

Oct. 26, 2020 SoHo/NoHo Neighborhood Plan Information Session

Post-event Follow-up Notes

This document contains the **full list of verbatim questions submitted via the Zoom Q&A feature and by email** during the SoHo/NoHo Neighborhood Plan Information Session held on October 26, 2020.

Please note that the questions were directly exported from the Zoom platform and soho-noho@planning.nyc.gov and have not been altered in any way except for the removal of individuals' identifying information.

For questions that were answered during the event, you can watch the event's [recording](#). Answers to commonly asked questions regarding the planning process and the neighborhood plan will continue to be updated as part of our [SoHo/NoHo FAQ](#) as we move forward.

You can also learn more about [Mandatory Inclusionary Housing](#) or [City Environmental Quality Review](#) on our website.

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Number	Question	Asker Name
1	when will the public get to ask questions?	Andrew B.
2	So there will be no audio for participants on this call?	Yuval B.
3	can we see all city officials in attendance?	Anonymous Attendee
4	Open New York's rezoning plan would do worlds to reduce discrimination, improve economic opportunities for people of color and with lower incomes, reduce school segregation, and reduce greenhouse gas emissions. Will the DCP consider using this rezoning as a model for other non-historic parts of lower Manhattan, like the buildings near the West 4th Street subway station along 6th Avenue?	Shaul P.
5	The Open New York plan also calls for changes to the affordable housing lottery system so the affordable housing doesn't simply go to young people from privileged backgrounds with high-earning potential. These proposals included expanding community preference to all of the council district and retail workers in the area, who otherwise would not be able to live there. Does the city plan on opening community preference to maximize the fair housing potential of this rezoning?	Shaul P.
6	How do you plan to engage the NYers who would benefit from increased housing in a wealthy transit rich neighborhood (not only residents who already have homes)?	Anonymous Attendee
7	My first question is what does "affordability" mean? Are we talking about zoning for NYCHA like developments—which are completely out of date—or building apartment buildings like Related has on Hudson, 250 I think is the address? Will the rentals be subsidized by tax payers? Will the buildings be green?	Barbara T.
8	Why was the map removed from the website?	Mitchell G.
9	can you put the link in the chat please, thank you	Wendy F.
10	Rezoning SoHo would do worlds to reducing the city's greenhouse gas emissions. Studies have shown that New Yorkers have 30% of the carbon emissions of the average American. Simply allowing people to live with great transit options would go a long way to reduce the city's emissions. Does the city plan on maximizing the number of new units that can be built in SoHo and NoHo to ensure that the emissions are reduced to 1.5° C by 2030, to avoid a climate disaster?	Shaul P.

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11	The existing resident population is almost 8,000. What is the percent increase in residents that you currently project or are considering?	Jeanne W.
12	The Open New York plan called for "deep affordability" in the new housing being built—does the city plan to use that option, to ensure that the affordable housing is affordable to the people who really need it, people working minimum wage or close to minimum wage jobs and trying to raise kids?	Shaul P.
13	How does the city plan to maximize density on parking lots and other non-historic structures in the historic district, to ensure the historic district doesn't inadvertently contribute to segregation/a lack of affordable housing? Most historic cast-iron buildings are denser than what SoHo's industrial zoning, dating from 1961, allows—why wouldn't we allow historic densities in the historic district?	Shaul P.
14	Please let us know what work the city has done to identify all the rent stabilized units in SoHo and NoHo and to work towards making those units permanently affordable? As this would both provide permanent affordable housing and preserve the architectural integrity of our landmarked neighborhoods, it would seem to make sense this would be a first step.	Coral D.
15	Will you send us the presentation?	Jenny L.
16	What did you do with the emails sent with questions?	Phyllis R.
17	will a coordinated survey of potential individual landmarks be done by LPC as part of the rezoning as has been done historically with rezonings?	Todd F.
18	I strongly support the plan and welcome the addition of thousands of homes, including many affordable homes, to SoHo/NoHo! How does the city plan to maximize density on parking lots and other non-historic structures in the historic district, to ensure the historic district doesn't preclude housing?	Ankur D.
19	I do not have a raise hand icon	Ann M.
20	Can questions be submitted after tonight, and what is the deadline for this first set of questions?	Pete D.
21	Define what up zoning Soho actually means? We have heard rumors but need simple facts.	Susan W.

