



October 20, 2021/Calendar No. 20

N 210423 ZRM

IN THE MATTER OF an application submitted by New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York establishing the Special SoHo-NoHo Mixed Use District (Article XIV, Chapter 3) and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, and modifying related Sections.

An application (N 210423 ZRM) for a zoning text amendment was filed by the Department of City Planning (DCP) on May 14, 2021. The zoning text amendment, along with the related application for a zoning map amendment (C 210422 ZMM) would facilitate land use changes for a 56-block area to implement the SoHo/NoHo Neighborhood Plan in Manhattan Community District 2.

RELATED ACTIONS

In addition to the zoning text amendment that is the subject of this report (N 210423 ZRM), the following action is also being sought concurrently with this application:

C 210422 ZMM Amendment to the Zoning Map to change M1-5A and M1-5B districts to M1-5/R7X, M1-5/R7X, M1-5/R9X, M1-6/R10 districts and establish the Special SoHo-NoHo Mixed Use District.

BACKGROUND

A full background discussion and description of this application appear in the report for the related zoning map amendment action (C 210422 ZMM).

ENVIRONMENTAL REVIEW

This application (N 210423 ZRM), in conjunction with the applications for the related action (C 210422 ZMM), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 21DCP059M. The lead agency for the environmental review is the City Planning Commission.

A summary of the environmental review, including the Final Environmental Impact Statement (FEIS), issued on October 8, 2021, appears in the report for the related zoning map amendment (C 210422 ZMM).

PUBLIC REVIEW

This application (N 210423 ZRM) was duly referred to Manhattan Community Board 2 and the Manhattan Borough President on May 17, 2021 in accordance with procedures for non-ULURP matters, along with the application for related action (C 210422 ZMM) which was certified as complete by the Department of City Planning and duly referred in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Community Board 2 held a public hearing on this application (N 210423 ZRM) on June 24, 2021 and, on July 27, 2021, by a vote of 36 in favor, one against, adopted a resolution recommending disapproval of the application. The full recommendation is attached to this report.

Borough President Recommendation

The Manhattan Borough President considered this application (N 210423 ZRM) and did not issue a recommendation. The Borough President's testimony at the City Planning Commission public hearing is summarized in the report for the related zoning map amendment action (C 210422 ZMM).

City Planning Commission Public Hearing

On August 18, 2021 (Calendar No. 22), the City Planning Commission scheduled September 2, 2021 for a public hearing on this application (N 210423 ZRM) and the related action. The hearing was duly held on September 2, 2021 (Calendar No. 2), in conjunction with the public hearing on the related action. There were numerous speakers, as described in the report for the related zoning map amendment action (C 210422 ZMM), and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a zoning text amendment (N 210423 ZRM), in conjunction with the related action, as modified herein is appropriate. A full consideration and analysis of the issues and reasons for approving this application appears in the report for the related zoning map amendment action (C 210422 ZMM).

RESOLUTION

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS) for which a Notice of Completion was issued on October 8, 2021, with respect to this application (CEQR No. 21DCP059M), the City Planning Commission finds that the requirements of the New York State Environmental Quality Review Act and Regulations have been met and that:

1. The environmental impacts disclosed in the FEIS were evaluated in relation to the social, economic, and other considerations associated with the actions that are set forth in this report; and
2. Consistent with social, economic, and other essential considerations from among the reasonable alternatives available, the action is one which avoids or minimizes adverse environmental impacts to the maximum extent practicable; and

The report of the City Planning Commission, together with the FEIS, issued October 8, 2021, constitutes the written statement of findings that form the basis of the decision pursuant to Section 617.11(d) of the SEQRA regulations; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended as follows:

Matter underlined is new, to be added;
Matter ~~struck-out~~ is to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution.

ARTICLE I GENERAL PROVISIONS

Chapter 1 Title, Establishment of Controls and Interpretation of Regulations

* * *

11-10

ESTABLISHMENT AND SCOPE OF CONTROLS, ESTABLISHMENT OF DISTRICTS AND INCORPORATION OF MAPS

* * *

11-12 Establishment of Districts

* * *

11-122 Districts established

In order to carry out the purposes and provisions of this Resolution, the following districts are hereby established:

* * *

Special Purpose Districts

* * *

Establishment of the Special Sheepshead Bay District

In order to carry out the special purposes of this Resolution as set forth in Article IX, Chapter 4, the #Special Sheepshead Bay District# is hereby established.

Establishment of the Special SoHo-NoHo Mixed Use District

In order to carry out the special purposes of this Resolution as set forth in Article XIV, Chapter 3, the #Special SoHo-NoHo Mixed Use District# is hereby established.

Establishment of the Special South Richmond Development District

In order to carry out the special purposes of this Resolution as set forth in Article X, Chapter 7, the #Special South Richmond Development District# is hereby established.

* * *

Chapter 2

Construction of Language and Definitions

* * *

12-10

DEFINITIONS

* * *

Accessory use, or accessory

An “accessory use”

* * *

- (2) Living or sleeping accommodations for caretakers in connection with any #use# listed in Use Groups 3 through 18 inclusive, provided that:

* * *

- (iv) in C6-2M, C6-4M, M1-5M, M1-6M, ~~M1-5A~~ and M1-5B Districts, no living or sleeping accommodation for caretakers is permitted in any #building# which contains a #residential use# or a #joint living-work quarters for artists#; and

* * *

Joint living-work quarters for artists

A “joint living-work quarters for artists” consists of one or more #rooms# in a #non-residential building#, on one or more floors, with lawful cooking space and sanitary facilities meeting the requirements of the Housing Maintenance Code, occupied:

- (a) and arranged and designed for use by, and is used by, not more than four non-related #artists#, or an #artist# and the #artist’s# household, and including adequate working space reserved for the #artist#, or #artists# residing therein;
- (b) by any household residing therein on September 15, 1986 whose members are all unable to meet the #artist# certification qualifications of the Department of Cultural Affairs that registers with the Department of Cultural Affairs prior to nine months from January 8, 1987; or
- (c) by any person who is entitled to occupancy by any other provision of law.

Regulations governing #joint living-work quarters for artists# are set forth in Article I, Chapter 5, Sections 42-14, paragraph D. (Use Group 17 - Special Uses in ~~M1-5A~~ and M1-5B Districts), 42-141 (Modification by certification of the Chairperson of the City Planning Commission of uses in ~~M1-5A~~ and M1-5B Districts), 43-17 (Special Provisions for Joint Living-Work Quarters for Artists in ~~M1-5A~~ and M1-5B Districts) and 74-78 (Conversions of Non-residential Floor Area).

* * *

Special Sheepshead Bay District

The “Special Sheepshead Bay District” is a Special Purpose District designated by the letters “SB” in which special regulations set forth in Article IX, Chapter 4, apply.

Special SoHo-NoHo Mixed Use District [date of adoption]

The “Special SoHo-NoHo Mixed Use District” is a Special Purpose District designated by the letters “SNX” in which special regulations set forth in Article XIV, Chapter 3, apply.

Special South Richmond Development District

The “Special South Richmond Development District” is a Special Purpose District designated by the letters “SR” in which special regulations set forth in Article X, Chapter 7, apply.

* * *

Chapter 4

Sidewalk Cafe Regulations

* * *

14-41

Locations Where Certain Sidewalk Cafes Are Not Permitted

No #enclosed# or #unenclosed sidewalk cafes# shall be permitted on any of the following #streets#, portions of #streets# and areas, except that #small sidewalk cafes# may be permitted pursuant to the provisions of Section 14-43 (Locations Where Only Small Sidewalk Cafes Are Permitted).

Citywide:

All #streets# with elevated rail transit lines, unless specifically permitted in Section 14-43.

Manhattan:

All #streets# bounded by 38th Street on the south, 59th Street on the north, Third Avenue on the east and Eighth Avenue on the west

All #streets# within ~~the M1-5A and M1-5B Districts~~ and the #Special SoHo-NoHo Mixed Use District#, south of Houston Street

Bowery — from East Broadway to Canal Street

* * *

14-44

Special Zoning Districts Where Certain Sidewalk Cafes Are Permitted

#Enclosed# or #unenclosed sidewalk cafes# shall be permitted, as indicated, in the following special zoning districts, where allowed by the underlying zoning. #Small sidewalk cafes#, however, may be located on #streets# or portions of #streets# within special zoning districts

pursuant to the provisions of Section 14-43 (Locations Where Only Small Sidewalk Cafes Are Permitted).

Manhattan	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
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* * *

Manhattanville Mixed-Use District	No ³	Yes
<u>SoHo-NoHo Mixed Use District</u>	<u>No</u>	<u>Yes⁶</u>
Transit Land Use District	Yes	Yes

* * *

⁶ #Unenclosed sidewalk cafes# are not permitted south of Houston Street, except for #small sidewalk cafes# in locations designated in Section 14-43 (Locations Where Only Small Sidewalk Cafes Are Permitted)

* * *

Chapter 5

Residential Conversion within Existing Buildings

* * *

15-01

Applicability

* * *

15-012

Applicability within C6-1G, C6-2G, ~~M1-5A~~, M1-5B or M1-6D Districts

#Conversions# in #buildings#, or portions thereof, in C6-1G or C6-2G Districts shall be permitted only by special permit pursuant to Section 74-782 (Residential conversion in C6-1G, C6-2G, C6-2M, C6-4M, ~~M1-5A~~, M1-5B, M1-5M and M1-6M Districts).

Except as specifically set forth in Sections 15-013 and 15-024, the provisions of this Chapter are not applicable in ~~M1-5A~~ or M1-5B Districts.

In M1-6D Districts, the conversion to #dwelling units# of #non-residential buildings# erected prior to January 1, 1977, or portions thereof, shall be permitted, subject to Sections 15-11 (Bulk Regulations), 15-12 (Open Space Equivalent) and 15-30 (MINOR MODIFICATIONS), paragraph (b), except as superseded or modified by the provisions of Section 42-481 (Residential use).

* * *

15-02 General Provisions

* * *

15-021 Special use regulations

* * *

- (e) In C6-1G and C6-2G Districts, in all #manufacturing# and #commercial buildings# except police stations, courthouses and fire houses, or portions thereof, erected prior to December 15, 1961, #residential use# shall not be permitted unless the Commission has granted a special permit pursuant to Section 74-782 (Residential conversion in C6-1G, C6-2G, C6-2M, C6-4M, ~~M1-5A~~, M1-5B, M1-5M and M1-6M Districts). However, if the Chairperson determines that #floor area# in such #buildings# was occupied for #residential use# on April 1, 1984, such #residential use# shall be permitted to remain and no special permit shall be required, provided that a complete application for determination of occupancy is filed by the owner of the #building# or the occupant of a #dwelling unit# in such #building# not later than April 17, 1985.

* * *

15-50 SPECIAL PERMIT

* * *

15-51 Residential Conversion in C6-1G, C6-2G, C6-2M, C6-4M, M1-5M and M1-6M Districts

In C6-1G, C6-2G, C6-2M, C6-4M, M1-5M and M1-6M Districts, the City Planning Commission may permit modification of the requirements of Sections 15-021 paragraph (e), or 15-21 in accordance with the provisions of Sections 74-711 (Landmark preservation in all districts) or 74-782 (Residential conversion in C6-1G, C6-2G, C6-2M, C6-4M, ~~M1-5A~~, M1-5B, M1-5M and M1-6M Districts).

