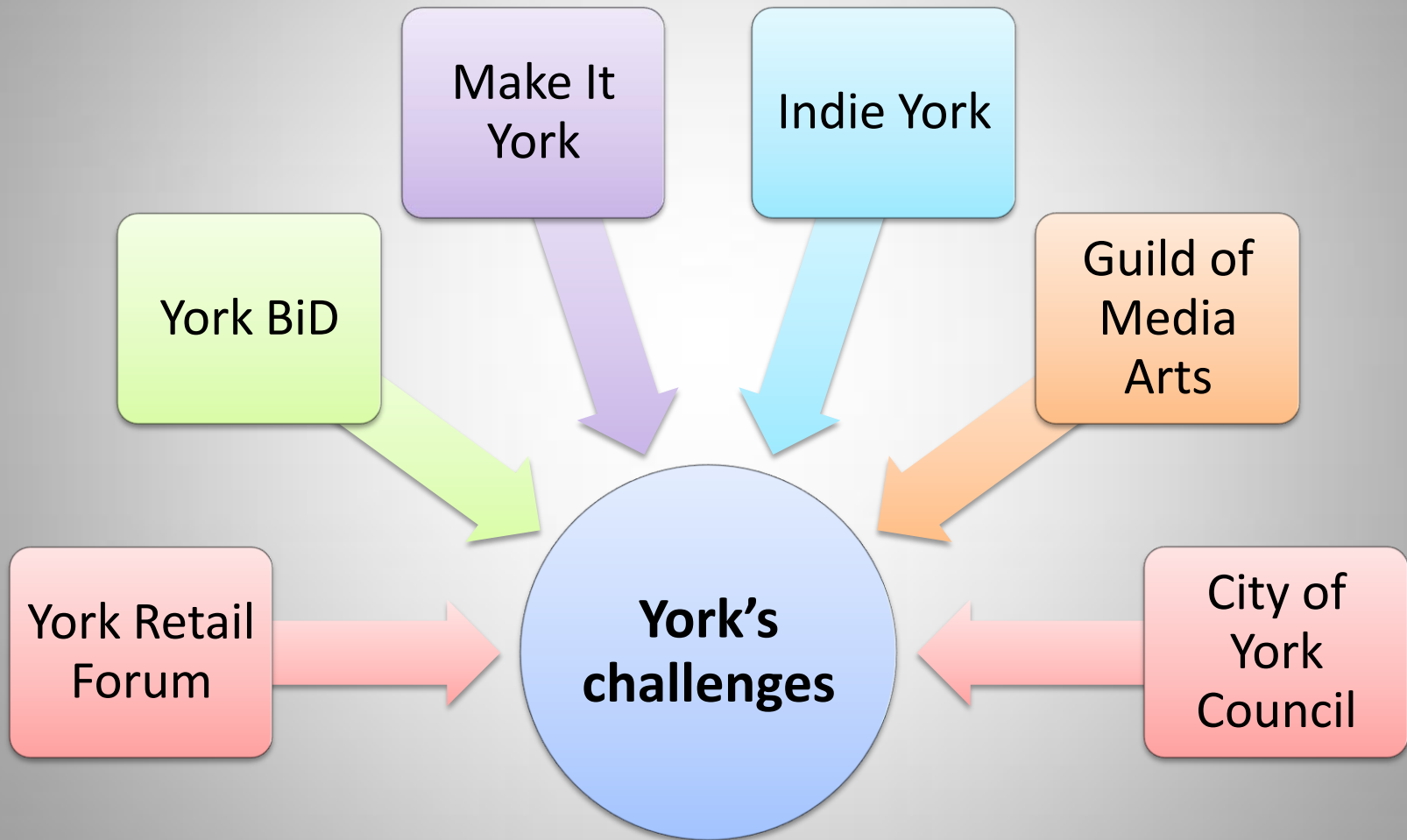
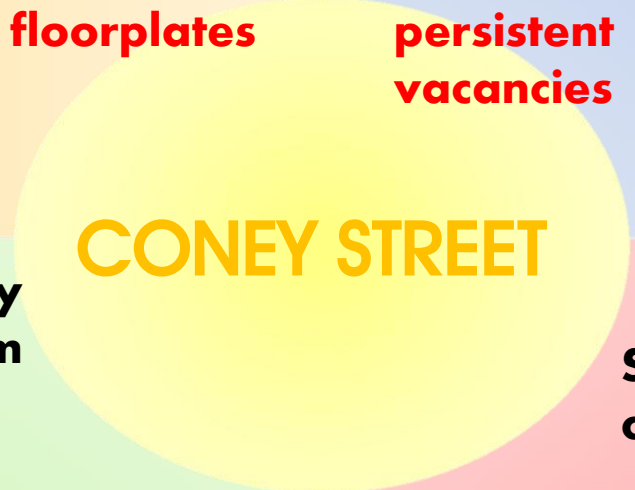


# Defining York's challenges





**CONEY STREET**

**RETAIL**

Lack of start up and incubator space

Internet

**Strong indie sector needs space**

Too much retail?

**Institutional investors**

Lack of office space

Business rates

**Over-inflated rents and value expectations**

Planning red tape

**Too many medium size floorplates**

**Few, but persistent vacancies**

**Listed buildings**

Modern intertwined with old

Footfall

**Under-occupation of upper floors**

Poor quality public realm

**CONEY STREET**

Shop to bar conversions

**Housing demand**

Lack of indoor public space

**River is closed off**

Drinkers v shoppers

Affordable housing

Lack of cycle parking

City at capacity in busy times?

Low pay in retail

Residents v tourists

**ENVIRONMENTAL**

Need more meanwhile uses

Terrorism threat

**SOCIAL**