SoHo/NoHo Neighborhood Plan
As Approved by the City Planning Commission | Oct 20, 2021
Proposal at a Glance

Expand Housing

Add housing & require affordable housing in centrally located, transit-rich neighborhoods with good jobs and services

Support the Arts

Sustain SoHo/NoHo’s cultural legacy by promoting public presence of the arts in and around SoHo/NoHo

Strengthen Mixed-Use

Establish modern mixed-use zoning that strengthens SoHo/NoHo’s status as a regional hub for jobs and commerce

Build Contextually

Accommodate growth within contextual envelopes that encourage good design and respond to historic character

Improve Public Realm

Continue collaboration with DOT, DSNY, and local stakeholders to explore public realm improvement strategies
Neighborhood Planning Process

Envision SoHo / NoHo
Engagement Events
January 2019 - January 2020
Report Release & Public Feedback
November 2019 - January 2020

Proposal Development

Environmental Review Process (CEQR)

Info Sessions

Land Use Review Process

SoHo / NoHo Neighborhood Plan | Oct 20, 2021
1. Introduction & Background
2. SoHo/NoHo Neighborhood Plan Goals
3. Zoning Proposal
4. Environmental Review
1. Introduction & Background

- Study Area Context
- Why SoHo/NoHo?
Introduction & Background

Study Area

*SoHo/NoHo, Manhattan CD 2*

- Centrally located
- Exceptional transit access (10 stations on N/Q/R/W, B/D/F/M, A/C/E, J/Z, 1, 6 subway lines)
- Dynamic mixed-use neighborhoods with live-work traditions
- Five-decade old manufacturing zoning (M1-5A/M1-5B established in 1971)
- Iconic cast-iron architecture protected by six historic districts
- Unique history and cultural identity
Introduction & Background

Exceptional Transit
Dynamic Mixed-use
Iconic Architecture
Introduction & Background

Unique History & Cultural Identity

1820s | Residential
1860s | Commerce, Entertainment, & Industry
1950 | Artist live-work
1960 | Loft-living
1970 | Mixed-use neighborhoods
1980 | 1990
2000 | 2010 | 2020

Post-Civil War - mid-20th c.
Apparel/textile manufacturing, warehousing & wholesale center

1960’s - 1970’s
Artist live-work gaining legal status

1980’s
Increasingly popular loft-living

1990’s - present
Dynamic mixed-use district

Mid-20th Century
Shrinking industrial sectors & burgeoning artist live-work community
Entertainment District
Industry & Commerce

1870 Broadway, north across Grand Street (New York Public Library)
Changing Economy & Industry
Introduction & Background

Unique History & Cultural Identity

- **1820s - 1860s**
  - Residential Commerce, Entertainment, & Industry
  - Post-Civil War - mid-20th c.
  - Apparel/textile manufacturing, warehousing & wholesale center

- **1900s - present**
  - Dynamic mixed-use district
  - ~8,000 residents including certified artists and those that are not
  - Dynamic local economy and cultural sector
  - Over 53,000 private sector jobs
  - Internationally renowned shopping district
  - Tourist destination with iconic architecture

- **1950**
  - Mid-20th Century
  - Shrinking industrial sectors & burgeoning artist live-work community

- **1960 - 1970’s**
  - Artist live-work gaining legal status
  - Artist in Residence (A.I.R.) for fire & safety
  - M1-5A & M1-5B districts established Joint Living-Work Quarters for Artist (JLWQA) as a manufacturing use in Use Group 17D

- **1980’s**
  - Increasingly popular loft-living
  - Manhattan: Loft Law provided path to legalize residential use
  - SoHo/NoHo: Occupancy Survey (1983) found 1/3 households had certified artists
Introduction & Background

Dynamic Mixed-Use District

SoHo / NoHo

53,339
Total Jobs

Office Sectors
48%

Employment data: 2018 LEHD (US Census Bureau). Land use map: Map PLUTO 20v4 and AKRF study area survey

Information
20%

Professional, Scientific, and Technical Services
17%

Other Office-based
11%

Retail
19%

Leisure, Hospitality & Local Services
20%

Industrial
2%

Wholesale
4%
Outdated M1-5A/M1-5B Zoning

- **Residential:** Not permitted
  - No affordable housing requirement

- **Manufacturing / Commercial:** 5 FAR
  - Ground floors largely restricted to industrial and related uses
  - Joint Living Work Quarters for Artist (Use Group 17D JLWQA)

- **Community facility:** 6.5 FAR
  - Limited range

- **Standard M1-5 envelope**
  - Non-contextual
  - No height limits
  - Street wall height: 85’ or 6 stories
  - Sky Exposure Plane (SEP)
  - Allows sheer-rising towers setback from the street
Evolved Creative Landscape

Introduction & Background

Number of Artists Certified for J LWQA

Source: Department of Cultural Affairs

Legend
- Project Area / Rezoning Area / MIH Area
- Parks & Open Space
- Art Gallery / Museum
- Design Showroom / Sales
- Theater
- Creative Films / Art-related Services
- Retail
- Art Production Firm / Studio
- Arts & Culture Organizations
Economic Engine

Regional hub for jobs & commerce

- **High job density**
  - 53,000+ private sector jobs concentrated in SoHo/NoHo
  - Home to small- to medium-sized firms

- **Major shopping district**
  - $3.1 billion consumer spending 2016
  - $170 million in annual sales tax
  - Ranked #2 in NYC and Top 10 in US in sales

Retail sector data: HR&A retail conditions study (2018). Demographic data: 2010 Census, block-level data aggregated to SoHo/NoHo boundary.
Opportunity-rich but lacking housing

- **Transit-accessible**
  (10 stations on N/Q/R/W, B/D/F/M, A/C/E, J/Z, 1, 6 subway lines)

- **Close to jobs, major institutions & other amenities**

- **Housing production constrained by restrictive zoning and other factors**
  - SoHo/NoHo lost or gained little housing in the past decade
  - Manhattan CD2 lagged most of the city’s CDs in housing gains (ranked #48 out of 59 CDs)

- **No income-restricted affordable housing**

**Introduction & Background**

Net Unit Housing Change
2010 - 2020 per acre

- 65
- 40
- 25
- 15
- 10
- 6
- 3
- 0.5
- 0.2
- 0.1
- 0.05
- 0.02
- 0.01

DCP Housing Database, 2020Q2. New buildings, alterations, and demolitions completed 1/1/2010 – 6/30/2020
Why SoHo/NoHo? Why now?

