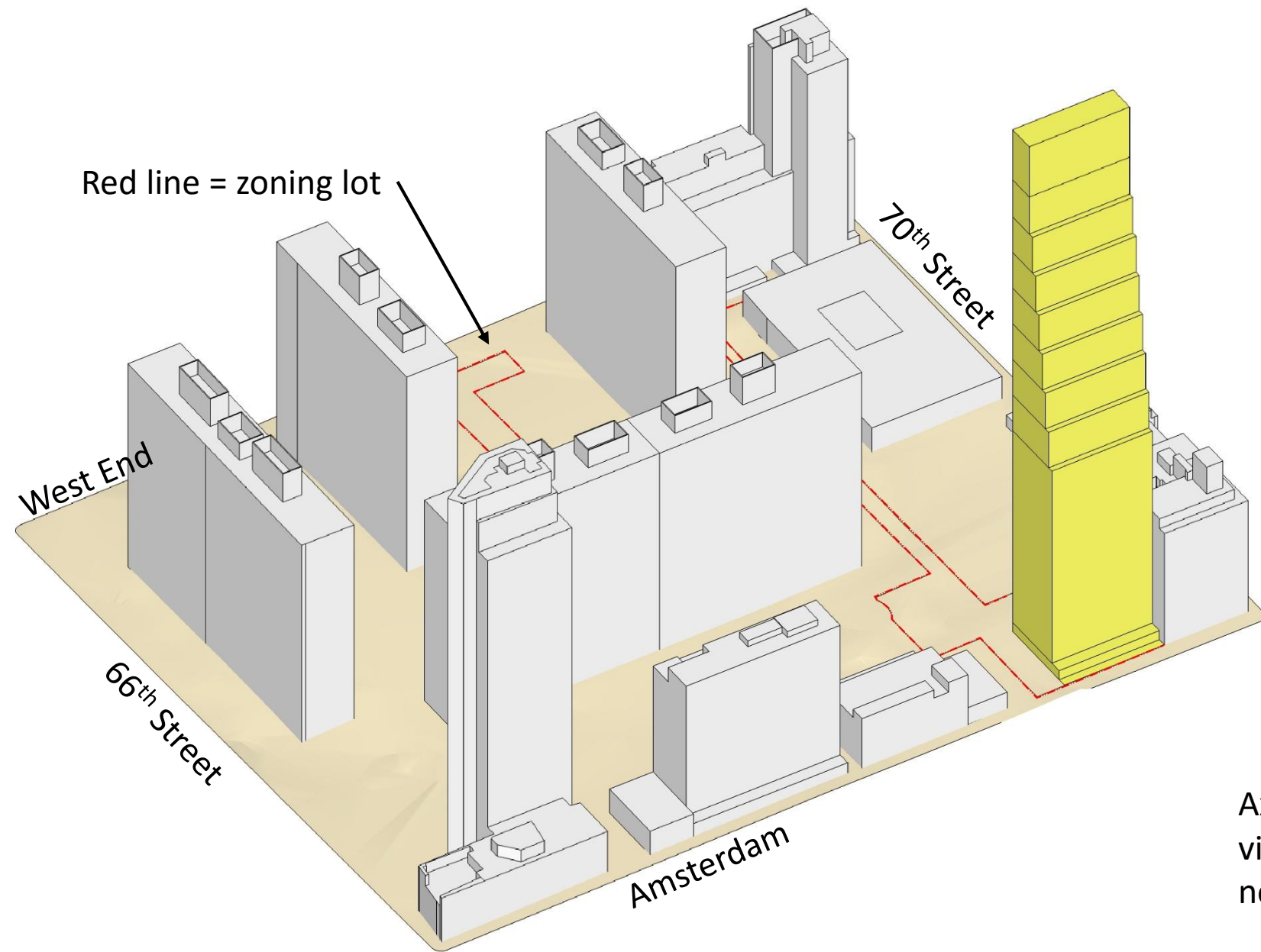
george@georgejanes.com

200 Amsterdam proposal

200 Amsterdam is proposed in the northeast