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22	Will the city acknowledge that the current zoning regulations have perpetuated discrimination, pulling the latter of opportunity up from people of color and with lesser incomes?	Shaul P.
23	no 'Raise Your Hand' option on my zoom or audio option	Yuval B.
24	When will the plan be available for stakeholders to read?	Anonymous Attendee
25	Will this presentation be made available to us after tonight?	Eliana C.
26	Will the city commit to doing a Racial Impact Study in the environmental review process to begin to undo the harm caused by over a century of land use policy rooted first in overt racism and then shielded by color-blind language?	Shaul P.
27	I see this meeting is being recorded. Will the recording be made available to the public and if so, where?	Chuck D.
28	In terms of the sale of development rights, what rules will apply? Will air rights be transferable across the rezoned area, or will the old contiguous properties rules apply?	Anonymous Attendee
29	Is the city considering the fact that integrating SoHo and NoHo would mark a key step forward on school integration, and does it plan on working with the Department of Education and equity-minded student and parent groups to create an intentional student-assignment policy responsive to the effects of the rezoning?	Shaul P.
30	The Open New York proposal for the neighborhood calls for changes to the affordable housing lottery system. These proposals included expanding community preference to all of the council district and retail workers in the area, who otherwise would not be able to live there. Does the city plan on opening community preference to maximize the fair housing potential of this rezoning along these lines?	Benjamin W.
31	Hello, I am a resident of CD3. Will the SoHo/NoHo neighborhood plan require deeply affordable housing because too often MIH creates housing that isn't available the to AMI bands that actually need housing. Will the SoHo/NoHo plan modify the 'neighborhood preference' given to applicants for MIH, for example giving preference to people who work or attend school in the district rather than just for residents (who probably don't need or qualify for the housing anyway)? Will the SoHo/NoHo plan change zoning to match existing buildings with higher FARs than are allowed by current zoning? Thank you!	Michelle K.

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32	what is the current vacancy rate in soho noho?	Sharmila S.
33	Will the city require developers to reopen closed subway entrances if they are present near their development sites?	Shaul P.
34	With all my respect to Noho, it's completely different from SoHo! SoHo is a historical, cultural, architectural artists model for the world. It should be treated as such. Can we separate the two neighborhoods? And treat each according to their unique character?	Tsipi B.
35	Will the rezoning pursue the deepest level of affordability for the MIH affordable units?	Amelia J.
36	will all these slides be on your website for downloading?	Deborah G.
37	Can you discuss spaces currently covered by the loft law. Can you confirm that buildings currently covered by the loft law will remain covered?	Marlene S.
38	Will this presentation be posted online?	Ken A.
39	Will the city make sure the plan allows infill on vacant or near-vacant lots in the cast iron heart of the neighborhood, while matching the density of pre-war buildings on the same block, to maximize the amount of housing that can be built?	Shaul P.
40	To encourage residential use, will the plan allow for existing non-residential buildings to be converted to residential use? If so, what is the process?	Anonymous Attendee
41	My name is William Thomas—I live in the East Village, and I'm a member of Open New York, an independent, all volunteer, pro-housing organization. My question—how does the city plan to maximize density on parking lots and other non-historic structures in the historic district, to ensure NoHo's and SoHo's historic districts don't inadvertently contribute to segregation and a lack of affordable housing? Most historic cast-iron buildings are denser than what SoHo's industrial zoning, dating from the 1960s, allows—why wouldn't we allow historic densities in the historic district?	William T.
42	Will the plan look at pedestrianizing the neighborhoods' historic districts to discourage car use, make walking easier, and to support the neighborhoods' businesses?	Shaul P.
43	Given that the area is fully gentrified, will the city reserve half of the new affordable homes in the community district to workers in the community district, not residents?	Shaul P.
44	Given that Soho is a beautiful neighborhood close to arts, culture, jobs, and many train lines, how can we maximize the amount of housing available in the neighborhood?	Max L.

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45	What is light manufacturing considered?	Marcella C.
46	Will the city support Open New York's master plan, which has identified 30 lots that are either vacant or have low-rise properties that could be razed to make way for up to 1,894 new apartments, which would open the neighborhood up to people of color and with lower incomes?	Shaul P.
47	the plan doesn't seem to address the severe shortage of market-rate housing in the area, which has raised rents for those who don't win an affordable housing lottery to the highest levels in the country. was ensuring a larger supply of market-rate housing not a priority?	Anonymous Attendee
48	What does "better manage the public realm" actually mean?	Frederica S.
49	What type of conversions does the city propose to create housing, commercial to residential, JLWQA to residential or other? Thank you b	J M.
50	Will the plan include special zoning rules that would allow new mixed-income housing to rise to the density of the tallest building on each block?	Shaul P.
51	What is meant by "accommodate & expand live-work?" Is residential occupancy to be allowed as of right? Most occupants here do not comply with the JLWQA requirements. What about us? We want to live in peace and to be able to sell our lofts when we are old. Please clarify your housing recommendations.	Margaret B.
52	Why did the Mayor state that there is no affordable housing in SoHo & NoHo, when his own agency the Loft Board has processed hundreds of affordable dwelling units and now has approximately 70 buildings in process, containing hundreds of additional units on the path to Rent Stabilization?	Pete D.
53	Is it too late to expand the Mandatory Inclusionary Housing upzoning to other underbuilt areas in lower Manhattan, like the area around the West 4th St. subway station on 6th Ave? There are a few low-rise retail buildings, and some pre-war high-rises nearby that would provide context to new high-rises there	Stephen S.
54	Will the plan include special zoning rules that would allow new mixed-income housing to rise to the density of the tallest building on each block in the historic district?	Shaul P.