- City’s fair housing analyses have highlighted the importance of adding housing in opportunity-rich neighborhoods to address inequities.

- Outdated 50-year-old zoning creates unnecessary barriers for businesses, arts and cultural organizations, and residents.

- COVID-19 highlighted consequences of inequities and exacerbated zoning impediments.

- Envision SoHo/NoHo report, culmination of 6+ month public engagement effort, provides foundation for action.
SoHo / NoHo Neighborhood Planning Goals

- Community Engagement
- Shared Vision and Goals
Neighborhood Planning Process

Environmental Review Process (CEQR)

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Envision SoHo / NoHo Engagement Events
January 2019 - January 2020

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2019
2020
2020
2021
Envision SoHo/NoHo Process

Engagement Events
January 2019 – January 2020

<table>
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<th>Event</th>
<th>Date</th>
<th>Details</th>
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<tr>
<td>Public Events</td>
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<tr>
<td>8 FEB 6th</td>
<td>FEB 6th</td>
<td>Introduction to Process &amp; Key Themes</td>
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<tr>
<td>8 FEB 28th</td>
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<td>Defining Mixed-Use (non-residential)</td>
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<tr>
<td>8 MAR 20th</td>
<td>MAR 20th</td>
<td>Living in the Mix (residential &amp; live/work)</td>
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<tr>
<td>17 APR 11th</td>
<td>APR 11th</td>
<td>Mixing It Up (non-residential &amp; residential)</td>
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<tr>
<td>8 MAY 2nd</td>
<td>MAY 2nd</td>
<td>Making Mixed-Use Work (tools &amp; strategies)</td>
</tr>
<tr>
<td>24 JUN 13th</td>
<td>JUN 13th</td>
<td>Summary of Recommendations</td>
</tr>
<tr>
<td>24 JAN 8th</td>
<td>JAN 8th</td>
<td>Public Release of Envision SoHo/NoHo Report</td>
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</tbody>
</table>

| 8 Focus Group meetings | 17 Advisory Group Working Sessions | 2 CB2 Land Use Committee Meetings | Online Engagement |
Public Workshop
Advisory Group

Broadway Residents Coalition | Pete Davies
Cooper Square Committee | Steve Herrick
Cooper Union | Danielle Cooper Daughtry
Council Member Carlina Rivera | Pedro Carrillo
City Council Land Use Division | Raju Mann, Chelsea Kelley
Landmarks Conservancy | Peg Breen, Andrea Goldwyn*
Lower Manhattan Cultural Council | Diego Segalini
Manhattan Chamber of Commerce | Jessica Walker, Jeffery Brault*
Manhattan Community Board 2 | Carter Booth
New York University | Arlene Peralta, Nichole Huff*
NoHo Business Improvement District | Cordelia Persen
NoHo-Bowery Stakeholders | Zella Jones
NoHo Neighborhood Association | Jeanne Wilcke
NYC Loft Tenants Association | Chuck DeLaney, Alexander Neratoff*
Real Estate Board of New York | Paimaan Lohdi
SoHo Alliance | Sean Sweeney, Bo Riccobono*
SoHo Broadway Initiative | Mark Dicus, Brandon Zwagerman*
SoHo Design District | Dahlia Latif, Michele Varian*

*Alternate
Focus Group Participants

**Artist Residents**
Elliott Barowitz, Craig Bashear, Mary Clarke, Nancy English, Ara Fitzgerald, Jen Gatien, Rebecca Kelly, David Lawrence, Jim Long, Denise Martin, Susan Meisel, John Rockwell, Phyllis Rosenblatt, Kathleen Row, Ben Schonzeit, Lora Tenenbaum, Gary Tenenbaum, Bruce Williams, Susan Wittenberg

**Business Community**
David Dartellow (Case Iron Real Estate), James Cavello (Westwood Gallery), Marc Elia (Nike), Andrew Kahn (Cushman & Wakefield), Bari Musacchi (Rubirosa & Baz Bagel), Lionel Ohayon (Icrave), Jill Platner (Jill Platner Jewelry and Sculpture), Jean Marie Salaun (Selima Optique), Scott Sartiano (Broken Coconut), Dave Ugelow (Group Nine Media), Michael Zenreigh (Michael Zenreich Architect)

**Commercial Property Owners**
Anthony Borelli (Edison Properties), Helen Chiu (Win Restaurant Supplies), Alex & Jonathan Chu (Chu Enterprises), Jordan Claffey (RFP Realty), Jonathan Feldberg (Scholastic), Ken Fishel (Renaissance Properties New York), John Pasquale (PEP Real Estate), Michael Salzhauer (Benjamin Partners), Abe Shnay (SK Development), Gaston Silva (Vornado), Victor Trager (Trager LLC)

**Residential Property Owners**
Margaret Baisley, Tim Clark, Sharon Ermilio, Kim Lippmann, Caspar Luard, John Peachy, Scott Schnay, Edward Somekh, David Thall, Sarah Walker, Ronnie Wolf
Summary of Findings & Recommendations

