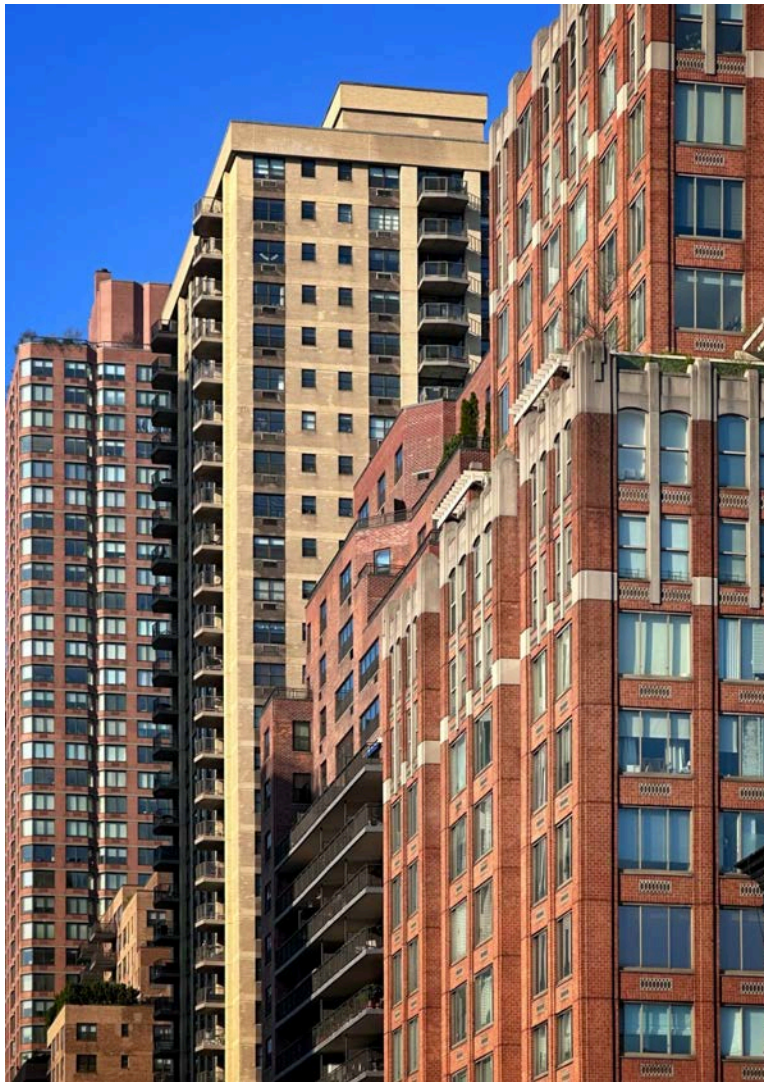


May 5, 2025
New York YIMBY

NEW YORK YIMBY

New Developments Coming to Manhattan's Upper East Side

By: Michael Young
Impressions: 408,116



The Upper East Side. Photo by Michael Young

YIMBY photographed the sites of two forthcoming developments on Manhattan's [Upper East Side](#). The properties are likely to give rise to new residential buildings that will add much-needed housing units to the thriving neighborhood.

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The first site is 222 East 86th Street, a 34-foot-wide, 3,472-square-foot interior lot between Second and Third Avenues. Demolition has concluded on the former occupant, which stood five stories and was owned by the Postgraduate Center for Mental Health. The 48-foot-tall structure had served as a community housing building with 36 units managed by the New York City Department of Homeless Services, and also included on-site case management and clinical services.

It is currently unclear what will replace the building.

The following photos show the site cleared of its former occupant and masonry rubble scattered across the rectangular parcel. A lone excavator remains on the property from the demolition.



222 East 86th Street. Photo by Michael Young.

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Additional photographs below show the site at the beginning of the year when crews were in the process of dismantling the ground level of the former 99-year-old building. The sidewalk shed has since been removed.



222 East 86th Street. Photo by Michael Young.

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222 East 86th Street. Photo by Michael Young.



222 East 86th Street. Photo by Michael Young.

The below Google Street View image shows the former occupant before its demolition.

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Stroh Engineering Services filed demolition permits for the structure in December 2022.



The nearest subways from the site are the Q train at the 86th Street station to the east along Second Avenue, and the 4, 5, and 6 trains at the 86th Street station to the west at Lexington Avenue. An architect, renderings, and a construction timeline for 222 East 86th Street have yet to be revealed.

The second development is 1482-1484 First Avenue, a pair of interior lots between East 77th and East 78th Streets. Demolition preparations are underway on 1482 First Avenue, which stands four stories and spans 7,100 square feet, and 1484 First Avenue, which stands two stories and measures 13,600 square feet. Demolition is anticipated to cost approximately \$900,000 per building, for a total of \$1.8 million.

Alchemy-ABR purchased the assemblage from Parkoff Organization and Prize Network Group for \$33.7 million last fall. Plans have yet to be announced for the project, but given the Alchemy's history of condominium developments, the new structure will most likely be residential.

The following photos show the buildings shrouded in scaffolding and black netting. YIMBY expects both structures to be razed by the summer.

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1482-1484 1st Avenue. Photo by Michael Young.



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1482-1484 1st Avenue. Photo by Michael Young.

The below Google Street View image shows the appearance of the occupants before work began.



1482-1484 First Avenue, via Google Maps

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The nearest subway from the development is the Q train at the 86th Street station along Second Avenue. An architect, renderings, and construction timeline for 1482-1484 First Avenue have also yet to be revealed.

<https://www.newyorkyimby.com/2025/05/new-developments-coming-to-manhattans-upper-east-side.html>