portion of the block



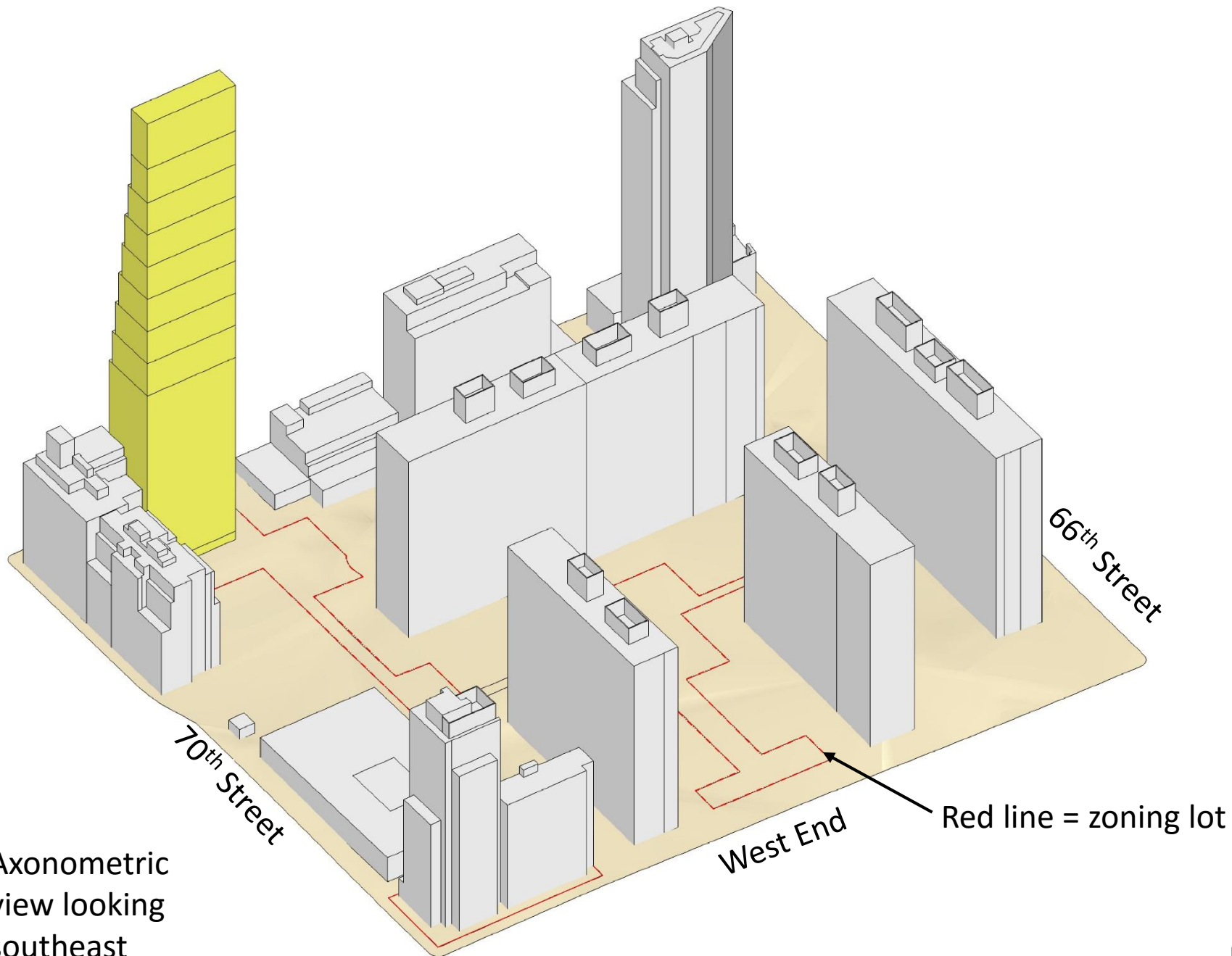
At 668 feet it will be the tallest building north of midtown