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55	thanks for the presentation, wrt to cert. of occupancy, for existing buildings, will you include a way forward for building owners to change their c-of-o to allow for upper floor businesses, thereby making use of vacant space, instead of rushing to create larger new buildings? has this been explored, if so, when and what status is this exploration, if no, will it be explored?	Jan L.
56	What about health? Not just medical centers, clinical offices but also green space both on the ground and rooftops that help people live healthier lives?	Katherine E.
57	What light manufacturing already exists here?	Barbara T.
58	Why are the housing opportunity areas so small? NYC faces a huge housing crisis, why can't we increase the height of buildings in all of these areas?	Max L.
59	there is a green box on the key indicating open space, but unlike the other markers green doesn't exist on the map	Deborah G.

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60	<p>Could you clarify how the proposed high rise buildings, and enlarged retail sites improve street and sidewalk congestions and improve quality of life? This is contradictory as you are increasing volume of people and traffic.</p> <p>In addition why are you choosing to do this in a unique historical neighborhood when there are already so many empty buildings in other areas now in Manhattan, as a result of covid. Im all for affordable housing but why in one of the few historical districts remaining? Its counter productive to every quality of life argument you make and doesn n</p> <p>These plans do not relect the goals and need of any person or business I know of in Soho. I live there.</p> <p>How many of you do?</p> <p>How many testimonials to you have in favor of this?</p> <p>I know of none.</p> <p>Your statement that is a strong market in Soho Noho at this time is completely wrong at this time. It has been decimated by covid. You are proposing to exacerbate this.</p> <p>There is absolutely no benefit in your plans for the existing spoho/noho community</p>	Samantha C.
61	<p>Your map still incorrectly labels Prince Street as Spring Street. You also now place the C/E subways on what is actually Prince Street, when in reality they are on Spring. Please fix this erroneous map.</p>	Anonymous Attendee
62	<p>The low amount of affordable housing in relation to overall expansion will only increase the disparity, The new regulation should at least be reversed, 80% affordable 20% market rate</p>	Bruce W.
63	<p>Why are we restricted to only *matching* the existing density, which as you've established dates back decades. Why shouldn't we be *more* ambitious and build *more* housing to support the growth of NYC during the past several decades?</p>	Max L.
64	<p>Is the MIH area same as the Housing Opportunity Area?</p>	Sharmila S.

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65	Why does the plan maintain existing density in the historic cores when upzoning in these areas to allow new mixed-income housing to rise to the density of the tallest building on each block could be done while passing muster with the LPC?	Shaul P.
66	what does this mean for people who own in coops for certified artists but are not certified artists? if our co-op board votes to remove this certification requirement, can we get rid of this old rule?	Anonymous Attendee
67	What percentage of SoHo and NoHo is your commercial corridor? It looks to be half the district!	Anonymous Attendee
68	I notice that the stakeholders list in this process was composed almost exclusively of groups and people representing current residents of SoHo and NoHo. Housing policy has citywide and regional effects, so can you describe a little bit about how this plan will ensure that the needs of the entire city are being balanced against the well-known concerns of existing residents?	Jake S.
69	Who are the owners of the proposed sites?	Anita J.
70	with a commercial corridor that amounts to about 50% of the plan, and housing developments on the edges, how exactly do you call this an affordable housing move? What about the neighbors who already reside in areas that are slated to become commercial corridors? Quality of life?	Anonymous Attendee
71	what does “match density” actually mean?	Elizabeth W.
72	What height do the proposed new zoning allow?	Anita J.
73	What's the website where the presentation will be posted tomorrow?	Rick E.
74	There does not seem to be any plan for parks and open spaces. Is this accurate and, if so, why is that so?	Marion R.
75	Question: There are absolutely zero public schools in this zone. Where does the city envision children living in this new housing will attend school?	Henry S.
76	How will existing residents, particularly along the so called “Commercial Corridors” aka wide streets, be protected from “as of right” construction atop buildings if DCP allows for additional FAR and added density to the buildings in which we live?	Pete D.