Engagement Events
January 2019 – January 2020

- 8 Public Events
  - FEB 6th: Introduction to Process & Key Themes
  - FEB 28th: Defining Mixed-Use (non-residential)
  - MAR 20th: Living in the Mix (residential & live/work)
  - APR 11th: Mixing It Up (non-residential & residential)
  - MAY 2nd: Making Mixed-Use Work (tools & strategies)
  - JUN 13th: Summary of Recommendations
  - JAN 8th: Public Release of Envision SoHo/NoHo Report (2020)

- 24 Individual Stakeholder Interviews

- 8 Focus Group meetings

- 17 Advisory Group Working Sessions

- 2 CB2 Land Use Committee Meetings

- Online Engagement

Report Release & Public Feedback
November 2019 – January 2020

Envision SoHo/NoHo:
A Summary of Findings & Recommendations

Prepared for Envision SoHo/NoHo: November 2019
Envision SoHo/NoHo Report | Recommendations

**Improve Quality of Life**
- Alleviate street & sidewalk congestion
- Implement best practices for loading/unloading & the management of commercial deliveries
- Implement best practices for trash pick-ups & street cleaning
- Maximize opportunities for open space, community space & greenery
- Improve enforcement of zoning rules, building codes & other regulations

**Encourage Neighborhood Diversity**
- Maintain, enforce & strengthen existing protections for residents including renters & those in rent regulated units
- Support & promote the artist/maker communities while allowing people to live in SoHo/NoHo without artist certification
- Create housing & live-work opportunities on underused land in ways that respect & support neighborhood diversity & character

**Promote Economic Vitality**
- Promote mixed-use in ways that respect & support neighborhood diversity & character
- Preserve, promote, & create more opportunities for arts, maker & cultural uses
- Foster the small business community by reducing regulatory barriers & providing supportive resources
Planning Goals Informed by Envision SoHo/NoHo

- Improve Quality of Life
- Encourage Neighborhood Diversity
- Promote Economic Vitality

SoHo / NoHo Neighborhood Planning Goals
SoHo / NoHo Neighborhood Planning Goals

Planning Goals Informed by Envision SoHo/NoHo

- **Improve Quality of Life**
  - Foster a more equitable, diverse & inclusive SoHo/NoHo

- **Encourage Neighborhood Diversity**
  - Support economic resiliency & strengthen mixed-use
  - Celebrate SoHo/NoHo’s role in the arts & creative economy
  - Support the Arts

- **Promote Economic Vitality**
  - Shape future development to enhance historic character

**SoHo / NoHo Neighborhood Planning Goals**
**Planning Goals Informed by Shared Vision**

<table>
<thead>
<tr>
<th>Expand Housing</th>
<th>Strengthen Mixed-use</th>
<th>Support the Arts</th>
<th>Build Contextually</th>
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<tbody>
<tr>
<td>- <strong>Create opportunities for new housing</strong> in new construction &amp; conversions</td>
<td>- <strong>Remove impediments</strong> for mix of compatible commercial &amp; light manufacturing of uses</td>
<td>- <strong>Retain Joint Living Work Quarters for Artist</strong> (JLWQA)</td>
<td>- <strong>Guide future development</strong> to enhance historic character &amp; neighborhood context</td>
</tr>
<tr>
<td>- <strong>Require affordable housing</strong> through Mandatory Inclusionary Housing (MIH)</td>
<td>- <strong>Provide flexibility</strong> for business adaptation &amp; new modes of operation</td>
<td>- <strong>Accommodate creative businesses &amp; live-work by artists, artisans &amp; makers</strong></td>
<td>- <strong>Contextual zoning</strong> to require loft building forms</td>
</tr>
<tr>
<td>- <strong>Retain Joint Living Work Quarters for Artist</strong> (JLWQA)</td>
<td>- <strong>Preserve</strong> significant concentration of office &amp; production space</td>
<td>- Create a path to transition existing JLWQAs to residential, paired with provisions to <strong>support arts/culture in new ways</strong></td>
<td>- <strong>Differentiate areas within and outside historic districts</strong></td>
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<tr>
<td>- <strong>Accommodate &amp; expand live-work</strong></td>
<td>- Better manage the <strong>public realm</strong> and advance <strong>quality of life</strong> improvements</td>
<td></td>
<td>- <strong>No tall towers</strong> exceeding existing building heights &amp; neighborhood context in and around SoHo/NoHo</td>
</tr>
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**SoHo / NoHo Neighborhood Plan | Oct 20, 2021**
Public Information Sessions: Neighborhood Plan Updates

**OCT 26**
**Plan Update & Public Participation**
500+ Attendees
Planning goals & upcoming engagement events.

**FEB 3**
**Housing**
200 Attendees
Strategies for affordable housing presented with the Department of Housing Preservation and Development.

**FEB 25**
**Mixed-use & Public Realm**
150+ Attendees
Mixed-use zoning and quality of life strategies for residents and businesses presented with the Department of Transportation and Department of Sanitation.

**MAR 30**
**Arts & Culture**
150+ Attendees
Strategies for supporting arts and culture presented with the Department of Cultural Affairs.
Interagency Collaboration

Department of Housing Preservation & Development

Cultural Affairs

NEW YORK CITY DOT

NEW YORK CITY DEPARTMENT OF SANITATION

Loft Board

Buildings

Landmarks Preservation Commission
3.

Zoning Proposal
1. **Zoning Map Amendment**
   to replace all or portions of existing M1-5A and M1-5B districts with medium- to high-density mixed-use districts and establish a new Special SoHo-NoHo Mixed Use District (SNX) in the Project Area.