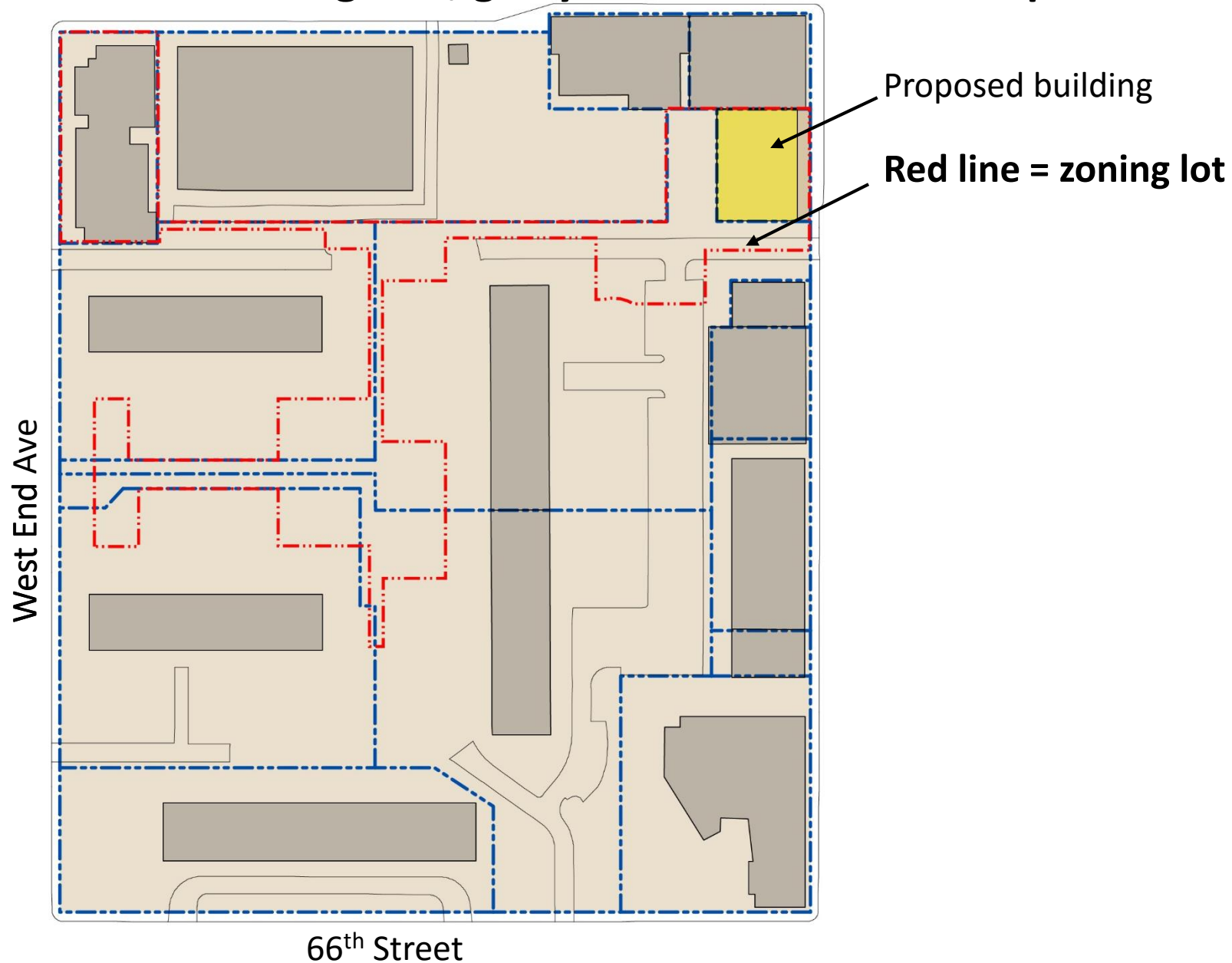
Axonometric
view looking
northwest

May 3 2017