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77	Affordable housing will reduce property value and have a detrimental effect on the unique historic character of these very special neighborhoods	Marcella C.
78	Why was chat function disabled?	Anonymous Attendee
79	Will the plan require developers to make adjacent subway stations ADA-accessible?	Shaul P.
80	what's scoping process What is being scoped for what purposes?	Anonymous Attendee
81	Given your time frame, how can true environmental impacts be quantified when we are in the midst of a pandemic and nothing is "as usual".	Anonymous Attendee
82	how tall does the existing zoning allow for new construction?	Anita J.
83	Does the plan address the horrific congestion and "quality of life diminishing" daily traffic jams we already have on Broome Street between Broadway and Sixth Avenue - without adding ANY new pressure of additional residents.	Yuval B.
84	proposed housing areas are noted on map- but no open space indicated- curious	Deborah G.
85	To be clear then, this is not about bringing affordable housing to SoHo/NoHo. This is about transforming these neighborhoods, actively increasing density and commercial presence. Please comment.	Jane F.
86	SCOPING REVIEW HAS TRADITIONALLY BEEN DONE BY THE CB WHY CHANGE .IS IT PART OF THE NEW ULURP REGS	Anonymous Attendee
87	We're being told that nothing has been determined, yet we're also told that 3,200 new housing units will be added to the neighborhoods, so clearly DCP has made some very big and basic decisions already. What are those decisions in regard to where and how the new housing units will be fit into SoHo & NoHo?	Pete D.
88	Also: Have the dramatic changes in occupancy in the city - as a result of COVID i.e. flight to the suburbs and the desertion of many office buildings across the city - impacted any changes in the Vision Plan that was devised prior to COVID desertion	Yuval B.
89	Has there been any discussion addressing properties that have already received a Special Permit to permit UG 2 residential use on some, or all, of the upper floors as well as UG 6 retail or similar on the ground floor? If this rezoning passes and these uses become AOR, can these buildings surrender their previous Special Permits? Can they also surrender their respective Res Decs requiring certain preservation work?	Anonymous Attendee

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90	Ms. Malik, will you please put all the day-periods you are reviewing in a timeline for people to digest?	Jane F.
91	How will you protect residents who live on Broadway and other commercial corridors?	Renee M.
92	How is the Little Italy Special Zoning District impacted by the potential building sites?	Mitchell G.
93	For the Scoping part of this process please give a clearer timeline.	Pete D.
94	What time of day will 12/3 scoping hearing take place?	Anonymous Attendee
95	I'm shocked that this is continuing to be pushed through. it's like you are operating in an alternate universe where there is no pandemic that cleared out the city leaving thousands of ALREADY EXISTING APARTMENTS empty; where there was not mass, sustained looting in our neighborhood where stores were robbed and businesses fled; where there was not a city-wide economic collapse which decimated the city's budget. Have any of you been to SoHo in the past 8 months? It is NOT the same neighborhood that you had in mind when this planning began. This is ill advised and an absolute waste of taxpayers money. My question is: are you serious about this? Like, you aren't praning us- right? We've already been through so much!	Henry S.
96	I noticed that Corey Johnson's district has been cut out of the neighborhood plan boundaries-- was that at his request?	Shaul P.
97	10.Since Manhattan is likely to be frequently flooded over the next 20 years, what is being done to mitigate the likelihood of flooding due to climate change?	Anonymous Attendee
98	What do you have planned for traffic pattern changes. We have heard that Mercer Street will become a major thoroughfare?	Barry H.
99	in terms of square footage, does anyone have any sense of what portion of the district is free market residential	Michael S.
100	After the final report was released, why didn't the follow up CB meeting happen as promised?	Kirsten T.
101	The area is slated for one park are there any other much needed parks and areas of respite being planned? What is the height limit that is now in effect in the area?	Wendy F.
102	Could you elaborate on who was participating in the stakeholder discussions and the focus groups, how were stakeholders determined to be so identified?	Deborah G.

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103	Please explain the potential development area at Cooper Plaza. This is completely landmarked and built. There are no open areas for new development.	Zella J.
104	I assume there will be an increase in population with families living in the area, but no new schools for the children who will live in the community seems to be taken into account	Irving L.
105	Trying to understand why all the new construction in Hudson square did not have affordable when these apartments were built? Also we were promised affordable and senior housing in the redevelopment of St. John's warehouse. This neighborhood has 4 full city blocks of construction for large corporations now. Enough already.	John S.
106	Can we be assured that all new housing and commercial development will not exceed the exist allowable height restrictions and that project will still need landmark approval? Thank you.	Michael L.
107	Is CB2 the only community board that will be involved in the ULURP process? CB3 borders at least 1 of the housing opportunity areas and would be involved in a significant amount of the findings from the EIS.	Michael P.
108	What will change with landmarks and the historic buildings on their register?	Barry H.
109	is it possible to view all the questions.....	Anonymous Attendee
110	The statements about residential zoning are rather vague. I am certainly in favor of retaining live/work zoning for artists. However more that 90 percent of the people living here don't have an artists certificate and even most artists would prefer to be able to sell their property more freely. Will the historic district be zoned for residential?	Mark R.
111	What is the potential amount of affordable apartments that would be created under the proposed zoning compared to the existing number of affordable units in the neighborhood?	Taylor Y.
112	Why is there a need for more LUXURY housing in Soho/NoHo? If "affordable housing" is the reason for all of this, why not All or most "affordable Housing" What IS "affordable housing"? Who qualifies and what are the rents going to be? Who is really behind all this?	Anonymous Attendee
113	Why has Corey Johnson's district been cut out of the plan? If this is true why is he not committing to building affordable housing?	Meghan H.