2. **Zoning Text Amendment**
   to establish regulations for the proposed Special SoHo NoHo Mixed-Use District (SNX) and to amend Appendix F of the ZR to apply the Mandatory Inclusionary Housing (MIH) program to the Special District.
Proposed Zoning Overview

- Map paired manufacturing / residential districts to support dynamic mix of residential, commercial, manufacturing, and community facility uses

- Establish a new special district – Special SoHo/NoHo Mixed-use District & three density tiers
  - Historic cores
  - Corridors
  - Opportunity areas

- Contextual building envelopes to shape appropriate built forms

- Designate Mandatory Inclusionary Housing (MIH) Area to require permanently affordable housing in SoHo/NoHo for the first time

- Sustain SoHo/NoHo’s cultural legacy by promoting public presence of the arts
3. Zoning Proposal

- Expand Housing
- Support the Arts
- Strengthen Mixed-use
- Build Contextually
Housing in SoHo/NoHo

Loft Law Units
(Multiple Dwelling Law Article 7C)

- Interim Multiple Dwellings (IMDs)
  - Undergoing residential legalization
  - Some units subject to Loft Law rent rules

- Former IMDs
  - Legalized as residences
  - Some units subject to rent regulation (DHCR)

Joint Living Work Quarters for Artist (JLWQA)

- Legalized / converted from former manufacturing lofts
  - Require artist certification by Department of Cultural Affairs
  - Many not occupied by certified artists

Residential Units

- Converted / constructed units
  - Via CPC special permits / BSA variances; Market rate

- Pre-existing units (e.g. tenements, rowhouses)
  - Some units subject to NYS Rent Stabilization Laws

Source: DOB BIS; Loft Board; PLUTO
Encourage Neighborhood Diversity

Conscious efforts should be made to reconcile the chasm between outdated regulations and the realities of people who reside in the neighborhoods, and to promote more diversity and more equity in SoHo/NoHo.

Support and promote the artist and maker communities while allowing people to live in SoHo/NoHo without artist certification.

Create housing and live-work opportunities on underused land in ways that respect and support neighborhood diversity and character.
Encourage Neighborhood Diversity

**TODAY**
- CONFORMING OCCUPANCY WITH ARTIST CERTIFICATION
- NON-CONFORMING OCCUPANCY W/O ARTIST CERTIFICATION

**TOMORROW**
- NON-ARTIST AMNESTY UNTIL TIME OF SALE OR NEW TENANT

**TIME OF SALE OR CHANGE IN TENANCY**

**JLWQA Pathways**

1. **JLWQA:**
   - REMAIN AS JLWQA (SALE TO CERTIFIED ARTIST)

2. **NEW LIVE - WORK**
   - 1) All types of work are recognized
   - 2) No percentage limitation on allocation of live vs. work
   - 3) Resources would need to be further identified to support and incentivize artists, makers (micro-manufacturers), cultural workers to be able to afford and live in these new live-work units

**MECHANISM TBD**
Housing and Live-Work

Joint Living Work Quarters for Artist (JLWQA)
- Continue to allow existing JLWQA
- Option to transition to residential, paired with SoHo/NoHo Arts Fund contribution

Residential as-of-right with MIH
- New construction
- Commercial-to-residential conversions

Expanded home occupation provisions to accommodate existing and evolved live-work modes
- Up to 49% of dwelling units
- Expanded range of home occupations
- More inclusive
- Reflect new realities since COVID-19
- Applicable to all new and converted residential units
Mandatory Inclusionary Housing (MIH)

Designate Mandatory Inclusionary Housing (MIH) Area to require permanently affordable housing

- First MIH area in Manhattan Community District 2
- First MIH area with significant overlap with historic districts
- Will be one of the largest MIH areas in the city
- Between 25% and 30% of new residential floor area would be required to be permanently affordable and available to residents at a range of income levels.
Mandatory Inclusionary Housing (MIH)

Proposed MIH Options in SoHo/NoHo:

- **Option 1**: 25% of residential floor area must be for affordable housing units for residents with incomes averaging 60% AMI ($61,440 per year for a family of three)

- **Option 2**: 30% of residential floor area must be for affordable housing units for residents with incomes averaging 80% AMI ($81,920 per year for a family of three)
## Housing Types in NYC

<table>
<thead>
<tr>
<th>Type</th>
<th>Description</th>
<th>Rent / Affordability Regulation</th>
<th>Presence in SoHo/NoHo?</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Unregulated/Private Market</strong></td>
<td>Privately-owned housing that is sold / leased at <strong>market-rate</strong></td>
<td>N / A</td>
<td><strong>Yes</strong></td>
</tr>
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<td></td>
<td>Privately-owned housing that may be affordable to some families (a.k.a. “naturally-occurring affordable housing”)</td>
<td>N / A</td>
<td><strong>No</strong></td>
</tr>
<tr>
<td><strong>Public Housing</strong></td>
<td>Publicly-owned and operated housing managed by the New York City Housing Authority (NYCHA)</td>
<td>Income eligibility and rents regulated by NYCHA/HUD</td>
<td><strong>No</strong></td>
</tr>
<tr>
<td><strong>Rent-Stabilized/Rent-Controlled</strong></td>
<td>Privately-owned, multifamily buildings, most often built before 1974, in which <strong>tenants are protected from sharp rent increases</strong> and have the right to renew their lease.</td>
<td>Rents regulated by NYS Rent Stabilization Law or other NYS laws like the Loft Law</td>
<td><strong>Some</strong> (mostly via Loft Law)</td>
</tr>
<tr>
<td><strong>Government Assisted/Income-restricted</strong></td>
<td>Privately-owned buildings that receive public subsidy or other benefits in exchange for providing <strong>income-restricted housing with affordable rents</strong>.</td>
<td>Income eligibility and rents governed by a regulatory agreement with the owner</td>
<td><strong>No</strong></td>
</tr>
<tr>
<td><strong>Rental Assistance</strong></td>
<td>Federal, State, and City programs which pay for all or part of the rent on behalf of a tenant. (e.x. Housing Choice Vouchers (Section 8), CityFHEPS)</td>
<td>Income eligibility and rents regulated depending on voucher source.</td>
<td><strong>Likely No</strong></td>
</tr>
</tbody>
</table>