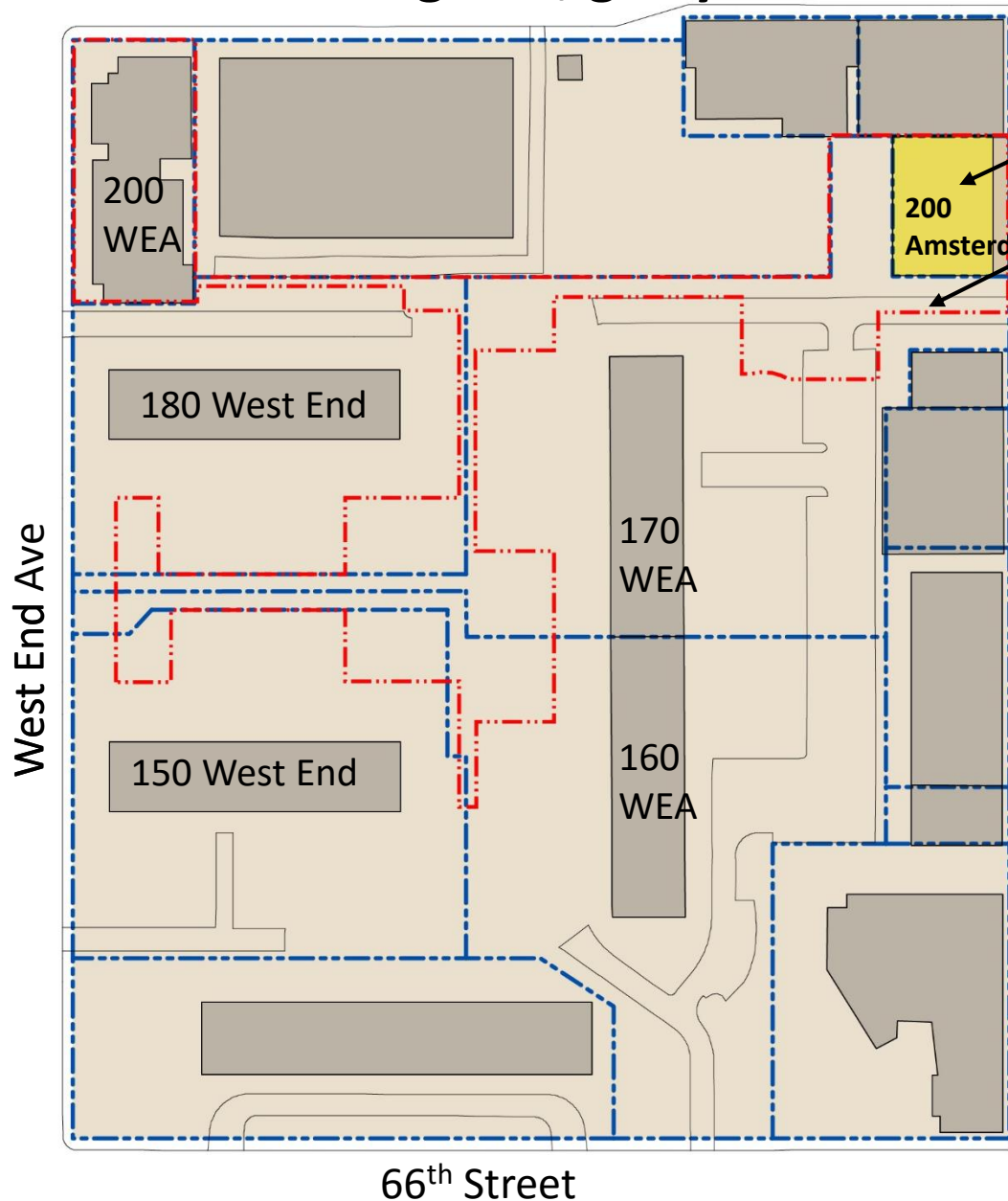
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Proposed building