* * *

ARTICLE II RESIDENCE DISTRICT REGULATIONS

Chapter 3 Residential Bulk Regulations in Residence Districts

* * *

23-03

Street Tree Planting in Residence Districts

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, the following shall provide #street# trees in accordance with Section 26-41 (Street Tree Planting):

- (a) #developments#, or #enlargements# that increase the #floor area# on a #zoning lot# by 20 percent or more. However, #street# trees shall not be required for #enlargements# of #single-# or #two-family residences#, except as provided in paragraphs (b) and (c) of this Section;
- (b) #enlargements# of #single-# or #two-family residences# by 20 percent or more within the following special purpose districts:

* * *

#Special Ocean Parkway District# ;

#Special SoHo-NoHo Mixed Use District# ;

#Special South Richmond Development District# ;

* * *

ARTICLE IV

MANUFACTURING DISTRICT REGULATIONS

Chapter 1

Statement of Legislative Intent

* * *

41-10

PURPOSES OF SPECIFIC MANUFACTURING DISTRICTS

* * *

41-11

M1 Light Manufacturing Districts (High Performance)

These districts are designed for a wide range of manufacturing and related uses which can conform to a high level of performance standards. Manufacturing establishments of this type, within completely enclosed buildings, provide a buffer between Residence (or Commercial) Districts and other industrial uses which involve more objectionable influences. New residences are excluded from these districts, except for:

- (a) joint living-work quarters for artists in ~~M1-5A~~ and M1-5B Districts;
- (b) dwelling units in M1-5M and M1-6M Districts;

* * *

Chapter 2

Use Regulations

* * *

42-10

USES PERMITTED AS-OF-RIGHT

* * *

42-11

Use Groups 4A, 4B, 4C, 5, 6C, 6E, 7A, 9A and 12B

* * *

42-111

Special provisions for hotels in M1 Districts

In M1 Districts, #transient hotels# shall be permitted only as set forth in this Section. The City Planning Commission may permit transient hotels in an M1 District pursuant to a special permit set forth in another Section of this Resolution, or pursuant to Section 74-803 (Transient hotels within M1 Districts), as applicable.

* * *

- (c) Within ~~M1-5A~~ and M1-5B Districts

Within an ~~M1-5A~~ or M1-5B District, a special permit pursuant to Section 74-803 shall be required in conjunction with a special permit pursuant to Section 74-781 (Modifications by special permit of the City Planning Commission of uses in ~~M1-5A~~ and M1-5B Districts) except that a permit pursuant to Section 74-781 shall not be required for a #transient hotel# located above the ground floor level, where the #floor area# used for such #use# on the ground floor does not exceed an amount minimally necessary to access and service such #transient hotel#.

* * *

42-13

Use Groups 6C, 9A and 12B

* * *

42-131

~~M1-5A and M1-5B Districts~~

~~M1-5A M1-5B~~

The regulations governing M1 Districts shall apply in ~~M1-5A and~~ M1-5B Districts except where the special #use# regulations set forth in Section 42-14, paragraph D. (Special Uses in ~~M1-5A and~~ M1-5B Districts) provide otherwise.

* * *

42-14

Use Group 17

M1 M2 M3

* * *

D. Special #uses# in ~~M1-5A and~~ M1-5B Districts

~~M1-5A M1-5B~~

- (1) #Joint living-work quarters for artists# in #buildings# in ~~M1-5A and~~ M1-5B Districts, provided:
 - (a) Such #building# was erected prior to December 15, 1961.
 - (b) The #lot coverage# of such #building# does not exceed 5,000 square feet except that in #buildings# with frontage along Broadway the #lot coverage# shall not exceed 3,600 square feet. However, such quarters may also be located in a #building# occupying more than 5,000 square feet of #lot area# if the entire #building# was held in cooperative ownership by #artists# on September 15, 1970. #Joint living-work quarters for artists# are permitted in other #buildings or other structures# only by special permit of the City Planning Commission pursuant to Section 74-782, by minor modification of the Chairperson of the City Planning Commission pursuant to Section 42-141 (Modification by certification of the Chairperson of the City Planning Commission of uses in ~~M1-5A and~~ M1-5B Districts), paragraph (e), or by authorization of the City Planning

Commission pursuant to Section 42-142 (Modification by authorization of the City Planning Commission of use regulations in ~~M1-5A and~~ M1-5B Districts).

- (c) In M1-5B Districts in #buildings# occupying less than 3,600 square feet of #lot area#, #joint living-work quarters for artists# may not be located below the floor level of the second #story# unless modified by the Chairperson of the City Planning Commission pursuant to Section 42-141, Section 74-781 (Modification by special permit of the City Planning Commission of uses in ~~M1-5A and~~ M1-5B Districts), or by authorization of the City Planning Commission pursuant to Section 42-142.

* * *

- (2) #Commercial# and #manufacturing uses# below the floor level of the second #story# provided,
 - (a) ~~In M1-5A Districts, in #buildings# occupying more than 3,600 square feet of #lot area#, only #uses# listed in Use Groups 7, 9, 11, 16, 17A, 17B, 17C or 17E shall be allowed below the floor level of the second #story# of such #buildings#, unless modified by the Chairperson of the City Planning Commission, pursuant to Sections 42-141 or 74-781;~~
 - (b) — in M1-5B Districts, in any #buildings#, only #uses# listed in Use Groups 7, 9, 11, 16, 17A, 17B, 17C or 17E shall be allowed below the floor level of the second #story# of such #buildings# unless modified by the Chairperson of the City Planning Commission, pursuant to Sections 42-141 or 74-781;
- (3) In addition to the above restrictions, the following #uses# are not permitted as of right in any #building or other structure# or on any tract of land in ~~M1-5A or~~ M1-5B Districts:

* * *

- (4) (a) Any #use# which became #non-conforming# after April 27, 1976, shall be governed by Article V (Non-Conforming Uses and Non-Complying Buildings), except that in ~~M1-5A and~~ M1-5B Districts, Section 52-37 is hereby suspended and replaced by paragraph D.(4)(b) of this Section.
- (b) In ~~M1-5A and~~ M1-5B Districts, any #non-conforming use# listed in Use Groups 5, 6, 8, 10, 12, 13, 14 or 15 may be changed, initially or in any subsequent change, only to a conforming #use# or a #use# listed in Use Group 6.

* * *

- (5) Museums or non-commercial art galleries, subject to the ~~#bulk#~~ regulations applicable for ~~#manufacturing uses#~~, and subject to the provisions of this Section.

(a) ~~As of right~~

In any ~~#building#~~, a museum or non-commercial art gallery is permitted on the ground floor where a ~~#use#~~ in Use Group 6 is permitted pursuant to the provisions of paragraphs D.(2) or D.(4) of this Section and, above the ground floor where ~~#joint living-work quarters for artists#~~ are permitted, pursuant to paragraph D.(1) of this Section.

(b) ~~By authorization of the City Planning Commission~~

~~In an M1-5A District, the City Planning Commission may authorize a museum or non-commercial art gallery where it is not permitted as of right, provided that the Commission finds that:~~

- ~~(i) the #use# of such space as a museum or non-commercial art gallery will not harm #manufacturing uses# in the M1-5A District or the industrial sector of the City's economy;~~
- ~~(ii) any commercial or manufacturing tenants in such space were given the opportunity by the owner or predecessors in title to remain in the space at fair market rentals, and the property owners or predecessors in title did not cause the vacating of the space through harassment, non-renewal of leases, or the charging of rents in excess of the then fair market value; and~~
- ~~(iii) any such museum or non-commercial art gallery will be supportive of the local art industry.~~

~~The Commission may set such conditions on the grant of an authorization to allow such #uses# as it deems necessary to protect #manufacturing uses# or the industrial sector of the City's economy. In no case shall such museum or non-commercial art gallery occupy more than 65,000 square feet of #floor area#.~~

* * *

42-141

Modification by certification of the Chairperson of the City Planning Commission of uses in ~~M1-5A and M1-5B~~ Districts

In ~~M1-5A and~~ M1-5B Districts, the requirements of paragraphs D.(1)(b), D.(1)(c), D.(1)(d) and D.(1)(e) or D.(2) of Section 42-14 (Use Group 17) may be modified by certification of the Chairperson of the City Planning Commission as provided in this Section. A copy of any request for modification under this Section shall be sent by the applicant to the applicable Community

Board at least 20 days prior to the next regularly scheduled Community Board meeting. If the Community Board elects to comment on such requests, it must do so within 31 days of such notification.

* * *

42-142

Modification by authorization of the City Planning Commission of use regulations in ~~M1-5A~~ and M1-5B Districts

In ~~M1-5A~~ and M1-5B Districts, the requirements of Section 42-14 (Use Group 17), paragraphs D.(1)(b), (c), and (d), may be modified by authorization of the City Planning Commission, provided that:

* * *

42-30

USES PERMITTED BY SPECIAL PERMIT

* * *

42-31

By the Board of Standards and Appeals

In the districts indicated, the following #uses# are permitted by special permit of the Board of Standards and Appeals, in accordance with standards set forth in Article VII, Chapter 3.

* * *

~~M1-5A~~ M1-5B

Eating and drinking establishments, with entertainment but not dancing, with a capacity of 200 persons or less [PRC-D]

~~M1-5A~~ M1-5B M1-5M M1-6M

Eating or drinking establishments, with entertainment and a capacity of more than 200 persons or establishments of any capacity with dancing [PRC-D]

* * *

42-32

By the City Planning Commission

In the districts indicated, the following #uses# are permitted by special permit of the City Planning Commission, in accordance with standards set forth in Article VII, Chapter 4.

* * *

M1

Indoor interactive entertainment facilities with eating and drinking* [PRC-D]

* * *

* In M1-1, ~~M1-5A~~, and M1-5B Districts, and in M1 Districts with a suffix "D," indoor interactive entertainment facilities with eating and drinking are not permitted

* * *

42-50 SIGN REGULATIONS

* * *

42-54 Permitted Projection or Height of Signs

* * *

42-541 Permitted projection

M1 M2 M3

In all districts, as indicated, except as otherwise provided in Section 42-542 (Additional regulations for projecting signs), no permitted #sign# shall project across a #street line# more than 18 inches for double- or multi-faceted #signs# or 12 inches for all other #signs#, except that:

- (a) in ~~M1-5A~~, M1-5B, M1-5M and M1-6M Districts, for each establishment located on the ground floor, non-#illuminated signs# other than #advertising signs# may project no more than 40 inches across a #street line#, provided that along each #street# on which such establishment fronts, the number of such #signs# for each establishment shall not exceed two two-sided #signs# separated at least 25 feet apart, and further provided that any such #sign# shall not exceed a #surface area# of 24 by 36 inches and shall not be located above the level of the first #story# ceiling.

* * *

Chapter 3

Bulk Regulations

* * *

43-10

FLOOR AREA REGULATIONS

* * *

43-17

Special Provisions for Joint Living-Work Quarters for Artists in ~~M1-5A~~ and M1-5B Districts

~~M1-5A~~ M1-5B

In the ~~districts~~ district indicated, no #building# containing #joint living-work quarters for artists# shall be #enlarged#.

Mezzanines are allowed within individual quarters, in #buildings# with an existing #floor area ratio# of 12.0 or less, and only between floors, or between a floor and a roof, existing on January 22, 1998, that are to remain, provided that such mezzanines do not exceed 33 and 1/3 percent of the gross #floor area# of such individual quarters. Such mezzanines shall not be included as #floor area# for the purpose of calculating minimum required size of a #joint living-work quarters for artists#.