*Includes PACT Developments which is publicly-owned housing converted to more stable funding through the PACT (Permanent Affordability Commitment Together) Program.
### Race and Ethnicity

Source: 2010 Census, Tables P2, P12, P21, P29, H4, H5, H13, and H17; block-level data. Manhattan blocks split by the Study Area boundary were proportionally allocated based on the number of residential units in parcel-level PLUTO data.
Household Income Distribution

Source: NYC Department of City Planning-Population Division, American Community Survey, 2015-2019
Manhattan Block Groups 45001, 47002, 49001, and 55021 were aggregated to approximate the SoHo/NoHo Study Area
Renters vs Owners

SoHo/NoHo Study Area

53% Owners
47% Renters

Manhattan

76% Owners
24% Renters

NYC

67% Owners
33% Renters

Source: NYC Department of City Planning-Population Division, American Community Survey, 2015-2019
Manhattan Block Groups 45001, 47002, 49001, and 55021 were aggregated to approximate the SoHo/NoHo Study Area
Rent & Sales Prices

Median Sales Price | 2020

- $1,539,111
- $682,895

Gross Rent in 2018 Adjusted Dollars | 2014 - 2018

- $2,252
- $1,396

Source: Street Easy Median Sale Price -- Includes Coops, Condos, and Single-Family Townhouse; American Community Survey 5-Year Estimates, Department of City Planning Population Fact Finder
CB2 area includes the following Street Easy Neighborhoods: Soho (which includes Hudson Square), Greenwich Village, West Village, Nolita and Little Italy
Housing New York Findings & SoHo/NoHo

Implemented a Mandatory Inclusionary Housing (MIH) policy

The most aggressive in the nation – to require permanent, mixed-income affordable housing in all areas rezoned for residential growth. Through our partnership with the City Council, as of March 2016, as New York City grows, renters are guaranteed that a portion of homes will be permanently affordable.
Plan includes six goals with associated strategies and actions to fair housing.

Includes a set of strategies to increase housing opportunities, particularly for low-income New Yorkers, in amenity-rich neighborhoods.

2.1.3 Advancing proposals for neighborhood rezonings in Gowanus and SoHo/NoHo to expand the housing stock, add new affordable housing, and increase neighborhood diversity, among other neighborhood planning objectives.
SoHo/NoHo Constraints & Opportunities

**CONSTRAINTS**

- Zoning prohibits residential use
- Lack of City-owned land to build 100% affordable housing
- Lack of existing income-restricted affordable housing
- High land costs and market rents make affordable housing financing tools such as loans and tax incentives infeasible

**OPPORTUNITIES**

- Rezone to allow housing (incl. infill developments and conversions)
- Continue to identify opportunities on publicly-owned sites within SoHo/NoHo and in CD2
- Work with DCP, DOB, and HCR to identify rent-regulated homes and ensure consistent enforcement
- Require permanent affordable housing via MIH on private development sites
MIH in SNX | Unique Conditions

Targeted adjustments in SoHo/NoHo’s unique built and regulatory context

- **New developments & enlargements**
  - Under-building to circumvent MIH requirement
  - Historic districts and LPC review

- **Conversions**
  - Challenges to configure affordable units with appropriate layouts and unit types in existing loft buildings
New developments & enlargements

- Under-building to circumvent MIH requirement
- Historic districts and LPC review
New developments & enlargements

- Under-building to circumvent MIH requirement
- Historic districts and LPC review

Proposed MIH applicability adjustment

- Address unique physical and regulatory context
- Eliminate incentives of under-building
- MIH applies to any zoning lot with **12,500 sf of residential capacity**
MIH in SNX | Conversions

CORNER LOTS

INTERIOR LOTS

THROUGH LOTS
Address challenges and inefficiency of on-site unit provision in physically constrained conversions

Make payment-in-lieu option available for conversions, if BSA finds that the existing building configuration imposes constraints, including:

- Deep, narrow or otherwise irregular floorplates
- Limited opportunities to locate legally required windows
- Pre-existing circulation or structural column systems resulting in practical difficulties in configuring MIH floor area into apartment sizes and bedroom mixes per MIH guidelines
- HPD input (CPC mod)
MIH in SNX | Summary

Targeted adjustments in SoHo/NoHo’s unique built and regulatory context

- **New developments & enlargements**
  - Applicability adjustment to address under-building

- **Conversions**
  - BSA special permit to allow payment-in-lieu option on physically constrained sites
3.

Zoning Proposal

Expand Housing

Support the Arts

Strengthen Mixed-use

Build Contextually
Cultural Identity and the Arts

Maintain JLWQA as a permitted use and allow for the creation of new types of units and buildings so that art-making/maker-uses can continue to coexist with other uses and residents.

Develop pathways to legalize non-artist residents in SoHo/NoHo.

Explore ways to affirm SoHo/NoHo’s art heritage and cultural assets.

Identify additional resources to support and promote the artist community.

