

## Summary of Changes – Revised GDA District Plan Draft

The proposed revisions to the *District Plan* include updates to reflect current conditions, zoning, and operational frameworks in 2026. The changes modernize data, terminology, and governance language while aligning the plan with recent City of New York legislative and zoning updates. Importantly, the assessment cap increases and the formula by which the GDA is funded includes assessing residential properties based on assessed value.

### 1. General and Structural Updates

- Outdated references (e.g., to 1990s zoning or prior City resolutions) were replaced or rephrased for consistency with current conditions.
- Exhibits were updated to align with current land use and property lists.

### 2. District Profile and Land Use

- Historical and demographic data were revised to reflect current figures, including transportation, employment, zoning, and land use.
- Added mentions of recent *City of Yes* and *Midtown South Mixed Use (MSMX) Plan* rezonings.
- Updated descriptions of commercial, industrial, and residential activity to include tourism, education, and hospitality sectors.
- New details added on pedestrian plazas, landmarked sites, and expanded residential units.

### 3. Proposed Services

- Modernized language describing security, sanitation, social services, and beautification efforts.
- Expanded the marketing, advocacy, and beautification sections to include digital outreach, public art, and social service coordination.
- Introduced “Streetscape and Beautification” and “Advocacy” subsections.

### 4. Proposed Improvements

- Added new categories of eligible improvements: lighting, bike infrastructure, plaza furnishings, banners, and technology-based improvements.

### 5. Funding and Budgeting

- Updated the assessment formula to begin assessing residential properties. Properties were reclassified into Class A (assessed commercial and residential) and Class B (institutional or non-profit exempt) properties.
- Updated the assessment cap from \$13,000,000 to \$18,000,000 to reflect inflation and other increased costs.
- Updated budgeting language for flexibility in reallocating non-debt expenditures and handling reserve funds.

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### Overall:

The tracked changes convert the original 1992 framework into a modern, legally current 2026 plan—emphasizing mixed-use zoning, flexible service delivery, enhanced governance transparency, and integration with citywide initiatives such as *City of Yes* and *Midtown South Mixed Use Plan*. Funding mechanisms were also updated to reflect a mixed-use future and increasing costs due to inflation.