In the ~~districts~~ district indicated no #building# containing #joint living-work quarters for artists# shall be subdivided into quarters of less than 1,200 square feet except where no #story# contains more than one #joint living-work quarters for artists# unless modified pursuant to Section 43-171.

However, the minimum size requirement may be replaced by the requirements of Section 15-024 for #joint living-work quarters for artists#:

* * *

ARTICLE VII ADMINISTRATION

Chapter 3 Special Permits by the Board of Standards and Appeals

* * *

73-20 THEATERS

* * *

73-202

In ~~M1-5A or~~ M1-5B Districts

In ~~M1-5A or~~ M1-5B Districts, the Board of Standards and Appeals may permit theaters for a term not to exceed five years, provided that the following findings are made:

* * *

73-24

Eating or Drinking Places

73-241

In C1-1, C1-2, C1-3, C1-4, C2-1, C2-2, C2-3, C2-4, C3, C5, ~~M1-5A~~ or M1-5B Districts

In C1-1, C1-2, C1-3, C1-4, C2-1, C2-2, C2-3, C2-4, C3, C5, ~~M1-5A~~ or M1-5B Districts, the Board of Standards and Appeals may permit eating or drinking establishments with entertainment but not dancing, with a capacity of 200 persons or less, for a term not to exceed five years, provided that the following findings are made:

- (a) that such #use# will not impair the character or the future use or development of the surrounding residential or mixed use neighborhood;
- (b) that such #use# will not cause undue congestion in local #streets#;
- (c) that in ~~M1-5A and~~ M1-5B Districts, eating and drinking places shall be limited to not more than 5,000 square feet of floor space;
- (d) that in C1-1, C1-2, C1-3, C1-4, C2-1, C2-2, C2-3, C2-4, C5, ~~M1-5A~~ and M1-5B Districts, such #use# shall take place in a #completely enclosed building#; and
- (e) that the application is made jointly by the owner of such #building# and the operators of such eating or drinking establishment.

* * *

73-60

MODIFICATIONS OF BULK REGULATIONS

* * *

73-62

Modification of Bulk Regulations for Buildings Containing Residences

* * *

73-625

Modification of Affordable Housing Fund payment options in the SoHo NoHo Mixed Use District

Within the #Special SoHo-NoHo Mixed Use District#, for #conversions# from non-#residential# to #residential use# in #buildings# existing prior to [date of adoption] that are not otherwise subject to paragraph (d)(3)(v) of Section 23-154 (Inclusionary Housing), the Board of Standards and Appeals may permit a contribution to the #affordable housing fund# pursuant to such paragraph to satisfy the requirements of paragraph (d)(3), inclusive, of such Section, provided that the Board finds that:

- (a) the configuration of the #building# imposes constraints, including, but not limited to, deep, narrow or otherwise irregular #building# floorplates, limited opportunities to locate #legally required windows#, or pre-existing locations of vertical circulation or structural column systems, that would create practical difficulties in reasonably configuring the required #affordable floor area# into a range of apartment sizes and bedroom mixes serving a number of lower-income residents comparable to what such quantity of #affordable floor area# would serve in a more typical configuration, pursuant to the #guidelines# of the Inclusionary Housing Program. Before the Board issues a final determination on any application made pursuant to this Section, the Department of Housing Preservation and Development shall submit comment or appear before the Board regarding this finding.
- (b) the practical difficulties existed on [date of enactment].

For the purposes of this Section, defined terms include those set forth in Sections 12-10 and 23-911.

A copy of each application to the Board for a special permit under the provisions of this Section shall be provided by the applicant to the Department of Housing Preservation and Development concurrently with its submission to the Board.

The Board may prescribe such conditions and safeguards as it deems necessary to minimize adverse effects upon the surrounding area and the community at large.

* * *

Chapter 4

Special Permits by the City Planning Commission

* * *

74-40

USE PERMITS

* * *

74-46

Indoor Interactive Entertainment Facilities

In C4, C6, C7, C8 Districts and M1 Districts, except in M1-1, ~~M1-5A~~, M1-5B Districts and M1 Districts with a suffix "D," the City Planning Commission may permit, for a term not to exceed five years, indoor interactive entertainment facilities with eating and drinking, consisting of mechanical, electronic or computer-supported games subject to the following conditions:

- (a) there shall be a minimum of 1,000 square feet of #floor area# per game. This requirement shall not apply within the Theater Subdistrict of the #Special Midtown District#;
- (b) the entrance to such #use# shall be a minimum of 200 feet from the nearest #Residence District# boundary;
- (c) in C4 and C6 Districts, a minimum of four square feet of waiting area within the #zoning lot# shall be provided for each person permitted under the occupant capacity as determined by the New York City Building Code. The required waiting area shall be in an enclosed lobby and shall not include space occupied by stairs, corridors or restrooms;
- (d) parking shall be provided in accordance with the parking regulations for Use Group 12A (Parking Category D); and
- (e) the application is made jointly by the owner of the #building# and the operators of such indoor interactive entertainment facility.

* * *

74-71

Landmark Preservation

* * *

74-712

Developments in Historic Districts

Within Historic Districts designated by the Landmarks Preservation Commission, the City Planning Commission may grant a special permit, in accordance with the following provisions:

- (a) In ~~M1-5A and~~ M1-5B Districts, on a #zoning lot# that, as of December 15, 2003, is vacant, is #land with minor improvements#, or has not more than 40 percent of the #lot area# occupied by existing #buildings#, the Commission may modify #use# regulations to permit #residential development# and, below the floor level of the second #story# of any #development#, #uses# permitted under Section 32-15 (Use Group 6), provided:
- (1) the #use# modifications shall meet the following conditions, that:
 - (i) #residential development# complies with the requirements of Sections 23-47 (Minimum Required Rear Yards) and 23-86 (Minimum Distance Between Legally Required Windows and Walls or Lot Lines) pertaining to R8 Districts;
 - (ii) total #floor area ratio# on the #zoning lot# shall be limited to 5.0;
 - (ii) the minimum #floor area# of each #dwelling unit# permitted by this Section shall be 1,200 square feet;
 - (iii) all #signs# for #residential# or #commercial uses# permitted by this Section shall conform to the applicable regulations of Section 32-60 (SIGN REGULATIONS) pertaining to C2 Districts; and
 - (v) eating and drinking establishments of any size, as set forth in Use Groups 6A and 12A, are not permitted; and
 - (2) the Commission shall find that such #use# modifications:
 - (i) have minimal adverse effects on the conforming #uses# in the surrounding area;
 - (ii) are compatible with the character of the surrounding area; and
 - (iii) for modifications that permit #residential use#, result in a #development# that is compatible with the scale of the surrounding area.
- (b) In all districts, the Commission may modify #bulk# regulations, except #floor area ratio# regulations, for any #development# on a #zoning lot# that is vacant or is #land with minor improvements#, and in ~~M1-5A and~~ M1-5B Districts, the Commission may make such modifications for #zoning lots# where not more than 40 percent of the #lot area# is occupied by existing #buildings# as of December 15, 2003, provided the Commission finds that such #bulk# modifications:
- (1) shall not adversely affect structures or #open space# in the vicinity in terms of scale, location and access to light and air; and

- (2) relate harmoniously to #buildings# in the Historic District as evidenced by a Certificate of Appropriateness or other permit from the Landmarks Preservation Commission.

The City Planning Commission may prescribe appropriate additional conditions and safeguards in order to enhance the character of the #development# and to minimize adverse effects on the character of the surrounding area.

* * *

74-781

Modifications by special permit of the City Planning Commission of uses in ~~M1-5A~~ and M1-5B Districts

In ~~M1-5A~~ and M1-5B Districts, the City Planning Commission may, after public notice and hearing and subject to Board of Estimate approval, permit modification of Section 42-14, paragraphs D.(1)(c), D.(1)(d), D.(2)(a) or D.(2)(b), provided that the Commission finds that the owner of the space, or a predecessor in title, has made a good faith effort to rent such space to a mandated #use# at fair market rentals. Such efforts shall include but not be limited to: advertising in local and citywide press, listing the space with brokers and informing local and citywide industry groups. Such efforts shall have been actively pursued for a period of no less than six months for #buildings# under 3,600 square feet and one year for #buildings# over 3,600 square feet, prior to the date of the application for a special permit.

74-782

Residential conversion in C6-1G, C6-2G, C6-2M, C6-4M, ~~M1-5A~~, M1-5B, M1-5M and M1-6M Districts

In C6-1G, C6-2G, C6-2M, C6-4M, M1-5M and M1-6M Districts, the City Planning Commission may permit modification of the requirements of Sections 15-021, paragraph (e), or 15-21, and in ~~M1-5A~~ and M1-5B Districts, the Commission may permit modification of the requirements of Section 42-14, paragraph D.(1)(b), provided that the Commission finds that:

* * *

74-92

Use Groups 3A and 4A Community Facilities and Certain Large Retail Establishments in Manufacturing Districts

74-921

Use Groups 3A and 4A community facilities

- (a) Use modifications for Use Groups 3A and 4A in M1 Districts

In M1 Districts, except for houses of worship and ambulatory diagnostic or treatment health care facilities, the City Planning Commission may permit uses listed in Use Group 4A - Community Facilities and, in M1-5 Districts, except in ~~M1-5A~~, M1-5B and M1-5M Districts, the Commission may permit museums and non-commercial art galleries as listed in Use Group 3A, provided that such community facility is located not more than 400 feet from the boundary of a district where such facility is permitted as-of-right and the Commission finds that:

* * *

ARTICLE XIV

SPECIAL PURPOSE DISTRICTS

Chapter 3

Special SoHo-NoHo Mixed Use District

143-00

GENERAL PURPOSES

The “Special SoHo-NoHo Mixed Use District” established in this Resolution is designed to promote and protect public health, safety and general welfare. These general goals include, among others, the following specific purposes:

- (a) to enhance neighborhood economic diversity by broadening the range of housing choices for residents of varied incomes;
- (b) to reinforce the longstanding mixed-use character of the area by allowing a wider range of residential, commercial and community facility uses while retaining significant concentration of commercial and manufacturing space;
- (c) to ensure the development of buildings is compatible with existing neighborhood character;

- (d) to sustain SoHo/NoHo’s cultural legacy and support New York City’s creative economy with provisions that support arts, cultural and creative uses, organizations and their broader public audience;
- (e) to retain jobs within New York City; and
- (f) to promote the most desirable use of land in accordance with a well-considered plan and thus conserve the value of land and buildings, and thereby protect City tax revenues.

143-01

General Provisions

The provisions of this Chapter shall apply within the #Special SoHo-NoHo Mixed Use District#. The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control.

143-02

Definitions

Definitions specifically applicable to this Chapter are set forth in this Section. Other defined terms are set forth in Section 12-10 (DEFINITIONS).

Qualifying building

For the purposes of this Chapter, a “qualifying building” shall be any #building#, where, prior to [date of adoption]:

- (a) such #building# contained at least 60,000 square feet of #floor area#; and
- (b) at least 20 percent of the #floor area# within such #building# was allocated to non-#residential floor area#, as such term is utilized in Section 143-14.

SoHo-NoHo Arts Fund

For the purposes of this Chapter inclusive, the “SoHo-NoHo Arts Fund” (the “Arts Fund”) shall be a separate interest-bearing account established for the deposit of contributions made when converting #joint living-work quarters for artists# to #residences# through in accordance with the provisions of Section 143-13 (Joint Living-Work Quarters for Artists). The Arts Fund shall be allocated by the New York City Department of Cultural Affairs, or a not-for-profit entity designated by the Department of Cultural Affairs, to support arts programming, projects, organizations, and facilities that promote the public presence of the arts within the Special

District and surrounding neighborhoods and extend the cultural legacy of SoHo and NoHo generally. Such allocation should prioritize under-resourced organizations and under-served areas within Lower Manhattan neighborhoods south of 14th Street.