Leverage the business and not-for-profit communities to reactivate underused spaces.
Encourage Neighborhood Diversity

JLWQA Pathways

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<th>TOMORROW</th>
<th>TIME OF SALE OR CHANGE IN TENANCY</th>
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<td>NON-ARTIST AMNESTY UNTIL TIME OF SALE OR NEW TENANT</td>
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A
REMAIN AS JLWQA (SALE TO CERTIFIED ARTIST)

B
NEW LIVE - WORK
1) All types of work are recognized
2) No percentage limitation on allocation of live vs. work
3) Resources would need to be further identified to support and incentivize artists, makers (micro-manufacturers), cultural workers to be able to afford and live in these new live-work units
SoHo-NoHo Arts Fund

Existing Joint Living Work Quarters for Artist (JLWQA)
- Option A: remain as is; or
- Option B: transition to residential with SoHo-NoHo Arts Fund contribution

Process (DCP / DOB / DCLA)
- Chairperson certification
- Fund allocated by Department of Cultural Affairs (DCLA) or nonprofit designee

Contribution Rate
- Establish contribution rate of $100 psf
- Increase over time per CPI
Contribution Rate – Market Analysis Method

- **Department of Finance sales data** (*between 2010 – 2020*)
  - Sales of individual units, incl. co-ops and condos

- **Unit Square footage information from StreetEasy**

- **Screening outliers & incomplete records** (*small share of total records*)
  - Outliers in terms of size: Units < 1,000 sf and units >= 5,000 square feet
  - Units lacking square footage information

- **Unit classification**
  - JLWQA
  - Non-JLWQA: pre-existing and converted residential units (incl. Loft Law units)
  - New construction: Included as its own category for comparison, separate from other non-JLWQAs
  - Sources: DOB certificates of occupancies, Loft Board data
Contribution Rate – Market Analysis

• **Sales price of non-JLWQAs higher than those of JLWQAs**
  - Range of market value differences: $76 to $263 psf

• **Estimated contribution** assuming average unit characteristics & proposed contribution rate of $100 psf
  - Share of unit market value: 7.2% (average); 6.5% (median)

<table>
<thead>
<tr>
<th>JLWQA</th>
<th>Non-JLWQA*</th>
<th>Difference</th>
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<tbody>
<tr>
<td>Count</td>
<td>671</td>
<td>133</td>
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<tr>
<td>Average</td>
<td>1,624</td>
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<td>Median</td>
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<tr>
<td>3rd Qrtl</td>
<td>1,920</td>
<td>2,182</td>
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</table>

*Incl. Units legalized under the Loft Law + UG 2 residential units

(Table and box chart updated on 9/14/2021 to correct minor inadvertent errors)
**JLWQA & Arts Fund - Process**

Coordinated interagency process (DCP/DCLA/DOB) facilitated by CPC Chairperson certification

1. **DCP/DOB** - Verify total floor area to be converted to residential

2. **DCP/DCLA** - Confirm required Arts Fund contribution has been made

3. **CPC Chairperson certifies to DOB Commissioner** that Certificate of Occupancy for residential use may be issued

4. **DOB issues Certificate of Occupancy (CO)**

Owner of unit / building seeks conversion from JLWQA to residential use

* CPC mod adjusted Special District text to ensure seamless JLWQA-to-residential conversion, if voluntarily sought
Arts Fund Opportunities

What is it for?
Programming, projects and facilities that promote the public presence of the arts within the Special District and surrounding neighborhoods

Programmatic Support:
▪ Provide annual competitive grant funding to individual artists, unincorporated arts collectives, and nonprofits for projects and services that offer Lower Manhattan communities diverse artistic and cultural experiences.

Facility Stewardship Support:
▪ As funding allows and for projects not currently eligible for City capital dollars, provide one-time grant funding for equipment, maintenance, renovation and upgrade to existing or new cultural facilities located within Lower Manhattan.

Property Acquisition Support:
▪ As funding allows, provide one-time grant funding toward cultural nonprofits’ purchase of administrative and/or programmatic space in Lower Manhattan.

Ongoing discussion with DCLA
**Arts Fund Administration**

**Designated nonprofit as administrator for SoHo/NoHo Arts Fund**
- Dedicated funding stream / account
- DCLA / City oversight
- Lower Manhattan Cultural Council (LMCC) as a potential partner

**Application open to individual artists, arts collectives, nonprofits and organizations**
- **Programmatic funds** for arts and cultural activities
- **Capital funds** to preserve existing cultural assets and support new ones

**Align grant-giving process with tried-and-trued artist regrant models**
- **Peer review panel** of local artists and professionals
- **Assembled each year**
- **Opportunities to tailor** to SoHo/NoHo Arts Fund goals
3.

Zoning Proposal

Expand Housing
Support the Arts
Strengthen Mixed-use
Build Contextually
Promote Economic Vitality

Economic vitality should **recognize the important economic role** of the neighborhoods’ many commercial activities [...] and encourage a **vibrant and diverse ground floor landscape** that **enhances the quality of life** for residents.

Continue to allow art-making and maker uses such as J LWQA, art studios, and artisanal manufacturing while **making it easier for a diverse range of art, culture, and maker uses to evolve and expand in place**.

Explore parameters for **hybrid uses** that would accommodate a wider range of difference uses in a single space.

Specify, allow and incentivize **scarce neighborhood uses** that aim to serve the community.

Provide **predictable zoning rules that support small businesses** such as independent retail and local services of appropriate neighborhood scales.
Permitted Uses

Map paired manufacturing / residential districts and apply mixed use regulations (M1 districts paired with residential districts)

- **Residential use** (with flexible live-work provisions)
- **Light manufacturing uses** (incl. existing Joint Living Work Quarters for Artists)
- **Wider range of commercial uses**, including
  - Retail of varied types and sizes
    - UG 10A large retail over 25,000 sf subject to Chairperson Certification (CPC mod)
  - Food and beverage
  - Hybrid uses (e.g. maker-retailer)
- **Community-oriented uses** incl. arts & culture, community facilities, and educational uses.
  - Schools, libraries, community centers
  - Allow museums / nonprofit galleries / theaters
Large Retail & Quality of Life

• **Proposal at certification**
  - Retail of all sizes, including large retail, allowed as-of-right
  - Continue work with DOT and DSNY to develop strategies to improve quality of life