Red line = zoning lot

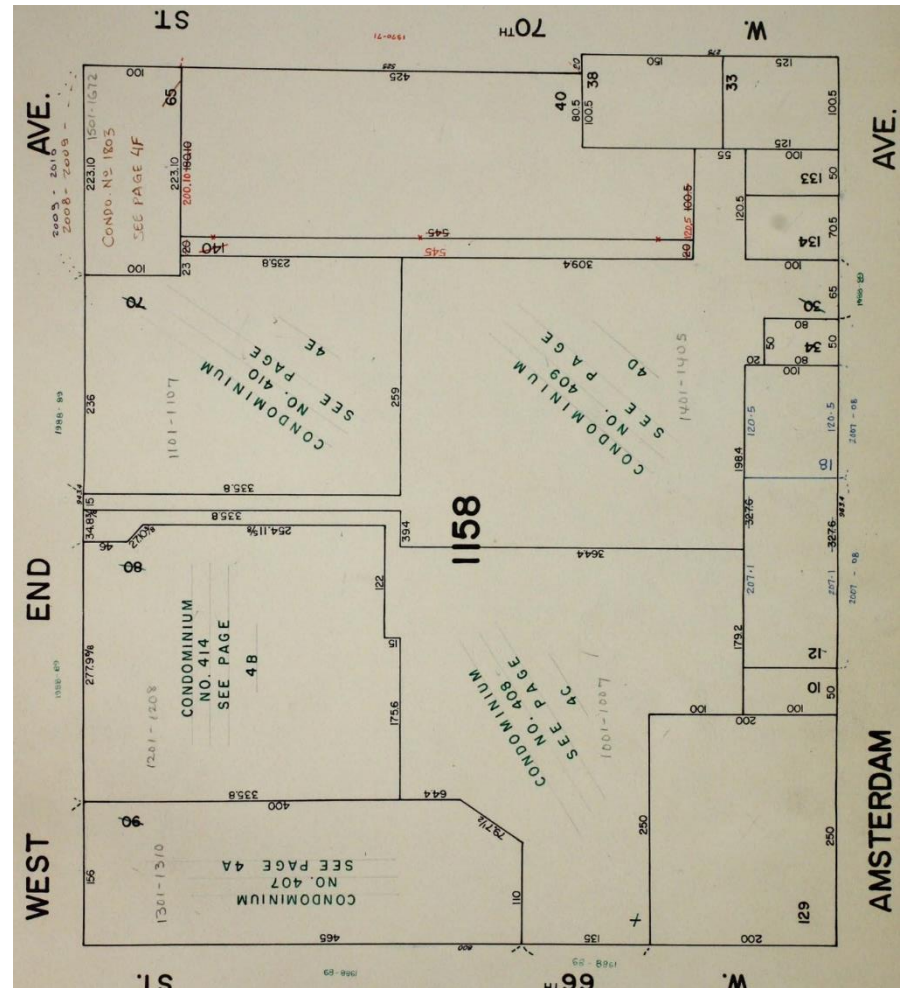
The zoning lot includes all or parts of tax lots **150, 160, 170, 180 and 200 West End Avenue**, in addition to 200 Amsterdam

How did this happen?

The block was created in the 1960s during urban renewal:

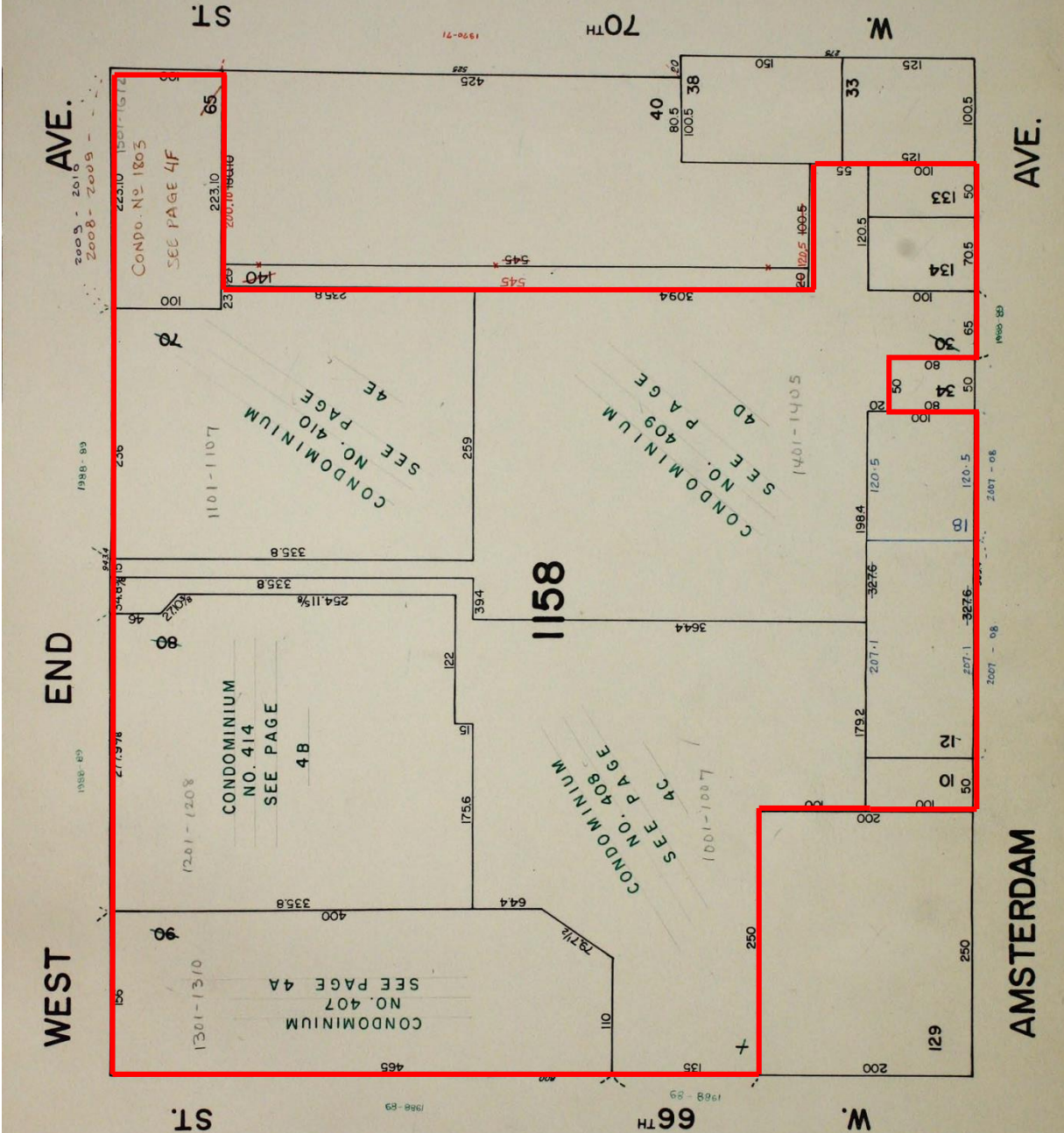


1955 Bromley map



1968 tax map

A large zoning lot was created in 1987 that included most of the block



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