143-03

District Plan and Map

In order to carry out the purposes and provisions of this Chapter, a district map is located in the Appendix to this Chapter and is hereby incorporated and made an integral part of this Resolution. It is incorporated for the purpose of specifying locations where special regulations and requirements, as set forth in the text of this Chapter, apply.

Appendix A

Map 1. Ground Floor Use Requirements

Such map is hereby incorporated and made part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in the text of this Chapter apply.

143-04

Applicability of the Inclusionary Housing Program

For the purposes of applying the Inclusionary Housing Program provisions set forth in Sections 23-154 and 23-90, inclusive, #Mandatory Inclusionary Housing areas# within the #Special SoHo-NoHo Mixed Use District# are shown on the maps in APPENDIX F of this Resolution. Such provisions are modified as follows:

- (a) #Conversions# from #joint living-work quarters for artists# to #residences#, as set forth in Section 143-13 (Joint Living-Work Quarters for Artists), shall not be subject to the provisions of paragraph (d)(1) of Section 23-154.
- (b) The provisions of paragraph (d)(4)(i) of Section 23-154 shall apply only to a #development# or #enlargement# on a #zoning lot# on which the maximum permitted #residential floor area#, less the #lot area#, does not exceed 12,500 square feet on [date of adoption].
- (c) For #conversions# in #buildings# existing prior to [date of adoption] that are not otherwise subject to paragraph (d)(3)(v) of Section 23-154, the Board of Standards and Appeals may permit a contribution to the #affordable housing fund#, pursuant to the provisions of Section 73-625.

143-05

Applicability of Article VI, Chapters 4 and 6

In #flood zones#, or for #transit-adjacent sites# or #qualifying transit improvement sites#, as defined in Section 66-11 (Definitions), in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Zones), or Article VI, Chapter 6 (Special Regulations Applying Around Mass Transit Stations), the provisions of Article VI shall control.

143-06

Applicability of Article XII, Chapter 3

In the #Special SoHo-NoHo Mixed Use District#, M1 Districts are paired with a #Residence District#. In paired districts, the special #use#, #bulk#, and parking and loading provisions of Article XII, Chapter 3 (Special Mixed Use District) shall apply, except where modified by the provisions of this Chapter.

Notwithstanding the provisions of Section 123-10 (GENERAL PROVISIONS), in the event of a conflict between the provisions of this Chapter and the provisions of Article XII, Chapter 3, the provisions of this Chapter shall control.

143-07

Applicability of Quality Housing regulations

All #buildings# shall be #developed# or #enlarged# in accordance with the Quality Housing Program and the regulations of Article II, Chapter 8 shall apply. The #bulk# regulations of this Chapter shall be considered the applicable #bulk# regulations for #Quality Housing buildings#.

143-08

Applicability of Article I, Chapter 5

The provisions of Article I, Chapter 5 shall apply to the #conversion# of non-#residential floor area# to #residences#, except where such regulations are modified by the provisions of this Chapter. Where the regulations in effect prior to the establishment of this Chapter were utilized to provide #floor area# for #joint living-work quarters for artists# in a manner not otherwise permitted by Article I, Chapter 5, such provisions may continue to apply in order to #convert# such #floor area# to #residences#, provided that light and air provisions of Section 15-23, and #conversion# provisions of Section 143-13 are met.

143-10

SPECIAL USE REGULATIONS

Within the #Special SoHo-NoHo Mixed Use District#, the #use# provisions of Article XII, Chapter 3 are modified by the provisions of this Section.

143-11

Use Group 10A

Within the #Special SoHo-NoHo Mixed Use District#, all #uses# listed in Use Group 10A shall be permitted. However, for #buildings# that do not contain #accessory# off-street loading berths, no Certificate of Occupancy shall be issued by the Department of Buildings for a retail #use# listed in Use Group 10A with a size exceeding 25,000 square feet, until the Chairperson of the City Planning Commission certifies that a delivery plan has been submitted and accompanied by a letter of support from the Department of Transportation, that such loading plan:

- (a) will incorporate sustainable best practices in loading, consolidating and retiming goods transport methods and procedures;
- (b) is based upon a traffic and curbside management study prepared by a qualified professional, approved by the Department of Transportation, outlining and identifying the operational needs of the tenant as well as adjacent uses; and
- (c) to the greatest extent feasible, will not create or contribute to serious safety concerns, unduly inhibit pedestrian, cyclist or vehicular movement adjacent to the site or generate excessive noise or other undue adverse effects.

143-12

Home Occupation

The #home occupation# provisions of Section 12-10 (DEFINITIONS - Home occupation) shall apply, except that up to 49 percent of the total #floor area# of a #dwelling unit# may be used for a #home occupation#, and such #home occupation# may occupy more than 500 square feet of #floor area#.

In addition, in connection with such #home occupation#, up to three persons not residing in such #dwelling unit# may be employed, and a #home occupation# may include any permitted #commercial use#, subject to the limitations set forth in paragraph (b) of the definition of #home occupation#.

143-13

Joint Living-Work Quarters for Artists

#Conversions# to #joint living-work quarters for artists#, as listed in Use Group 17D, shall not be permitted after [date of adoption] within the #Special SoHo-NoHo Mixed Use District#.

For #developments#, #enlargements# or #conversions#, for the purposes of applying Section 123-21, Use Group 17D #joint living-work quarters for artists# shall not be considered an existing #manufacturing# or #commercial# use.

For #joint living-work quarters for artists# existing on [date of adoption], any #conversion# to a #residence# shall only be permitted upon certification by the Chairperson of the City Planning Commission to the Commissioner of the Department of Building that instruments in a form acceptable to the City are executed and recorded and that, thereafter, a contribution has been deposited in the #SoHo-NoHo Arts Fund#. The execution and recording of such instruments and the payment of such non-refundable contribution shall be a precondition to the filing for or issuing of any #building# permit allowing the #conversion# a #joint living-work quarters for artists# to a #residence#.

The contribution amount shall be \$100.00 per square foot of #floor area# to be #converted# from a #joint living-work quarters for artists# to a #residential use# as of [date of adoption], and shall be adjusted by the Chairperson annually. Such adjustment shall occur on August 1 of each calendar year, based on the percentage change in the Consumer Price Index for all urban consumers as defined by the U.S. Bureau of Labor Statistics for the 12 months ended on June 30 of that year. The contribution amount shall be determined based upon the rate which is in effect at the time the contribution is received.

143-14

Non-Residential Retention for Qualifying Buildings

For #developments#, #enlargements#, and #conversions# on #zoning lots# with #qualifying buildings# existing on [date of adoption], #residential uses# shall only be permitted upon certification by the Chairperson of the City Planning Commission to the Commissioner of the Department of Buildings that the #zoning lot#, as it existed on [date of adoption], will contain at least the amount of non-#residential floor area# that existed within such #qualifying buildings# on the #zoning lot# on [date of adoption]. For the purposes of this Section, non-#residential floor area# shall not include #residences#, including #dwelling units# that are registered Interim Multiple Dwellings or are covered by the New York City Loft Board pursuant to Article 7-C of the New York State Multiple Dwelling Law or that the Loft Board determines were occupied for #residential use# on September 1, 1980, #joint living-work quarters for artists#, #community facility uses# with sleeping accommodations or #transient hotels#, where permitted.

A restrictive declaration acceptable to the Department of City Planning shall be executed and recorded, binding the owners, successors and assigns to provide the amount of non-#residential floor area# that existed within #qualifying buildings# on [date of adoption], on the #zoning lot#. Such restrictive declaration shall be recorded in the Office of the City Register.

143-15

Ground Floor Use Requirements

The provisions of this Section shall apply to #developments# and #ground floor level enlargements#.

For the purposes of applying the special #ground floor level# streetscape provisions set forth in Section 37-30 to this Chapter, any portion of a #ground floor level street# frontage along #streets# designated on Map 1 in the Appendix to this Chapter shall be considered #primary street frontages#. A #ground floor level street# frontage along any other #street# shall be considered a #secondary street frontage#. For the purposes of this Section, defined terms shall include those in Sections 12-10 and 37-311.

(a) Along #primary street frontages#

For #buildings#, or portions thereof, with #primary street frontage#, #uses# on the #ground floor level#, to the minimum depth set forth in Section 37-32 (Ground Floor Depth Requirements for Certain Uses), shall be limited to non-#residential uses#, except for Type 1 lobbies and entrances and exits to #accessory# parking spaces provided in accordance with the applicable provisions of Section 37-33 (Maximum Width of Certain Uses). #Ground floor level street walls# shall be glazed in accordance with the provisions set forth in Section 37-34 (Minimum Transparency Requirements).

(b) Along #secondary street frontages#

Any #street wall# width exceeding 50 feet with no transparent elements on the #ground floor level# shall provide visual mitigation elements in accordance with the provisions for Type 1 blank walls set forth in Section 37-361 (Blank wall thresholds).

[Removing provisions relating to physical culture establishments because they have been superseded by the CPC-approved Health and Fitness Text Citywide Amendment (N 210382 ZRY).]

[Removing provisions relating to hotels because they have been superseded by the CPC-approved Citywide Hotel Text Amendment (N 210406 ZRY).]

143-20

SPECIAL BULK REGULATIONS

Within the #Special SoHo-NoHo Mixed Use District#, the #bulk# provisions of Article XII, Chapter 3 are modified by the provisions of this Section.

143-21

Special Floor Area Regulations

The applicable #floor area# regulations shall be modified as follows:

- (a) the #floor area ratio# for #community facility uses# shall be 6.5;
- (b) in M1-5 Districts paired with an R9X District north of Howard Street, the #floor area ratio# for all other non-#residential uses# shall be 6.0;
- (c) in M1-6 Districts paired with an R10 District east of Broadway and south of Grand Street, the #floor area ratio# for #commercial uses# shall be 8.0; and
- (d) in M1-6 Districts paired with an R10 District east of Broadway and north of Great Jones Street, the #floor area ratio# for #commercial uses# shall be 7.0.

143-22

Density

For all #residential buildings#, or portions thereof, including those existing on December 15, 1961, the factor to determine the maximum number of #dwelling units# shall be 680.

Where a #joint living-work quarters for artists# has utilized the provisions of Section 15-024 as alternative density provisions, such provisions shall remain in effect for any subsequent #conversion# to #dwelling units#. However, in applying such provisions, the #dwelling unit# factor provisions of this Section shall apply in lieu of 15-111.

143-23

Special Yard Regulations

The applicable #rear yard# and #rear yard equivalent# regulations shall be modified as follows:

- (a) Permitted obstructions

In any #rear yard# or #rear yard equivalent#, any #building# or portion of a #building# used for #commercial#, #manufacturing#, or #residential uses#, other than dwelling units, shall be a permitted obstruction, provided that the height of such #building# shall not exceed one #story#, excluding #basement#, nor in any event 23 feet above #curb level#.

In addition, in M1-5 Districts paired with an R9X District north of Howard Street, in any #rear yard#, any #building# or portion of a #building# used for any permitted non-#residential use#, shall be a permitted obstruction, provided that the height of such #building#, or portion thereof, shall not exceed two #stories#, excluding #basements#, nor in any event 30 feet above #curb level#.

