



# Christopher Marte

紐約市市議員馬泰 Council Member, District 1

district1@council.nyc.gov  
(212) 587-3159

65 East Broadway  
New York, NY 10002

June 6, 2025

Randy Mastro  
First Deputy Mayor  
City Hall  
New York, NY 10007

**Subject: Support of Bowery and Suffolk Street Rezonings and 100 Gold Street**

Dear First Deputy Mayor Randy Mastro,

Please accept this letter as my commitment to both of the following zoning changes to facilitate the relocation of the 123 senior affordable housing units comprising the “Haven Green” project (ULURP No. C190184HAM), and the Adams administration's commitment to preserving the Elizabeth Street Garden (“the Garden”) at its current location (Manhattan, Block 493, Lot 30) and as community-stewarded green space, potentially under the Parks Department, and in consultation with me (“the Garden Preservation”).

156-166 Bowery (Manhattan, Block 478, Lots 33 through 39) is a collection of seven contiguous midblock lots between Broome and Kenmare Streets, collectively comprising about 15,000 square feet. The lots are currently located within the Special Little Italy District (“the SLID”), and are currently within a C6-1 zoning district with an R7-2 residential equivalent. Contingent on the aforementioned Garden Preservation, I am committed to supporting a rezoning of this site to a C6-4A district with an R10A residential equivalent specifically for the proposed mixed-use development including at least 123 senior affordable housing units. I am additionally committed to supporting any amendments and variances related to the SLID that may be necessary to facilitate this development.

The Suffolk Street Site (Manhattan, Block 346, Lot 39) is a publicly-owned lot on the northeast corner of Grand and Suffolk Streets, comprising about 15,500 square feet. The lot is currently within an R8 zoning district with a C2-5 commercial overlay. Contingent on the aforementioned Garden Preservation, I am committed to supporting a rezoning of this site to an R10A district, with a C2-5 commercial overlay, to build a 100 percent affordable housing development of approximately 200 units. I am additionally committed to supporting the designation of this site as an Urban Development Action Area Project.

Furthermore, contingent on the aforementioned Garden Preservation, and while I have previously expressed reservations about the proposal, I am now committing to supporting the Adam’s administration’s conversion of 100 Gold Street (Manhattan, Block 94, Lot 25) to a housing development with at least 300 affordable housing units.

Sincerely,

Christopher Marte  
New York City Council Member  
District 1 - Lower Manhattan