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114	It appears that the map of the new zones are not the same geographic regions as the older ones. In particular, several buildings on the south side of Bleecker are not included. What happens to these buildings?	Michael S.
115	sorry; free market residential,AIR JLWQUA ,commercial, retail,manufacturing? it seems to me that a lot of attention is going into prospective uses like affordable housing, but the current occupants who have created the district need to be considered and thrive for this to work	Michael S.
116	There are many people who live in the district particularly in the areas that are slated for increased density and new building, who do not speak English as their first language, don't have stable broadband, or are older and therefore cannot or do not know how to participate remotely. Do you plan to hold in-person, socially distanced meetings, translation services and other ways to enable the public to access and fully engage in these meetings.	Emily H.
117	you talk about limiting tower height for new developmemnts. will those new tower heights be based on historical architecure (smaller) or the new buildings (taller towers like the hotel) that have already been erected in some of the areas you are earmarking as possible new housing options?	Jocelyn A.
118	Hi there! What factors are considered for "contextual zoning tools" and what measures do you use to ensure the new buildings will be in character with the SoHo neighborhood? How do you hold developers accountable to the community they're building in?	Kristen C.
119	re quality of life: If there is approval to add 3,200 more units, how will the city offset this density increase with qulaity of life measures? Soho is quite crowded and dirty. Will you put greenspaces in? Will you plant every block with trees? Will you close streets to cars?	Thomasine D.
120	Will there still be size restrictions on retail spaces. I believe there is a 10,000sf limit. Thank you.	Anonymous Attendee
121	Will these regions (1) be under the older zoning laws or (2) be under a different set of rules.	Michael S.
122	Please explain why the blue areas for commercial development and why the side streets are included.	Zella J.

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123	If JLWQA is to “transition to residential,” does that really mean that the JLWQA’s survival is only temporary?	Denise M.
124	Hi, Thanks for putting this together. Few questions: 1) Will the plans include improving our garbage pick ups (the streets are a mess)? 2) will the plans include fixing our local playgrounds? 3) With 16,000 empty apartments in NYC, why do we need more apartments? Can’t we get creative in filling these? 4) What’s the economic threshold for these low income houses?	Matt D.
125	Will you be ending the requirement to be an “artist” to legally be able to live in soho/tribeca lofts? A lot of lofts are labeled as Joint living work quarters for artists or art studios. The city should want to clean all of this up and have certificates of occupancy that make sense.	Redmond R.
126	Is the commercial corridor only those buildings that face Broadway? I'm on Bond Street and subject to landmark restrictions. Do we remain historical or now become commercial?	Michael M.
127	Is the affordable housing designed to be accomplished within existing buildings? That would be ideal as new building is usually extremely ugly and thereby destructive of the existing architectural styles we are trying to preserve.	Anonymous Attendee
128	Why has the "Housing Opportunity Area" in the south western part of the plan (e.g., west of west Broadway) been decreased? Was this at Council Speaker Johnson's request?	Adam B.
129	Why can't existing spaces be redone for housing? Like the illegal Nike Building and Bloomingdales? Where are the NEW buildings going to be built? Who will build them?	Anonymous Attendee

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130	<p>It sounds as though the decision has been made to make 50% of SoHo commercial and prohibitively expensive to existing residents, artists and small creative businesses. Based upon the historic success and desire to replicate SoHo around the world, aren't you at all concerned that you are DESTROYING SOHO?</p> <p>I recognize that the city has serious debt to pay, but you are selling out SoHo to developers to do so.</p>	Anonymous Attendee
131	the city admitted in a public hearing only 2k affordable units have been created since MIH passed in 2016 up to 2019. Why is the city committed to this failed housing policy?	Kirsten T.
132	How would the addition of new buildings with 75% market rate units increase the diversity of the area?	Denise M.
133	Did I see a message that some one from DCP was asking me to join? How do I do that?	Pete D.
134	I'm concerned about maintaining the small amount of green space we have. Any plans for that? Including saving the Elizabeth Street Garden?	Michael M.
135	WHO is really behind all this??	Anonymous Attendee
136	Will a JLWQA unit be able to change to residential as of right in a building in the landmark district, assuming the building has fewer than 25 units? 10 units?	Anonymous Attendee
137	Great to hear about some of the zoning steps to keep the unique historic arts and cultural character of these special neighborhoods (as there are only a few in the city) can someone pls explain in greater detail (ie heights of buildings etc) some of these great ideas	Marcella C.
138	I've been in this neighborhood for 35 years. I don't know anyone, residents or visitors who think this plan is a good idea. I can't believe anyone would consider altering the existing charm and character of this neighborhood. The only people who could possibly think this is a good idea are developers and anyone can see through that.	Cheryl K.
139	How is the plan addressing the lack of diversity in Soho/Noho?	Matthew G.