Decks, parapet walls, roof thickness, skylights, vegetated roofs, and weirs, pursuant to Section 43-42 (Permitted Obstructions), shall be permitted above such height limitations.

(b) Required #rear yards#

For all #uses#, a #rear yard# with a depth of not less than 20 feet shall be provided at every #rear lot line# on any #zoning lot#, except as follows:

- (1) no #rear yard# shall be required within 100 feet of the point of intersection of two #street lines# intersecting at an angle of 135 degrees or less;
- (2) whenever a #front lot line# of a #zoning lot# coincides with all or part of a #street line# measuring less than 230 feet in length between two intersecting #streets#, no #rear yard# shall be required within 100 feet of such #front lot line#; and
- (3) for #interior lots# where the depth of such #zoning lot#, or a portion thereof, is less than 90 feet, and such shallow depth was in existence on December 15, 1961 and the date of application for a #building# permit, the required #rear yard# for such #interior lot#, or portion thereof, may be reduced by six inches for each foot by which the depth of a #zoning lot#, or portion thereof, is less than 90 feet. However, in no event shall the minimum depth of a #required yard#, or portion thereof, be reduced to less than 10 feet.

(c) Required #rear yard equivalents#

For #buildings#, or portions thereof, containing non-#residential uses#, no #rear yard equivalent# shall be required on any #through lot# or #through lot# portion of a #zoning lot#.

For #buildings#, or portions thereof, containing #residential# uses, on any #through lot# that is 110 feet or more in maximum depth from #street# to #street#, a #rear yard equivalent# consisting of an open area with a minimum depth of 40 feet midway, or within 10 feet of being midway, between the two #street lines# upon which such #through lot# fronts, shall be provided.

However, for #through lots# where the depth of such #zoning lot#, or a portion thereof, is less than 180 feet, and such shallow depth was in existence on December 15, 1961 and on the date of application for a building permit, the required #rear yard equivalent# for such #through lot#, or portion thereof, may be reduced by one foot for each foot by which the depth of a #zoning lot#, or portion thereof, is less than 180 feet. However, in no event shall the minimum depth of a #required yard#, or portion thereof, be reduced to less than 20 feet.

(d) Along district boundaries

The provisions of 43-30 (Special Provisions Applying Along District Boundaries), shall not apply along the district boundaries of two M1 Districts paired with #Residence Districts#.

143-24

Special Height and Setback regulations

For the purposes of this Section, Watts Street, West Broadway, Centre Street, and Great Jones Street shall be considered #wide streets#.

The applicable height and setback regulations are modified as follows:

(a) #Street wall# location

Along all #street# frontages, the #street wall# regulations applicable to #Quality Housing buildings# on a #wide street# in a C6 District, as set forth in Section 35-651 (Street wall location), shall apply. On #through lots#, the additional regulations set forth in paragraph (b) of Section 35-655 shall not apply.

For the purposes of applying such regulations, the minimum base height a #street wall# shall rise to, without setback, shall be those set forth in paragraph (b) of this Section.

(b) Base heights and maximum #building# heights

The table below sets forth the minimum and maximum base height, and maximum #building# height for all #buidings#.

A setback is required for all portions of a #building# that exceed the maximum base height specified for the applicable district, and shall be provided in accordance with paragraph (c) of this Section.

MINIMUM BASE HEIGHT, MAXIMUM BASE HEIGHT, AND MAXIMUM BUILDING HEIGHTS

<u>District</u>	<u>Minimum base height (in feet)</u>	<u>Maximum base height (in feet)</u>	<u>Maximum #building# height (in feet)</u>
<u>M1-5 / R7X</u>	<u>60</u>	<u>105</u>	<u>145</u>
<u>M1-5 / R9X</u>	<u>85</u>	<u>145</u>	<u>205</u>
<u>M1-6 / R10</u>	<u>125</u>	<u>155</u>	<u>275</u>

However, for any #zoning lot# located in a Historic District designated by the Landmarks Preservation Commission, the minimum and maximum base heights may be modified as follows:

- (1) the minimum base height of a #street wall# may vary between the minimum height set forth in the table above, and the height of the #street wall# of an adjacent #building# before setback, if such height is lower than the minimum base height; and
- (2) the maximum base height of a #street wall# may vary between the maximum base height set forth in the table above, and the height of the #street wall# of an adjacent #building# before setback, if such height is higher than the maximum base height.

(c) Setbacks

At a height not lower than the minimum base height or higher than the maximum base height specified for the applicable district in the table in paragraph (b) of this Section, a setback shall be provided in accordance with paragraph (c) of Section 23-662 (Maximum height of buildings and setback regulations) shall apply to such setbacks.

(d) Dormers

As an alternative to the dormer provisions of paragraph (c) of Section 23-621, dormers may be a permitted obstruction within a required front setback distance above a maximum base height, provided that the aggregate width of all dormers at the maximum base height does not exceed 40 percent of the width of the #street wall# of the highest #story# entirely below the maximum base height. Such dormers need not decrease in width as the height above the maximum base height increases.

143-25

Additional bulk modifications

For #buildings# containing #residences#, or portions thereof, the following additional #bulk# modifications shall apply.

(a) #Outer court# modifications

For #outer courts# containing #legally required windows#, if an #outer court# is less than 20 feet wide, the width of such #outer court# shall be at least equal to the depth of such #outer court#. If an #outer court# is 20 feet or more in width, it may extend to any depth.

(b) #Inner court# modifications

For #inner courts# containing #legally required windows#, the area shall not be less than 600 square feet, and the minimum dimension of such #inner court# shall not be less than 20 feet.

The minimum horizontal distance between a #legally required window# opening on an #inner court# and any wall opposite such window on the same #zoning lot# shall not be less than 20 feet.

(c) Distance between #legally required windows# and #lot lines#

The minimum distance between a #legally required window# and: any wall; a #rear lot line#, or vertical projection thereof; or a #side lot line#, or vertical projection thereof; shall be 20 feet, measured in a horizontal plane at the sill level of, and perpendicular to, such window for the full width of the rough window opening.

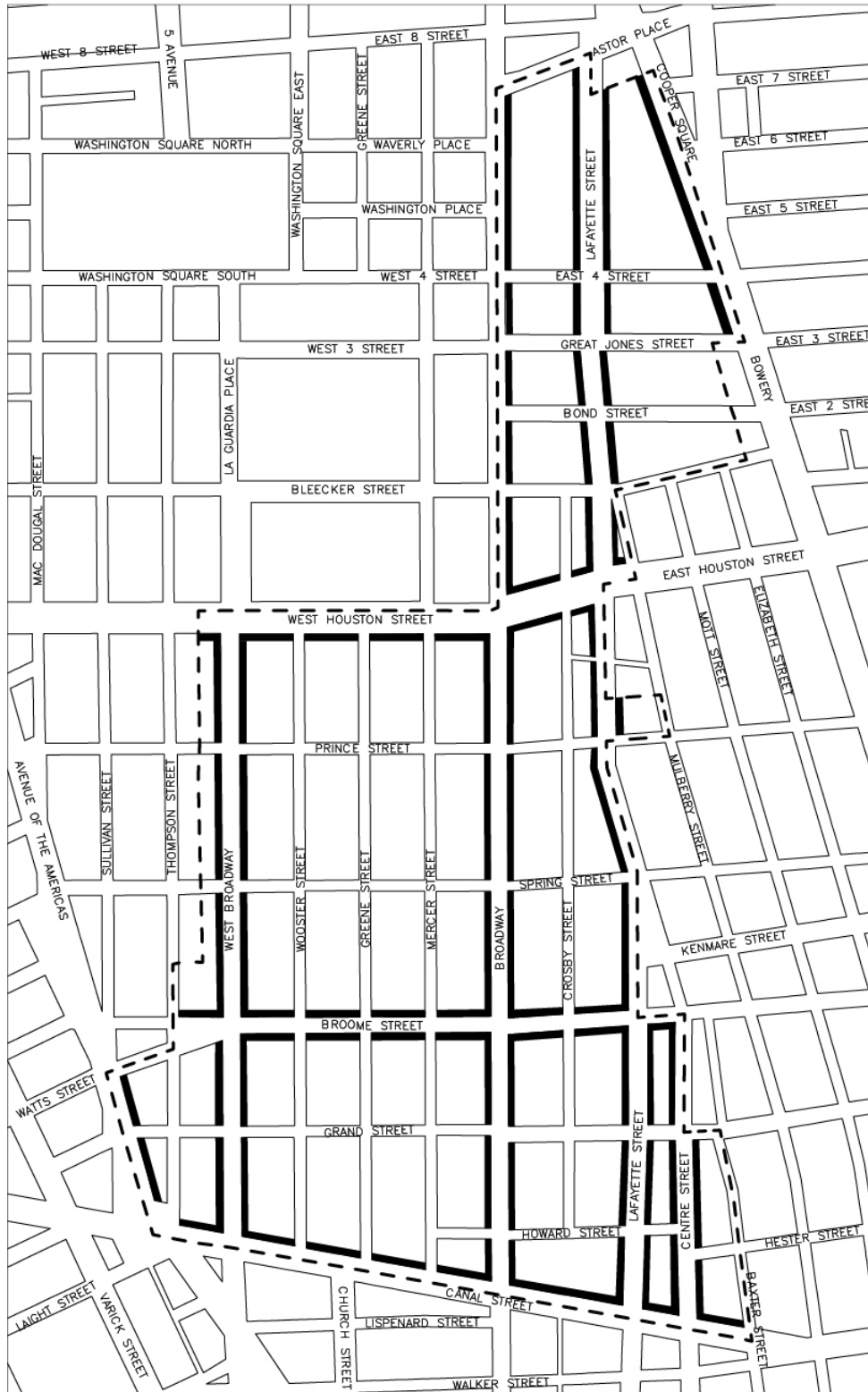
(d) Distance between #buildings#

The required minimum distance between the portion of a #building# containing #dwelling units# and any other #building# on the same #zoning lot# shall be 40 feet below a height of 125 feet. Portions of #buildings# above 125 feet that exceed, in aggregate, a #lot coverage# of 40 percent, shall be spaced at least 80 feet apart.

APPENDIX A

Special SoHo-NoHo Mixed Use District Plan

Map 1: Ground Floor Use Requirements



----- Special SoHo-NoHo Mixed Use District (SNX)
 ————— Type 1 Primary Street Frontage (143-15(a))



* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

MANHATTAN

* * *

Manhattan Community District 2

Map 1 – [date of adoption]

ANITA LAREMONT, *Chair*

KENNETH J. KNUCKLES, *Esq., Vice-Chairman*

**DAVID BURNEY, ALLEN P. CAPPELLI, *Esq.*, ALFRED C. CERULLO, III,
JOSEPH I. DOUEK, RICHARD W. EADDY, HOPE KNIGHT, ANNA HAYES LEVIN,
ORLANDO MARIN, RAJ RAMPERSHAD, *Commissioners***

Jeannine Kiely, Chair
Susan Kent, First Vice Chair
Valerie De La Rosa, Second Vice Chair
Bob Gormley, District Manager



Antony Wong, Treasurer
Eugene Yoo, Secretary
Ritu Chattree, Assistant Secretary

COMMUNITY BOARD No. 2, MANHATTAN

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Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

July 27, 2021

Marisa Lago, Chair
City Planning Commission
22 Reade Street
New York, NY 10007

Dear Ms. Lago:

At its Full Board meeting on July 26, 2021, CB#2, Manhattan (CB2, Man.), adopted the following resolution:

Opposition to the City's Proposed Plan to Rezone SoHo, NoHo and Chinatown

ULURP Application Nos. C210422 ZMM, N210423 ZRM
Draft Environmental Impact Statement CEQR No. 21DCP059M

Whereas:

A. The proposed SoHo, NoHo and Chinatown rezoning fails to achieve affordable housing goals and instead incentivizes office, dormitory and large retail development and will displace existing rent-protected and low-income residents.