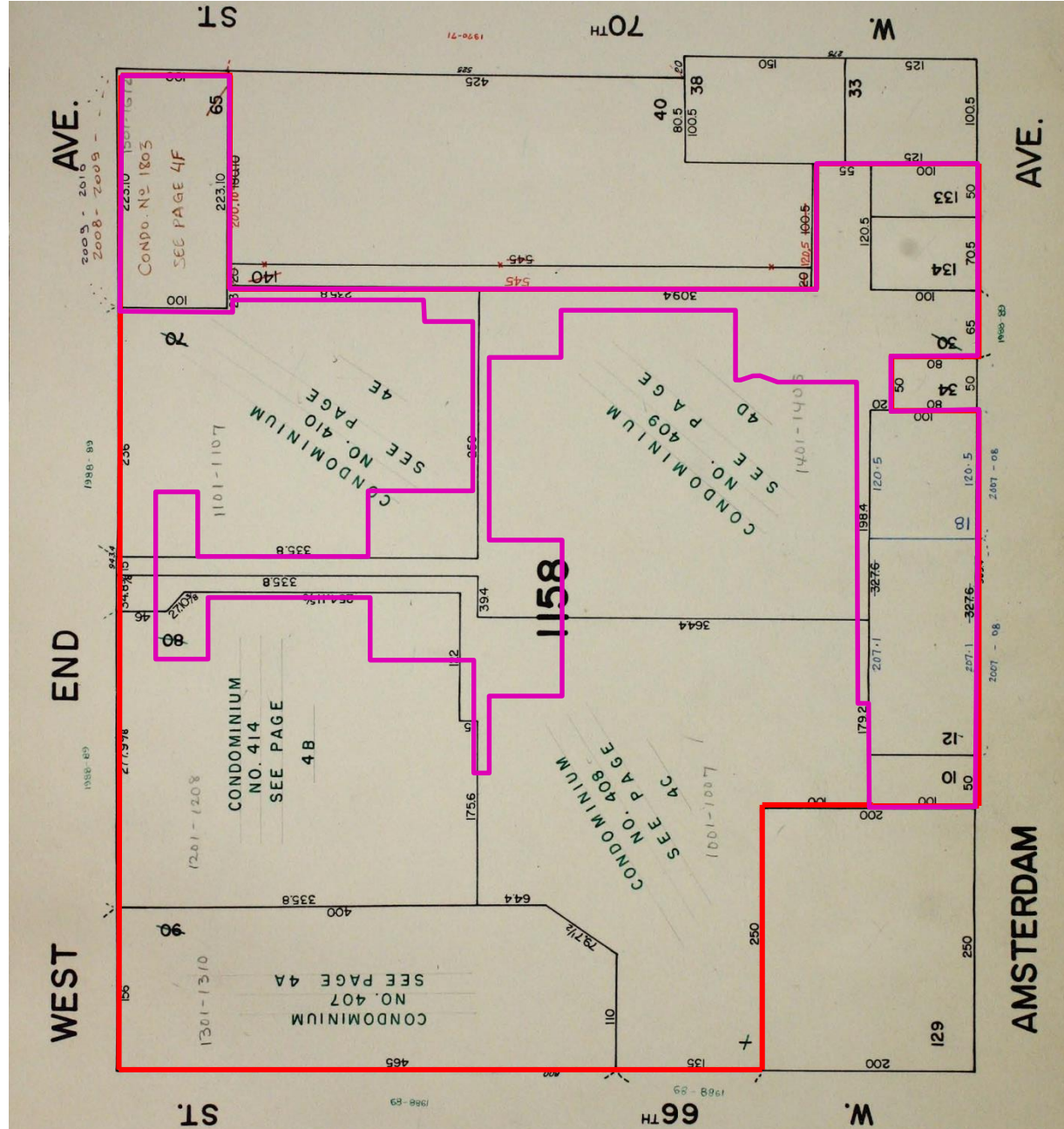
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In 1987, each condo gave away their right to review or protest any future changes to the zoning lot