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140	WE are located on the West side of Mercer Street-what will be allowed on the East side of Mercer now that it is in a different zone than our side? What exactly are you proposing for zoning allances such as height and density in the blue zone? We now have a minimum residential unit size of 1200 square feet. Are you proposing to allow less square footage? How about light and air requirements. Many of the existing buildings only have 5 or 10 foot rear setbacks. Design wise, do you only see the allowable in the yellow districts?	Barry H.
141	Will ground floor be allowed to e UG6 AOR?	Caroline H.
142	Early in the presentation, Ms. Li mentioned that no future buildings would be taller than existing buildings. I know that the Dominick (formerly Trump Soho) is over 450 feet high with 46 stories. Is there any consideration of a firm height limit?	Bill F.
143	What do you mean the environmental impact that we can comment? Rather than just regular feelings of noise or disturbances which can be so subjective. We cannot know the real scientific data for ourselves.	Bruce W.
144	Hi we see no pocket parks that would be essential	Kay U.
145	DCP collected attendees email addresses throughout the Envision SoHo NoHo Engagement Process. Why did DCP collect those email addresses? Why did DCP not communicate with all past participants in the Engagement Process to notify them of the beginning of the next phases and this meeting?	Carter B.
146	300 feet Buildings? it's placing the spirit and historical buildings squeezed under the shadows. How many floors are these buildings?	Tsipi B.
147	Do you have specific goals relating to diversity that you want to achieve (e.g. x% of people with income below some level will find housing in soho noho in the future etc.)	Sharmila S.
148	Please clarify what the Draft Scope of Work will cover. Thank you.	Vittoria F.
149	we should be able to see all the questions, ideally	Amanda R.
150	The Envision SoHo NoHo report has a number of Suggested Areas for Further Analysis/Study (page 85). When and what additional study/analysis did DCP conduct in line with those Suggested Areas and what additional data and information has been collected?	Carter B.
151	When will the details of the full proposed development plan be released?	Richard C.

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152	Can you explain why the housing opportunity area in the southwest corner of the plan area, between Canal and Spring, has been reduced from the previously publicized map?	Seth C.
153	Will AMI be used as in other upzonings in determining "affordability"? When this was done, the average New Yorker need a six figure salary to pay rent.	Kathleen W.
154	Why would you put a limit on the height of buildings? Isn't providing homes for people more important than how tall a building is?	Timothy B.
155	not much transparency in this process otherwise	Amanda R.
156	Small independent businesses are expressing unprecedented financial challenges during the pandemic. Why isn't the city concentrating on them, rather than focusing on helping large retail chains to expand in our historic neighborhood?	Judith S.
157	Where in Soho do real estate developers seek to build high rise luxury apartment buildings? What specifically do you mean when you say that contextually appropriate higher building heights will be permitted?	Rosalie H.
158	How many people who have lived in Soho for more than 10 years have worked on the City's rezoning for Soho/NoHo?	Alison G.
159	Regarding Affordable Housing: The Mandatory Inclusionary Housing program uses a metric (Area Median Income, aka AMI) that includes the much wealthier suburbs, so the official AMI is much higher than NYC's median income. What will it take to have a more accurate metric for 'affordability'?	Bill F.
160	What will be done to preserve and revive small businesses in the area?	Kathleen W.
161	Will developers receive tax benefits?	Kathleen W.
162	Why are historic building heights considered a limit on future heights? Is it not possible, particularly outside unique cases like the cast-iron historical district, to increase height limits, at least moderately - say 20% - to allow more people to live in this wonderful neighborhood?	Aaron M.