1. Manhattan Community Board 2 (CB2) is committed to the protection of existing rent-regulated housing and the creation of new equitable affordable housing for NYC residents who are most in need.
2. The [SoHo NoHo Neighborhood Plan](#) (the Mayor's Plan) is unlikely to produce any affordable housing, while being falsely presented as a proposal to *expand* affordable housing and instead incentivizes commercial and dormitory uses.
3. The Mayor's Plan fails to protect against displacement, particularly for residents in Chinatown, seniors aging-in-place and tenants who are rent stabilized, rent controlled or protected under New York State Loft Law.
4. The Mayor's Plan also fails to secure the future or consider expansion of the highly successful JLWQA use as well as fails to mitigate the significant adverse impacts on open space, shadows, historic and cultural resources, transportation and construction noted in the Draft Environmental Impact Statement¹ (DEIS).

5. Adaptive reuse has been the heart of NoHo and SoHo's success. Artists and small retailers transformed a dying industrial district into a highly distinctive, architecturally significant, world-renowned neighborhood.
6. In its wake, the Mayor's Plan will eliminate the zoning that makes these historic districts unique, attractive and highly successful.
7. The Final Scope of Work (FSOW) of the Mayor's Plan remains virtually unchanged from the Draft Scope of Work (DSOW) and ignores recommendations from sincere housing and community advocates – including CB2's own detailed, [40-page critique of the Draft Scope of Work](#) – and from the [Envision SoHo/NoHo](#) report and Advisory Group sponsored by DCP, Manhattan Borough President Gale Brewer and Council Member Margaret Chin.
8. The rushed rezoning plan is designed to coincide with the last days of Mayor de Blasio's administration and prevents input from the incoming mayor and city council.
9. The plan, conceived during the depths of the COVID-19 pandemic, cannot take into account post-pandemic changes in live-work and usage of commercial space.
10. The city's public meetings, none of which were held in-person, failed to include members of the Chinatown community, where almost half of the projected new development will be built.

For all these reasons, and for the specific areas of concern detailed below, Manhattan Community Board 2 rejects the City's fundamentally flawed and unacceptable SoHo NoHo Neighborhood Plan.

B. Key Areas of Concern

1. The Mayor's Plan Fails to Guarantee Any Critically Needed Affordable Housing.

- a. The City admits that there is **zero** guarantee that any affordable housing units will be created as a result of the proposed Plan.
- b. The rezoning will incentivize the replacement of existing architecture with new, out-of-scale luxury residential structures with a minimal number of affordable units or with commercial or dormitory uses. [Mandatory Inclusionary Housing](#) (MIH) (i) allows building enlargements with no affordable housing required, (ii) creates new luxury housing with no affordable housing on site if the developer pays into a housing opportunity fund to build it elsewhere, (iii) permits exemptions based on deep lot size and small building footprints and (iv) most importantly, fails to create affordable housing for those most in need in our community² – at income levels that fall below 40% Area Median Income³ (AMI).
- c. These incentives for commercial⁴ and dormitory use as well as the proposed modification to preserve large buildings (60,000 sq. ft. and larger) for commercial use⁵, will result in a proliferation of large office and/or other commercial structures with no affordable housing at all.
- d. The addition of residential use will allow dormitories of up to 6.5 FAR, which were previously not permitted and, given the limited development sites and proximity to a number of universities, will create another use that competes against affordable housing.
- e. In fact, ***the Mayor's Plan will likely result in a net reduction of the number of affordable housing units.*** It incentivizes the demolition of existing low-rise buildings and the displacement of rent-stabilized tenants in ***at least*** [635 rent-regulated units](#) and

*likely much more in at least 185 buildings.*⁶ These units are disproportionately located in the rezoning areas with the highest proposed upzonings – the 12 FAR zones – and are therefore especially threatened by the plan. Particularly at risk are residents in Chinatown (located in the SoHo East designated opportunity zone, where one property owner has multiple contiguous properties that will benefit from higher commercial FAR) and senior citizens aging-in-place, especially those tenants in smaller JLWQA and rent-stabilized buildings, which are prime targets for demolition.

- f. The Mayor's Plan will fail to achieve a more socioeconomically and racially diverse neighborhood in part because MIH relies on large-scale luxury development with low numbers of affordable units.
- g. Any future rezoning plan must review and include protections for tenants at risk of displacement.⁷
- h. CB2 also insists that any rezoning plan addresses options for *adding more permanently affordable housing, including supportive housing, without the addition of more luxury housing*, including (i) incentivizing adaptive reuse and sustainability, (ii) converting empty hotels and offices to affordable housing; (iii) constructing 100% affordable housing on the federally-owned parking lot at 2 Howard Street under existing HPD programs, (iv) identifying opportunities to build more affordable housing, particularly on vacant sites, while addressing displacement concerns, and (v) acquiring and subsidizing the development of 100% affordable housing and/or supportive housing on sites within the rezoning area, including bold and imaginative uses of the limited developable land in SoHo, NoHo and Chinatown.

2. Zoning changes will squeeze out small retail stores and negatively impact quality of life for current and future residents.

- a. CB2 supports allowing as-of-right ground-floor local retail less than 10,000 sq. ft. under Use Group 6, appropriate for a mixed-use residential district.
- b. CB2 supports maintaining a special permit for retail more than 10,000 total sq. ft., as is the case in most commercial districts in the city⁸ to ensure community input in the creation of large-scale retail uses and to give voice to and support small business owners and opposes⁹ any zoning-led bailout for overleveraged retail property owners.¹⁰
- c. CB2 continues to support the enforcement of the city's loading berth¹¹ requirements to reduce noise, pollution and congestion from frequent deliveries and trash pickup, based on total selling space, including basements.
- d. CB2 supports maintaining a size limit and creating a special permit for eating and drinking establishments above 5,000 sq. ft. or seating capacity above 200, similar to requirements in the nearby Special Hudson Square District¹² and Special Tribeca Mixed Use District.
- e. The Mayor's Plan projects residential use to increase¹³ but does not address quality of life concerns for current and future residents. Any future rezoning plan should (i) require a special permit for any commercial rooftop or outdoor eating and drinking, club, meeting hall, event space, accessory to retail or catering uses and (ii) prohibit eating and drinking uses and high-impact retail uses above the 2nd floor. To date, voluntary city programs, including those promoted by our area's Business Improvement Districts, have not

successfully addressed quality-of-life concerns for the residential community and should not be expected to mitigate those known impacts in the future.

- f. CB2 does not support new developments or conversions that mix commercial and residential on the same floor, nor places commercial uses above existing residential uses within a building.

3. The Proposed “Mechanism” for Converting Manufacturing Use Group 17-D, Joint Living-Work Quarters for Artists (JLWQA), to Residential Use Group 2 Creates Adverse and Unknown Consequences for Current Residents and will Eliminate this Unique Use.

- a. The Mayor's Plan would eventually eliminate Manufacturing Use Group 17-D JLWQA units, the defining characteristic of SoHo and NoHo's M1-5A and M1-5B zoning districts¹⁴ through a last minute and ill-conceived “mechanism” to remove this special use. Payments into an undefined Arts Fund do not provide a long term sustainable model using one-time contributions and DCP provided no financial analysis to support this proposal despite repeated requests from CB2.
- b. The proposed “mechanism” does not meet the stated goal of creating dedicated space for arts & culture through mandated space within buildings per zoning requirements, instead relying on arbitrary decisions directed by market forces and availability, and only then would an arts or culture use have an option for a grant to rent space.
- c. **Why 17-D?** Manufacturing Use Group 17-D is the unique designation of space for the manufacture of art, which also allows for residential use and requires occupancy by at least one certified artist in each unit. This permitted the adaptive reuse of disused manufacturing spaces for arts and residential uses and set in place similar movements to revitalize industrial districts in cities around the world.
- d. **Plan Ignores Existing Population of Artists.** Despite large numbers of Certified Artists who participated in the [Envision SoHo/NoHo](#) process and continue to utilize JLWQA units for the production of art, DCP vastly underestimates the number of working artists in SoHo and NoHo and abruptly forms its own conclusions through incorrect interpretations of the state's Department of Cultural Affairs (DCLA) data (there is no requirement that *all* artists must go through certification) and a yawning lack of interest in the underlying reasons for the drop in applications over the decades (a regimen of non-enforcement and a lengthy certification process).
- e. **Expanding Definitions.** The Mayor's Plan ignores [Envision SoHo/NoHo](#)'s recommendations to “consider a potential expansion of live-work definition that reflects current and future trends” nor does it “encourage and support artist/maker/cultural worker occupancies.” This would evolve this unique and emulated use to include a broader spectrum of certified artists or makers.¹⁵
- f. **Punitive Fee.** The Mayor's Plan imposes a \$100 per sq. ft. conversion fee that is financially punitive, particularly to pioneering legally conforming senior citizens who are aging-in-place and who went through considerable hardship to legalize their spaces and buildings under the current zoning laws. In addition, the conversion fee does not mitigate any adverse impact from the Mayor's Plan in Soho, NoHo, or Chinatown, especially the elimination of art manufacturing spaces.¹⁶ Meanwhile, the Mayor's Plan would newly

allow as-of-right ground floor retail, department store, dormitory, and other uses, and significant increases to commercial FAR, at no cost to commercial building owners. Moreover, the Mayor's Plan fails to make a distinction between those property owners who legally conform to the current zoning requirements and those who do not, which results in an excessive punitive conversion fee for those who have gone to great lengths to both convert and legally occupy Use Group 17-D spaces.

- g. **Cost for Building Code Consequences.** The Mayor's Plan neither adequately considers nor did DCP adequately explore the complexity and impact of converting Manufacturing Use Group 17-D JLWQA units to Residential Use Group 2 units including the myriad changes required by the city's building code compliance during conversion from a manufacturing to a residential use and the associated costs to the "pathway to legalization" including architects, engineers, lawyers and tradespeople to do the necessary work to be code-compliant.
- h. **Displacement of Rent-Protected JLWQA Tenants.** The Mayor's Plan fails to adequately address harm that could occur to current rent regulated tenants residing in rent-stabilized loft law/former Interim Multiple Dwelling (IMD) JLWQA units or those currently protected by the loft law; DCP has acknowledged that they are not experts on loft law units¹⁷ and have not initiated any conversations with our local state elected officials on the impacts on these tenants.
- i. **Adverse Impacts on Individual Owners.** The Mayor's Plan fails to adequately address co-ops or condos and the likelihood that these boards could impose conversions from Use Group 17D to Use Group 2 for all existing JLWQA units throughout their building. As a result, individual shareholders or owners could face elimination of allowable arts uses and significant financial hardship, up to and including loss of their unit.
- j. **Ill-Conceived Arts Fund.** The creation of an Arts Fund is ill conceived because it fails to acknowledge or memorialize the contributions of artists to adapting, reusing and rebuilding SoHo and NoHo and instead would simply create a non-city source for arts funding to distribute beyond the SoHo, NoHo and Chinatown proposed rezoning area which would not reflect the loss of spaces for the creation of art in SoHo and NoHo. In 1973, the Landmarks Preservation Commission (LPC) stated that "the [SoHo-Cast Iron Historic] district demonstrates one way in which the core of an old city can be given new life without the destruction of its cultural heritage."¹⁸
- k. CB2 supports the continued evolution of JLWQA, not its replacement with Residential Use Group 2¹⁹, updating and reviewing the definition of "Artist" as defined by the state and administered by the Department of Cultural Affairs (DCLA), such as the inclusion of Maker and other living-work uses.²⁰
- l. Given the complex interplay between the city's zoning text and Article 7-B in the state's Multiple Dwelling Law, CB2 supports working in tandem with local state elected officials *before* proposing changes to JLWQA. To date, DCP has not done this.