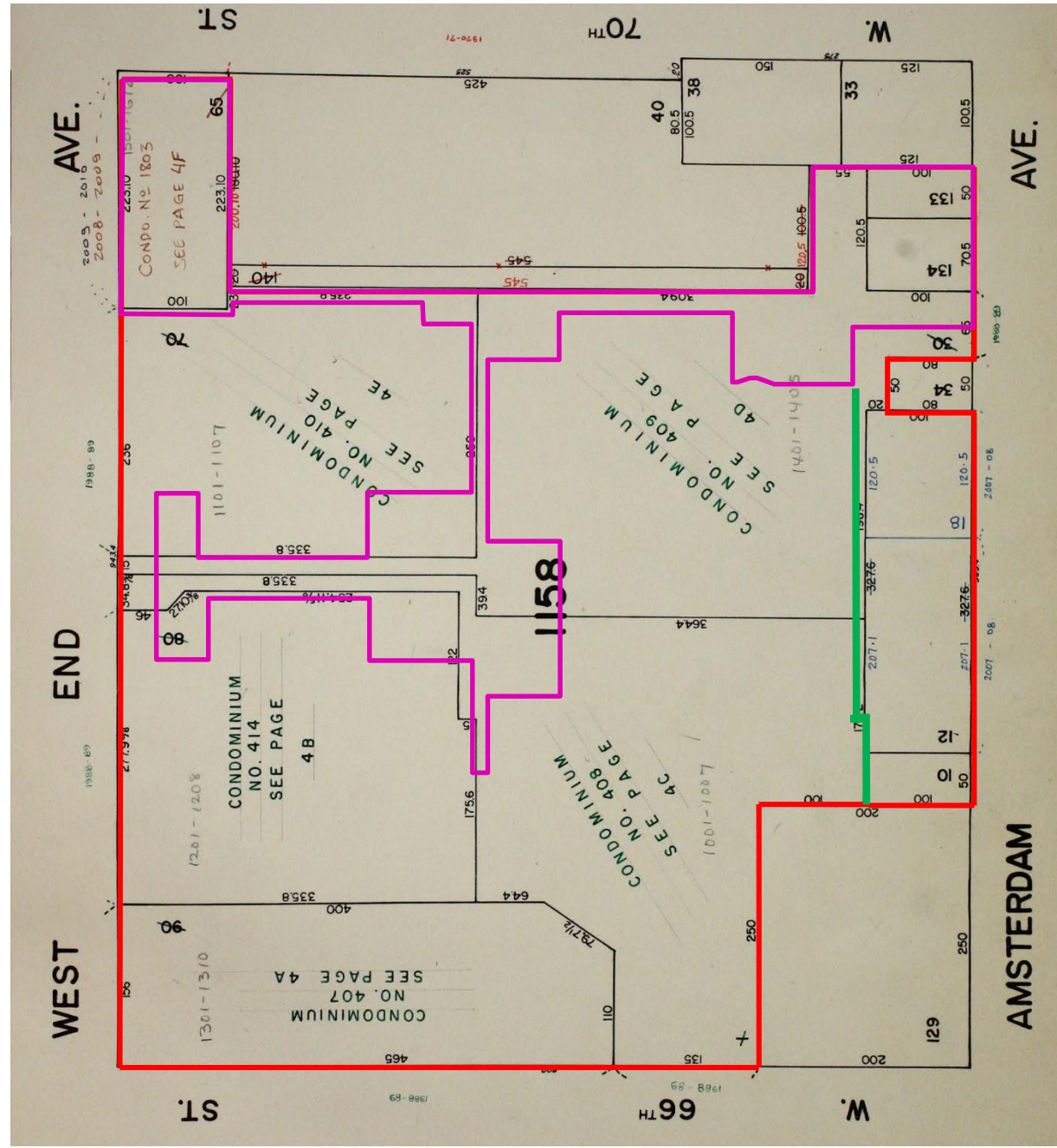
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Circa 2007



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2016





- May 3 2017

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- **This is an R8, “height factor” district, which requires:**
 - **Open space**
 - Must be open and accessible to all residents of the zoning lot
 - Only 50% of required open space may be used for parking/driveways

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- Other zoning requirements (e.g. sky exposure plane, yards)

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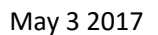
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- **Challenge due on May 15**





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Questions / Comments?