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163	With your plan for 3,200 units of new housing, how does this work with your plan to reduce density in an already packed neighborhood? And what are you plans for new families including green space, a post office, schools, and services such as (affordable) grocery stores, deli's, etc. which are currently non-existent.	Anonymous Attendee
164	How will "affordable" be defined?	Denise M.
165	<p>You say this is the beginning of the process, but mayor has already announced his plans — upzoning for housing development, and changes to allow bigger retail in neighborhood.</p> <p>Why refusal to consider affordable housing requirements that DON'T require upzonings — require affordable housing in all new developments, as other cities currently do, and in all residential conversions. Those would have nearly universal support in community, tho not from real estate interests, whereas upzonings are broadly opposed by neighborhood and enrich developers, esp those who have been donors to the mayor.</p> <p>Where does 3,200/800 come from? Isn't that totally market driven and determined, and so if or when any of this is built is dependent upon when for profit developers feel its worth their while to build, right?</p> <p>We know that individuals connected to the owner of the largest development lots in the area, edison properties, has helped fund the push for the upzonings and have donated generously to mayor DeBlasio's camp</p>	Anonymous Attendee
166	Would the community preference be changed to promote integration?	Ken A.

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167	Can you please speak to the massive give-aways being offered to developers in the form of upzonings that is part of this plan? How can this plan put small businesses and working tenants first, rather than big box stores favored by developers?	G G.
168	If we were able to maximize the amount of affordable housing units to be built in NoHo/SoHo, what would that amount be?	Denny S.
169	The "Regulatory Framework Recommendations" section of the Envision Soho/NoHo report describes "an "incentive/benefit" based framework should be explored to encourage and support artist/maker/cultural worker occupancies." Is this framework being explored and what might these incentives for cultural workers look like?	Anonymous Attendee
170	To promote affordable housing would the rezoning consider reducing the min unit size?	Ken A.
171	Is this process being driven by aesthetic preferences of a select few, or the broad need for more housing among all New Yorkers?	Matthew S.
172	You say you're proposing an upzoning in the "commercial corridors," but the existing zoning already allows buildings as big or often bigger than their surroundings now — now can an upzoning not result in out of scale new development?	Andrew B.
173	why don't you take your answers from a recording and write it up and then send to us instead of impeding more questions!!	Pier C.
174	Would the city government consider the lowest possible AMI % to promote income and racial integration?	Ken A.
175	Please tell us what these "Different Tiers of Density" actually are?	Pete D.
176	why is the study combined with noho and soho? I think their needs are different	Victor T.
177	Considering that the NY Times just reported that there now exists a surplus of 12,000 "new development" residential condo units with combined value of \$33 Billion, all sitting unsold and unoccupied in NYC, what is the timeline for the construction / creation of the proposed 2,400 market rate units and 800 units of Affordable Housing, and when will those 800 units be available for occupancy?	Emily H.
178	Did you change the map regarding the housing opportunity in the northeast corner up by the Bowery and E4 St ?	Frederica S.

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179	<p>Will DCP be exploring options to convert existing vacancies (office space, market rate housing, etc) to low income housing for those in need as an alternative to upzoning?</p> <p>Will there be new buildings that are for 100% low income (not based on AMI rates)?</p> <p>Regarding new buildings, what will be the length of the affordability for both MIH and 100% affordable? Will any be permanantly affordable as opposed to the minimum 30 years?</p>	Joseph R.
180	<p>Why did none of these development priorities matter when the MTA sold their plot of land on Crosby and Houston to the highest bidder? The city could have prioritized affordable housing on land that they owend. Why was this not considered?</p>	Henry S.
181	<p>If the plan hopes to be for a diverse community of artists and small businesses , why aren't all the apartments affordable? And how are the rents for small, diverse, businesses protected.</p>	Anonymous Attendee
182	<p>I agree with Andrew Berman’s concerns. He really understands the neighborhoods at issue.</p>	Alison G.
183	<p>and to add to Berman’s question, a pandemic has/is occuring that should call into question all or any high density development. So, is the pandemic being taken in to consideration or are we giving in to the developers and trying to give De Blasio a win/legacy?</p>	Barbara T.
184	<p>If we are allowing kids to go to school, why can’t we have a physical scoping meetings, especially since many seniors can’t get on zoom. We should get their response on the record.</p>	Cheryl K.
185	<p>Wouldn't height limits be a prohibitor to creating affordable housing?</p>	Ken A.
186	<p>Is the former Trump Soho the benchmark for how high buildings can be? 46 stories and 484 feet? That is too high!!!</p>	Michelle J.
187	<p>what about green roofs, adding vegetable garden farms on top of commercial and residential buildings, what changes and upgrades are to be made for natural energy panels on roofs?</p>	Wendy F.
188	<p>Was it not the strong consensus among both the public and the Advisory Group that the existing FAR should NOT be increased?</p>	Pete D.