4. **Massive Increases in Allowable Square Footage will Erase the "Historic" of the Once-Historic Districts and fundamentally transform SoHo, NoHo and Chinatown.**

- a. CB2 opposes the proposed increase in allowable Floor Area Ratio (FAR) – from the current level of 5 to levels up to 12, the maximum FAR allowed under New York State law. This FAR increase incentivizes the demolition of existing buildings in the six

historic districts²¹ that give these neighborhoods their defining character and that comprise over 80%²² of the rezoning area, in Chinatown and the adjacent neighborhoods. This increased development pressure as a result of the rezoning will lead to residential and commercial displacement, and loss of significant historic and cultural assets in some of the already most economically challenged parts of the district.

- b. The proposed increase in FAR also will permit (i) vertical expansion of buildings in historic districts, putting great pressure on the LPC to approve such highly visible enlargements because the zoning allows it; (ii) construction of new towers that will destroy the best features of the existing historic neighborhood context such as the predominant street wall, mass and scale of the buildings; and (iii) pairing with “bonus” packages such as [Elevate Transit: Zoning for Accessibility](#) that will increase the size of buildings an additional 20%.
 - c. All members of the [Envision SoHo/NoHo](#) Advisory Group agreed that the historic character of the SoHo and NoHo Historic Districts should be preserved. The Group understood that historic cast-iron buildings and the legacy of an artists’ community are what draws people to this neighborhood, and fuels an economic engine of residents, workers and visitors. DCP did not consider this unanimous consensus of its own Advisory Group during the rushed, irresponsible formulation of the Mayor’s Plan.
 - d. **LPC Discretion.** While such increased allowances are still at the discretion of the LPC, this increase in the zoning would send a signal to the LPC that much larger development should be approved, and give developers a greater incentive to seek permission to demolish. In fact, the Mayor’s Plan anticipates the demolition of 73 historic architectural resources in historic districts.²³
 - e. **LPC Not Consulted.** DCP has stated that they would rely on LPC review to protect the historic districts located within the Plan Area. However, despite bringing in many city agencies throughout the [Envision SoHo/NoHo](#) Neighborhood Plan processes, DCP has never included the LPC as part of that public engagement.
 - f. **Adverse Impact on Displacement.** There is also significant risk of “eviction through construction” for rent regulated and loft law tenants because of proposed as-of-right allowances for additions to buildings that are occupied.
 - g. **Adverse Impact on State/National Register (S/NR) of Historic Places.** The rezoning also will impact buildings in the S/NR of Historic Places including the portions of the SoHo Historic District, Bowery Historic District, and Chinatown and Little Italy Historic District that are outside of the impacted NYC-designated landmarked districts, the SoHo-Cast Iron Historic District and Extension, NoHo Historic District and Extension, NoHo East Historic District, and parts of the Sullivan-Thompson Historic District.
 - h. **Development Rights.** CB2 opposes the transfer of development rights beyond currently permitted contiguous lots and any future proposal must maintain the contextual 85 ft. street wall height.
5. **The Mayor’s Plan offers no mitigation measures for the significant adverse impacts on open space, shadows, historic and cultural resources, transportation and construction.**

- a. CB2 cannot accept the DCP's plan to mitigate¹ the adverse impact on open space by creating "additional passive open space" even though 70% of the study area population will use active open space and the study area is better served by passive open space.²⁴
- b. The DEIS acknowledges flooding in the southwest corner of the rezoning area but fails to offer a plan to address sustainability, resilience and climate change²⁵.

6. Other Concerns.

- a. **Virtually Unchanged Plan Ignores Input.** The Mayor's Plan remains virtually unchanged from the Draft Scope of Work (DSOW), ignoring CB2's, Elected Officials and the community's constructive well-considered suggestions and criticisms – including details from CB2's 40-page, 16,000-word [December 2020 resolution](#) in response to the DSOW and many responses²⁶ from stakeholders, residents and others.
- b. **No Chinatown Outreach.** The city has failed to reach out to the many residents who will be displaced and have been left in the dark by the mayor and DCP. The city continues to marginalize the residents of Chinatown by utterly failing to directly outreach to residents of Chinatown even though 43% of the new housing development is projected in Chinatown. For example, the City only hosted one meeting on April 30, 2019 for the Chinatown community and only one person attended. More recently, on July 15, 2021, a member of a family with significant property holdings in Chinatown and multiple contiguous in the SoHo East designated opportunity zone was quoted in a major local Chinese Daily newspaper *Sing Tao Daily* stating that they only recently became aware of the proposed rezoning.
- c. **Failure to Share Financial Analyses.** DCP has refused to share any of the financial analyses that CB2 has repeatedly requested in response to the DSOW and the FSOW, without which it is impossible to understand the rationale of the Mayor's Plan.
- d. **Insufficient Review Time.** CB2 was not granted sufficient time to review the Mayor's Plan²⁷ as provided for in the 2019 Charter Revision changes overwhelmingly supported by New York City voters.
- e. **Plan Underestimates Development and Mitigation.** The Mayor's Plan, with only 26 Projected Sites, underestimates the actual development that will occur and thereby underestimates required mitigations, which is supported by studies of recent City rezonings.²⁸ The DEIS ignores 58 Potential Sites because the Mayor's Plan randomly assumes they will be developed in years 11 to 20.

Therefore, be it resolved that Manhattan Community Board 2:

1. **Rejects the Mayor's Plan because it fails to meet its stated goals** – to create affordable housing, allow a wider range of commercial and residential uses, and support the creative community. Instead:
 - a. **It fails to achieve its affordable housing objectives and fails to protect against displacement of low-income tenants**, particularly Chinatown residents, seniors aging-in-place and tenants who are rent-stabilized, rent controlled or currently only protected under New York State Loft Law. Instead, the Mayor's Plan must provide significantly

more affordable housing through direct city investment in 100% affordable housing construction, adaptive reuse of existing buildings, and revise requirements that mandate far greater numbers of affordable housing units with lower median incomes than currently under the city's MIH program;

- b. **It fails to strengthen the unique mixed-use neighborhood, incentivizing commercial development and large retail at the expense of small businesses.** Eliminating retail caps threatens small businesses and removing eating and drinking caps eliminates the community's voice on uses that may be incompatible with residential neighborhoods. These changes will negatively impact the expanding residential community;
 - c. **It fails to secure the future or consider expansion of the highly successful JLWQA use** and instead (i) proposes the eventual elimination through an ill-conceived "mechanism" identified as an arts fund with no meaningful details, (ii) charges a punitive tax on current residents, many of whom are legally conforming seniors aging-in-place and (iii) imposes costly code compliance requirements as a result of the change from manufacturing to residential use that DCP has not even considered;
 - d. **It fails to protect the six historic districts** and buildings in the adjacent areas and in fact encourages unprecedented encroachment of massive commercial development within them;
 - e. **It utterly failed to directly reach out to residents of Chinatown** and include their input even though 43% of the new housing development is projected in Chinatown. It failed to engage with the community as promised throughout the [*Envision SoHo/NoHo*](#) process, including residents, other stakeholders, our state elected officials, the Manhattan Borough President, our local city council members and city council land use staff in the formation of the City's Plan;
 - f. **It fails to mitigate the impact of the Mayor's Plan** on active open space, shadows, historic and cultural resources, transportation and construction; and,
 - g. **It fails to modernize and preserve** the governing framework for SoHo and NoHo, to expand on the clear success achieved and does not evolve the zoning to meet the city's objectives.
- 2. Joins with tenant groups, preservationists and many highly respected organizations in SoHo, NoHo and Chinatown and across the city (see Appendix A) in opposing the Mayor's Plan that clearly financially benefits property owners and does not take into account the negative long-term effects.
 - 3. Urges the city to resume its planning process under an administration that will work in good faith to balance the goals of those advocating for affordable housing and historic preservation, since it is possible to do both, by specifically addressing the plan's failures detailed above.
 - 4. Implores our elected officials to do what DCP has refused to do – LISTEN TO THE COMMUNITY!

Vote: Passed with 36 Board members in favor (S. Aaron, W. Benesh, K. Berger, C. Booth, A. Brandt, R. Caccappolo, C. Dawson, V. De La Rosa, R. Ely, M. Fitzgerald, J. Gallagher, S. Gammie, D. Gruber, W. Kawadler, S. Kent, J. Kiely, I. Kwan Arce, P. Laraia, M. Levine, J. Liff,

M. Metzger, D. Miller, B. Pape, D. Raftery, B. Riccobono, R. Rothstein, S. Russo, R. Sanz, S. Sartiano, S. Secunda, G. Silvera Seamans, C. Spence, S. Wittenberg, A. Wong, E. Yoo, A. Zeldin) and one opposed (C. Dignes)

Please advise us of any decision or action taken in response to this resolution.

Sincerely,



Jeannine Kiely, Chair
Community Board #2, Manhattan



Anita Brandt, Chair
Community Board #2, Manhattan
SoHo/NoHo Working Group

JK/jt

c: Hon. Jerrold Nadler, U.S. Representative
Hon. Carolyn Maloney, U.S. Representative
Hon. Nydia Velazquez U.S. Representative
Hon. Brad Hoylman, NY State Senator
Hon. Brian Kavanagh, NY State Senator
Hon. Deborah Glick, Assembly Member
Hon. Yuh-Line Niou, Assembly Member
Hon. Bill de Blasio, Mayor
Hon. Vicki Been, Deputy Mayor
Hon. Jumaane Williams, Public Advocate
Hon. Scott Stringer, City Comptroller
Hon. Gale A. Brewer, Manhattan Borough President
Hon. Corey Johnson, City Council Speaker
Hon. Margaret Chin, City Council Member
Hon. Carlina Rivera, City Council Member
Edith Hsu-Chen, Manhattan Director, Dept. of City Planning
Sylvia Li, Dept. of City Planning
Andy Cantu, Dept. of City Planning

Appendix A

Letters and Statements from Affordable Housing and Tenant Groups, Neighborhood and Preservation Organizations Against the Mayor's Plan

Joint Letters and Statements

- (a) [May 2021 Joint Letter](#) to Borough President Brewer, Councilmembers Chin and Rivera, and Speaker Johnson
- (b) [June 2021 Press Release](#), *Affordable Housing and Tenant Groups, SoHo, NoHo, and Chinatown Neighborhood Organizations, and Artists and Historic Preservationists Slam de Blasio SoHo/NoHo Upzoning Plan, Urge "NO" Vote*

Affordable Housing and Tenant Groups

- 1. [Chinatown Working Group](#) ^{(a), (b)}
- 2. [Cooper Square Committee](#) ^(b) ([view letter](#))
- 3. [Met Council on Housing](#) ^(b)
- 4. [New York City Loft Tenants](#) ^(a)
- 5. [Tenants PAC](#) (a statewide housing and tenant group) ^(b)

