



# The Lower East Side's thousands of incoming apartments, mapped

*From Essex Crossing to Two Bridges, 30+ developments creating a new Lower East Side landscape*

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The next wave of Lower East Side gentrification is on. That's no surprise to longtime neighborhood dwellers, who have watched as LES institutions like [Streit's Matzo Factory](#) on Rivington Street, a [whole patch of low-rise restaurants](#) along Houston, and [parking lots](#) across the neighborhood give way to new condos whose price per square foot broaches \$2,000, and rentals that are equally unobtainable.

The area's growing trend towards high-end residential units bucks decades of the neighborhood's existence—as a landing place for immigrants around the turn of the 20th century, and as a place of respite for those who couldn't afford surrounding neighborhoods like Soho and Nolita, whose prices have long since surpassed those of the Lower East Side.

So what does this new future hold for the Lower East Side? Check out some of the new residential developments in the works, and what they replaced, below.

## **33 287 East Houston Street**

Three lots between Clinton and Suffolk streets that sold to developers Hogg Holdings and Vinci Partners in January 2015 for \$15.2 million will give way to one eleven-story condo building. Now in the construction phase, 287 East Houston will bring 28 one- to three-bedroom apartments priced from \$1.1 million to this little slice of the Lower East Side. The whole shebang will be topped off by a full-floor triplex with a private penthouse. The apartments hit the market in September 2016.



Renderings courtesy of AA Studio