• **Question raised at CPC hearing:** *How will the quality-of-life issues related to large stores be addressed?*
  - Retail deliveries (loading / unloading)
  - Solid waste management

• **CPC modification:** UG 10A large *retail over 25,000 sf can only be permitted via a new CPC Chairperson certification*
  - Loading plan in consultation with DOT
  - Ensure retail delivery needs are accommodated without impeding other uses (incl. residences) and users of the public realm
  - Exempt buildings with interior loading berths from the cert

• **Beyond zoning, continue work with DOT/DSNY and local stakeholders**
  - DOT programs: Neighborhood Loading Zones, Noise Mitigation Guidelines for deliveries, Cargo bikes
  - DSNY programs: Commercial Waste Zones (consolidation of carting / collection), Clean Curbs Pilot (containerized waste management)
Preserve Large Buildings for Jobs

Large buildings in SoHo/NoHo (60,000 sf and larger)

- Represent less than 10% of total buildings
- Contain over 50% of the total commercial floor area
- Primary location for jobs
Preserve Large Buildings for Jobs

Large buildings in SoHo/NoHo (60,000 sf and larger)
- Represent less than 10% of total buildings
- Contain over 50% of the total commercial floor area
- Primary location for jobs

Provision:
- Existing job-generating floor area required to be preserved (incl. office, commercial, manufacturing)
- Applies to buildings containing 60,000 sf or more built floor area
  - Exemption for primarily residential buildings
- Chair certification process
Other Use Provisions

Activate Corridors
- Foster a safe, varied, and walkable pedestrian experience
- Require non-residential uses along primary frontages
- Minimum transparency and limit curb cuts

Location of Uses
- Make it easier for buildings with existing tenants to convert floor area to a different use
- Allow non-residential uses above & on same story as residences

Additional Commercial Uses
- Physical Culture and Health Establishments as-of-right
- Hotel use by special permit
3. Zoning Proposal

- Expand Housing
- Support the Arts
- Strengthen Mixed-use
- Build Contextually
Design and Built Form

SoHo/NoHo’s historic architecture and iconic built environment are assets that this community deeply values. Historic district designations protect the vast majority of the SoHo/NoHo study area’s built environment, yet additional efforts should be undertaken to help guide development in the area.

Create housing and live-work opportunities on underused land in ways that respect and support neighborhood diversity and character.

Ensure height, scale and density (FAR) of new buildings are in context with existing historic buildings and neighborhood built environment.
SoHo / NoHo Neighborhood Plan | Oct 20, 2021

Zoning Proposal

SoHo / NoHo historic Cores
5 to 7 stories reaching ~100’

Broadway / NoHo
6 to 12 stories reaching ~175’
### Bulk | Density & Envelope Overview

<table>
<thead>
<tr>
<th></th>
<th>M1-6 / R10 Opportunity Areas</th>
<th>M1-5 / R9X Historic Corridors</th>
<th>M1-5 / R7X Historic Corridors</th>
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<tr>
<td>Residential FAR</td>
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<td>6.0</td>
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<td>Commercial / Mfg. FAR</td>
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<td>Community Facility FAR</td>
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<td>Base Height (ft)*</td>
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<td>60 - 105</td>
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<tr>
<td>Max Height (ft)</td>
<td>275</td>
<td>205</td>
<td>145</td>
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</table>

*Additional base height flexibility within historic districts to facilitate better cornice alignment

---

**Legend**
- Project Area / Rezoning Area / MIH Area
- Zoning District Boundary
  - Historic Cores
  - Historic Corridors
  - Opportunity Areas
  - Historic District Boundary
  - Parks and Open Space
  - Existing Zoning Boundary

**NOTE:** SoHo West, SoHo East, and NoHo-Bowery were illustrative labels used for presentation purposes. These names are no longer used, and the three areas are now referred to as O-1, O-2, and O-3 to denote Opportunity Areas.
Commercial FAR

Considerations

- Permitted commercial densities in adjacent areas (see map)
- Presence of major corridors
- Existing concentration of office space and jobs
- Proximity to other major business districts and commercial hubs
- Surrounding neighborhood context
### Recommended modification

- **Opportunity Area O-1**: Maintain 10 FAR
- **Opportunity Area O-2**: Lower to 8 FAR
- **Opportunity Area O-3**: Lower to 7 FAR

### Existing & Proposed FAR

<table>
<thead>
<tr>
<th></th>
<th>Existing Zoning</th>
<th>Historic Corridors (M1-5/R7X)</th>
<th>Historic Corridors (M1-5/R9X)</th>
<th>Opportunity Areas (M1-6/R10)</th>
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<tr>
<td><strong>Commercial</strong></td>
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<td>6</td>
<td>9.7</td>
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<td>12</td>
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</table>

**Legend**

- Project Area / Rezoning Area / MIH Area
- Zoning District Boundary
- Historic District Boundary
- Parks and Open Space
- Existing Zoning Boundary

---

**SoHo / NoHo Neighborhood Plan | Oct 20, 2021**
Bulk | Special Provisions

Special district provisions provide modern building envelopes to achieve appropriate build forms and design

- Contextual envelopes for loft-like building form
  - Street wall requirement
  - Base heights & maximum building heights reflective of context

- Additional base height flexibility within historic districts to facilitate better cornice alignment

- Adjustments to facilitate better site planning
  - Yards
  - Courts
Opportunity Areas

- Zoning Proposal
- Expand Housing
- Support the Arts
- Strengthen Mixed-use
- Build Contextually

Legend
- Project Area / Rezoning Area / MIH Area
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Opportunity Area / M1-6/R10

Centre Street & Hester Street looking north
Opportunity Area / M1-6/R10

Bowery looking south
Opportunity Areas

Subareas: O-1, O-2, O-3
Proposed Zoning: M1-6/R10

Key Features:

- New high-density mixed-use district
- Increase density to maximize development potential, allow residential use and require affordable housing
  - Residential with MIH: 12 FAR
  - Manufacturing / commercial: 7 / 8 / 10 FAR
  - Community facility: 6.5 FAR
- Contextual envelope
  - Base height: 125’ – 155’
  - Max building height: 275’
Opportunity Area 1
(O-1)

<table>
<thead>
<tr>
<th>Zoning Proposal</th>
<th>Expand Housing</th>
<th>Support the Arts</th>
<th>Strengthen Mixed-use</th>
<th>Build Contextually</th>
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### M1-6 / R10

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<td>Max. Commercial / Manufacturing FAR</td>
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<td>Max. Community Facility FAR</td>
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<td>Min. Base Height</td>
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<td>155 ft</td>
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<td>Max. Building Height</td>
<td>275 ft</td>
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</table>

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## Opportunity Area 2
(0-2)

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**Zoning Proposal**

**Expand Housing**

**Support the Arts**

**Strengthen Mixed-use**

**Build Contextually**

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Opportunity Area 3 (O-3)

| Zoning Proposal | Expand Housing | Support the Arts | Strengthen Mixed-use | Build Contextually |

<table>
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<td>Max. Residential FAR (w/ MIH)</td>
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<td>Max. Commercial / Manufacturing FAR</td>
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<td>Max. Community Facility FAR</td>
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<td>Min. Base Height</td>
<td>125 ft</td>
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<td>Max. Base Height</td>
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<td>Max. Building Height</td>
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</table>

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Historic Corridors
Historic Corridors

Legend
- Project Area / Rezoning Area / MIH Area
- Zoning District Boundary
- Historic District Boundary
- Parks and Open Space
- Existing Zoning Boundary

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Canal Corridor / M1-5/R9X
Canal Street & Lafayette Street looking north
Historic Corridors

Subareas: Broadway Corridor, Canal Corridor

Proposed Zoning: M1-5/R9X

Key Features:

- New high-density mixed-use district

- Increase density to match existing taller/denser buildings, allow residential use and require affordable housing
  - Residential with MIH: 9.7 FAR
  - Manufacturing / commercial:
    - 6 FAR in Broadway Corridor
    - 5 FAR in Canal Corridor
  - Community facility: 6.5 FAR

- Contextual envelope
  - Base height: 85’ – 145’ / Max building height: 205’
  - Provision that allows LPC to adjust base height range
Historic Corridors

### M1-5 / R9X

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<td>Max. Building Height</td>
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## Historic Corridors

<table>
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<tr>
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<td>Max. Building Height</td>
<td>205 ft</td>
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</table>
Broadway Corridor / M1-5/R9X

Broadway & Spring Street looking south
Historic Cores

Legend
- Project Area / Rezoning Area / MIH Area
- Zoning District Boundary
- Historic Cores
- Historic District Boundary
- Parks and Open Space
- Existing Zoning Boundary

NOTE: SoHo West, SoHo East, and NoHo-Bowery were illustrative labels used for presentation purposes. These names are no longer used, and the three areas are now referred to as O-1, O-2, and O-3 to denote Opportunity Areas.
SoHo Historic Core / M1-5/R7X
Greene Street looking south
**Historic Cores**

**Subdistricts:** SoHo Core, NoHo Core  
**Proposed Zoning:** M1-5/R7X

**Key Features:**

- New mid-density **mixed-use district**

- Maintain existing density while allowing residential use and requiring affordable housing
  - Residential with MIH: 6 FAR
  - Manufacturing / commercial: 5 FAR
  - Community facility: 6.5 FAR

- **Contextual envelope**
  - Base height: 60’ – 105’ / Max building height: 145’
  - Provision that allows LPC to adjust base height range

---

**Legend**

- Project Area / Rezoning Area / MIH Area
- Zoning District Boundary
- Historic Cores
- Historic District Boundary
- Parks and Open Space
- Existing Zoning Boundary

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## Historic Cores, SoHo Core

**Zoning Proposal**

### M1-5 / R7X

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<th>Feature</th>
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</tbody>
</table>

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**Support the Arts**

**Strengthen Mixed-use**

**Build Contextually**

---

**Expand Housing**
1. **Zoning Map Amendment**
   to replace all or portions of existing M1-5A and M1-5B districts with medium- to high-density mixed-use districts and establish a new Special SoHo-NoHo Mixed Use District (SNX) in the Project Area.

2. **Zoning Text Amendment**
   to establish regulations for the proposed Special SoHo NoHo Mixed-Use District (SNX) and to amend Appendix F of the ZR to apply the Mandatory Inclusionary Housing (MIH) program to the Special District.

---

**Proposed Actions**

- **Expand Housing**
- **Support the Arts**
- **Strengthen Mixed-use**
- **Build Contextually**
4. Environmental Review
Environmental Review

- A Notice of Completion of a Draft Environmental Impact Statement (DEIS) was issued on May 17, 2021. **DEIS identified significant adverse impacts with respect to:**
  - Open Space
  - Shadows
  - Historic and Cultural Resources (archaeological and architectural resources)
  - Transportation (transit and pedestrian conditions)
  - Construction (noise)

No other significant adverse impacts were identified.

- A Notice of Completion of a Final Environmental Impact Statement (FEIS) reflecting the comments made during the public hearing was issued on October 8, 2021.
  - Significant adverse impacts related to hazardous materials, air quality and noise would be avoided through the placement of (E) designations (E-619) on selected projected and potential development sites as specified in Chapters 10, 15 and 17, respectively of the FEIS.
  - The identified significant adverse impacts and proposed mitigation measures under the proposed actions are summarized in Chapter 21, “Mitigation” of the FEIS.
Thank You.