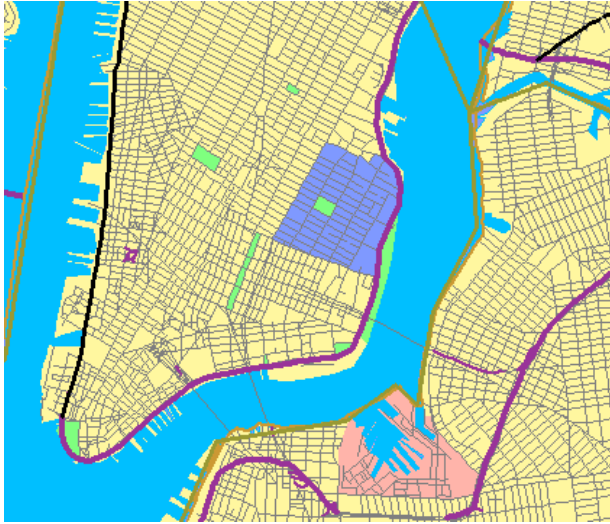


Neighborhood: Alphabet City



The current population of Alphabet City is about 47262 residents. With regards to the population density, Alphabet City had an average density of about 200+ people per acre during the 1950s. This decreased to about 150-199 per acre in the 1980s (with about 2 census areas with 100 people per acre). The density decreased slightly in the 1990s, before increasing back to 150-199 people per acre in the 2010s.

The zoning of the neighborhood is mostly residential; however, there are a few commercial sections and a park (Tompkins Square Park) located within this neighborhood. This neighborhood has R7A, R7-2, R7B, and R8B residential zoning districts. R7A districts contain 7 to 9 story apartment buildings at or near the street line “designed to be compatible with older buildings in medium-density neighborhoods.” R7- 2 allows for similar building heights as R7A, but only requires 50% of off-street parking compared to R7A’s 60%. R7 B have a higher “floor area ratio”, which means the height of these buildings is usually capped at about 6 to 7 stories. R8B building can range in height 8 to 10 story buildings to high-rise buildings set back from the street on large zoning lots.