Historic and Environmental Preservation Organizations

- 6. [Friends of the Upper East Side Historic Districts](#) ([December 2020 letter](#))
- 7. [Historic Districts Council](#) ^(b) ([June 2021 statement](#))
- 8. [Landmark West!](#) ([December 2020 letter](#))
- 9. [Municipal Arts Society](#) ([December 2020 testimony](#)) ([April 2021 statement](#)) ([July 2021 letter](#)) (*Comparison Sliders: Potential & Projected Development from SoHo/NoHo Neighborhood Plan*)
- 10. [National Trust for Historic Preservation](#) ([March 2021 letter](#))
- 11. [New York Landmarks Conservancy](#) ([Upzoning Overkill](#)) (*The Times Story on SoHo / NoHo has Flawed Assumptions*) ([July 2021 letter](#))
- 12. [Preservation League of NYS](#) ^(b) ([March 2021 letter](#))
- 13. [The Victorian Society New York](#) ([letter](#))
- 14. [Village Preservation](#) ([December 2020 letter](#)) (December 2020, [Community Alternative Zoning Plan](#). March 2021, [Upzoning SoHo and NoHo: Why the City's Rezoning Plan Will Decrease Socio-Economic Diversity and Reduce Net Affordable Housing](#). May 2021, [The Many Ways de Blasio's SoHo/NoHo Plan Encourages Developers to Build Without ANY Affordable Housing...](#)) ^{(a), (b)}
- 15. The Sierra Club ([July 2021 statement](#))

Neighborhood Organizations

- 15. Alexandr Neratoff, Architect (Envision SoHo/NoHo Advisory Group) ([July 2021 letter](#))
- 16. [Bowery Alliance of Neighbors](#) ^(a)
- 17. Bowery Block Association
- 18. Broadway Residents Coalition ^{(a), (b)}
- 19. [Downtown Independent Democrats](#) ([December 2020 letter](#)) ^(a)
- 20. [East Village Community Coalition](#) ^(a)
- 21. [Human-Scale NYC](#) ^(a)
- 22. [Lower East Side Preservation Initiative](#) ^(a)
- 23. [NoHo-Bowery Stakeholders](#) (June 2021, [A Better Zoning Plan for SoHo and NoHo](#))

Appendix A cont'd.

24. [NoHo Neighborhood Association](#) ^(a)
25. [SoHo Alliance](#) ^{(a), (b)}
26. [SoHo Design District](#) ^(a)
27. [South Village Neighbors](#) ^(a)
28. [Tribeca Trust](#) ^(a)

Endnotes

1. DEIS, [Chapter 21, Mitigation](#), page 21-1.
2. PS 130 on Baxter Street continues to serve on average 4,500 to 6,000 free meals every day.
3. The U.S. Department of Housing and Urban Development defines [Area Median Income](#) (AMI) each year. The 2021 AMI for the New York City region for a three-person family is \$107,000 at 100% AMI, \$42,960 at 40% AMI, \$64,440 at 60% AMI, \$85,920 at 80% AMI, and \$139,620 at 130% AMI.
4. Commercial development in the proposed M1-6/R10 areas where commercial space can be built to 10 FAR without any MIH penalty vs. 12 FAR for residential use with MIH. As we see in Hudson Square, developers are opting to build office space and forego residential development at a FAR of 9 or with inclusionary housing with a 3 FAR bonus. For example, Hudson Square Properties is breaking ground on a 270,000 sq. ft. speculative office development. On July 21, 2021, [Hudson Square Properties—a consortium of Trinity Wall Street, Hines, and Norges Bank—will break ground](#) on a speculative office development at 555 Greenwich Street.
5. See “non-residential floor area retention”, DEIS, [Chapter 2, Land Use, Zoning and Public Policy](#), page 2-42 and [City Planning Commission Review Session](#), slide 72.
6. Village Preservation identified [635 units in 105 buildings](#). DCP identified [185 rent regulated buildings](#) but did not identify the number of units.
7. Anti-displacement provisions should a) not permit upzoning of any site that has rent regulated or loft law units because this will create financial incentives for demolition, b) eliminate sites where additional FAR can only be used to add vertical enlargements because this will result in penthouse additions and no affordable housing and c) include [Certification of No Harassment](#) provisions before applying for a permit for a change in use or demolition as supported by the [Chinatown Working Group](#), Pratt Center for Community Development. [Preserving Affordability & Authenticity: Recommendations to the Chinatown Working Group](#), December 2013, page 79. Reliance on legal remedies to cure displacement by construction, neglect or harassment requires tenants to take often-unavailable time to find and consult with attorneys, take off from work to provide testimony and attend related appointments and can take months to years to work its way through the courts, all while the tenants and their families experience dangerous, sometimes barely livable conditions.
8. “The representatives have argued that existing oversized retail along Broadway, which have been cited with violations for illegal conversion from manufacturing space by the Department of Buildings as recently as April 10, 2017 make this proposal within the character of the neighborhood. Illegal uses and/or establishments as the rationale for a land use decision is illogical.” Borough President’s Comments, Recommendation on ULURP Application C 170192 ZSM – 462 Broadway By 462BDWY LAND, L.P., May 22, 2017.
9. “The SoHo community is under daily siege by illegal large-scale retail. This agreement at 462 Broadway to approve retail use below the second floor, but only for stores with less than 10,000 square feet of selling space including the cellar, includes tough new quality of life restrictions to address persistent issues like overnight deliveries, trash, illumination, and sidewalk-jamming pop-up events. Most importantly, it creates a desperately needed new paradigm in this iconic neighborhood.” Press Release - CM Chin, Community Board 2 & SoHo Residents Win Agreement Blocking Illegal Big-Box Retail at 462 Broadway, August 21, 2017.
10. [REBNY Retail Reports](#), 2000 – 2021. [Soho’s Prince Building Tumbles \\$130M After Artists & Fleas Flees](#) (Commercial Observer, June 3, 2019.) [Transfers: \\$12.8M Thor Equities SoHo Foreclosure](#) (PincusCo, May 4, 2021.)
11. The Cable Building, located at 611 Broadway in the NoHo Historic District, includes loading berths on Mercer Street. In addition, the new building at 300 Lafayette at East Houston in SoHo was built with required an off-street loading berth, in conjunction with use group10 retail space within that development.
12. [City Planning Commission Resolution, January 23, 2013](#), pages 31-32.
13. Residential use will increase from the current 40% of sq. ft., [Envision SoHo NoHo: A Summary of Findings and Recommendations](#), November 2019, page 32.

Endnotes cont'd.

14. M1-5A and M1-5B districts are distinct from other manufacturing districts as they provide for Joint Living-Work Quarters for Artists (JLWQA), which is a use group that allows for the residential occupation and use of manufacturing buildings for manufacturing art by [Certified Artists](#) as defined by the Department of Cultural Affairs.
15. [Envision SoHo NoHo](#), pages 58 and 63.
16. Other ULURPs have created funds to mitigate adverse impacts.
 - Ex. #1 To mitigate the adverse impact on open space, the nearby 2013 Special Hudson Square District created an *Active Open Space Fund Of* only \$5 per sq. ft. for new, converted or expanded residential development and allowed these funds to be spent in Hudson Square in consultation with the local community board and councilmember as detailed in the [March 20, 2013 Restrictive Declaration](#), Section 3, Active Open Space, pages 8-9.
 - Ex. #2 To [mitigate](#) the adverse impacts on open space, shadows and transportation, the March 2017 Greater East Midtown Rezoning created a [Public Realm Improvement Fund \(PRIF\)](#). The [rezoning increased FAR by 3, ranging from 21 to 30 FAR and allowed the transfer of development rights](#) throughout the entire district, creating significant value, particularly for landmarked sites. In return, 20% of the sale of development rights fund the PRIF, at an estimated cost of [\\$61 per sq. ft.](#)
17. "I don't pretend to be a loft law expert." DCP at CB2's SoHo NoHo Working Group Meeting, July 8, 2021, [Livestream](#), 58:07.
18. Ranzal, Edward. New York Times. "[SoHo Made A Historic District](#)." August 17, 1973, page 35.
19. "The continued use of special permits to eliminate JLWQA in favor of residential use will have an adverse effect on the conforming uses in the surrounding area as there will be a systematic reduction in affordable artist housing in SoHo.", "If JLWQA is to be phased out in the neighborhood, then alternative programs for artist housing should be discussed", Borough President's Comments - Recommendation on ULURP Application No. C 130066 ZSM – 498 Broome Street By Goose Mountain NYC, LLC, December 22, 2014.
20. Testimony by Alexandr Neratoff, Architect, on the SoHo NoHo Rezoning, June 2021. He also participated on the [Envision SoHo/NoHo](#) Advisory Group, representing the NYC Loft Tenants Association.
21. The six historic districts are the 1) [SoHo–Cast Iron Historic District](#) was designated by the Landmarks Preservation Commission (LPC) in 1973 consists of 26 blocks, contains approximately 500 individual buildings, 2) [SoHo–Cast Iron Historic District Extension](#), designated by LPC in 2010, consists of approximately 135 properties, 3) [NoHo Historic District](#), designated by LPC in 1999, comprises approximately 125 buildings and 4) [NoHo Historic District Extension](#) designated by LPC in 2008, consists of 56 buildings, 5) [NoHo East Historic District](#), designated by LPC in 2003, consists of 42 buildings, and 6) a small part of the Project Area is within the [Sullivan-Thompson Historic District](#), designated by LPC in 2016. DEIS, [Chapter 7, Historic and Cultural Resources](#).
22. DEIS, [Executive Summary](#), page S-6.
23. DEIS, [Chapter 7, Historic and Cultural Resources](#), page 7-3.
24. DEIS, [Chapter 5, Open Space](#), page 5-22.
25. DEIS, [Appendix B, Known Developments and Waterfront Revitalization Programs](#).
26. Experts and community stakeholders submitted 145 written comments to DCP on the Draft Scope of Work included in the Final Scope of Work including [Joint Testimony](#) from the Office of Council Member Margaret S. Chin and the Office of the Manhattan Borough President Gale A. Brewer.
27. In letters to DCP from CB2 on April 27, 2021, and again on April 30, 2021, CB2 raised issues with DCP and stated that CB2 did not believe DCP was in compliance with the 2019 amendments to Uniform Land Use Review Procedure (ULURP) provisions under the City Charter, Section 197-c, paragraph c, and asked for clarification. DCP responded to the first letter but failed to address issues with compliance raised in the second letter, including information from the 2019 Charter Revision Commission. The Manhattan Borough President's Office followed up with DCP following an inquiry from CB2 requesting a response, but no written response was ever provided. On June 23rd, 2021, during a CB2 public meeting, DCP representatives were asked about the letter. They stated that they were aware of the letter but did not explain why no written response was provided. DCP's lack of sincere participation in the public process of the SoHo NoHo Neighborhood plan was noted in several public remarks made by Manhattan Borough President Brewer, Council Member Chin and Council Member Rivera. CB2's inquiries on DCP's compliance with the 2019 amendments to ULURP provisions under the City Charter, Section 197-c, paragraph c have not been resolved with CB2 or adequately addressed by DCP, raising serious concerns regarding the ULURP process.
28. Municipal Arts Society, "[A Tale of Two Rezoning: Taking a Harder Look at CEQR](#). Vast Miscalculations of Potential Development Have Lasting Impacts on Rezoned Neighborhoods." November 8, 2018.