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189	And to add traffic was going to be addressed and nothing changed with that either.	John S.
190	As a small business owner in Noho, I am very concerned about changes to the zoning vis a vis retail, particularly given the fact that small businesses like mine have been devastated by the pandemic and subsequent shutdown. I would like to know what sort of safeguards you can provide to small businesses to remain competitive when major chains begin moving in, thanks to the zoning changes. For example: how will a small hardware store compete against a Home Depot? Or a coffee shop against yet another starbucks. Or an independent, family-owned chemist against yet another CVS? How can you ensure that our neighborhoods retain their unique vitality, a vitality that is partially the direct result of small businesses owners who, like me, work and live in the neighborhood. Have you considered the potentially harmful impact of more chains on our small businesses and our neighborhoods? And how will you address it?	Kaarin V.
191	How can you say there are no height limitations? There was a building on great Jonesthat had to take down some of the building as it was over the height limit?	Jamie L.
192	I live in a single-family home two blocks from the subway in Kew Gardens. Will the DCP support rezoning Kew Gardens to decrease segregation and reduce greenhouse gas emissions?	Shaul P.
193	What about affordable housing for young people just starting out in their careers? middle class people trying to start families?	Barbara T.
194	Under the tentative proposal, it's estimated that 3,200 new apartments may be created. If we assume an average of 2 occupants per apartment, that would be 6,400 new residents. What is the current population of Soho? At one time, I had hear that there were 5-7,000 people living in Soho. If correct, that means nearly doubling the population. How will the city ensure that those new residents will be accomodated with regard to city amenities and services, such as new parks, schools, and comunity centers?	David L.
195	Have any of you actually been to SoHo in the past eight months?	Henry S.
196	I was kicked off the meeting and Hereford my questions were erased	Emily H.

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197	what does "affordable " housing mean in the context of the re-zone ? Whats the arithmetic?	Elaine S.
198	What specifically are the goals that you are trying to achieve with this rezoning? Can you list them?	Allegra C.
199	I would like to know My question: There are many people who live in the district particularly in the areas that are slated for increased density and new building, who do not speak English as their first language, don't have stable broadband, or are older and therefore cannot or do not know how to participate remotely. Do you plan to hold in-person, socially distanced meetings, translation services and other ways to enable the public to access and fully engage in these me	Emily H.
200	Intentions are quite different from having concrete designated protections of the special qualities. We think that we need more protection from developers. "different uses" provides no basis for trusting. It behooves thinking about this as a special district contributing to the city's interest. Who has been involved from the world of neighborhood preservation and architectural integrity—of retaining the loveliness of the old cast iron buildings and the ones who came in that spirit?	Elizabeth W.
201	The question is about the number of persons, not the number of units: How many people per unit?	Pete D.
202	What do you consider the income limits for those potential renters who would qualify for this proposed "affordable housing", what would be the range of affordable monthly rents be on this housing? If you're looking to create a meaningful amount of affordable housing why are you limiting the number of affordable units to 800 out of 3200 new units?	Marc H.
203	Is there any propoaal to protect existing small businesses?	Denise M.
204	When you speak of 3200 units, is this based on mostly studio apartments, or a healthy mix that welcomes families?	Anonymous Attendee
205	Soho has no elementary school - will this be addressed with an increase in population??	Anonymous Attendee

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206	do you see anyway the property tax structure can be used to favor and reward certain uses? Such as say craftpersons and makers which typically have fewer financial resources?	Elaine S.
207	It seems that you are not proposing any new open space. Is that true? Why not? We need parks and open space. Where are all the new residents going to be in. the open air?	Barry H.
208	show all the questions or explain why not. or you ARE controlling the process	Amanda R.
209	I've lived in this neighborhood for over 30 years and am extremely concerned by this meeting. We the people of Soho/Noho should have a say in this rezoning. We by and large do not want rezoning with additional huge stores and 3500 more people piling in. You guys aren't answering these questions clearly or well. Very discouraging.	Anonymous Attendee
210	you didn't really answer the question about the projected affordable housing being entirely market driven, and may never get built if real estate developers don't want to build or feel its profitable. Why not directly fund the construction of affordable housing, rather than give gigantic giveaways to for profit developers just to get a small fraction of it back as affordable housing?	Anonymous Attendee
211	Also, the targeted areas to develop this housing are now the few remaining parking lots that border Soho/Noho. There is already a dearth of parking for residents and the flood of tourists that come to Soho. Why not find land that is adjacent to Soho, not in Soho's architecturally significant areas, that could be razed and rebuilt to accommodate these housing needs?	Marc H.
212	Sidewalk dining has become very popular especially now in light of COVID. What regulations will be put in place for outdoor dining. When possible, will sidewalks be widened?	Jane A.
213	As a follow up: It merits saying that small businesses offer more lucrative employment (and greater job satisfaction) to people of color, immigrants and first time job applicants. This is also an important aspect in as we strive for equality.	Kaarin V.

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214	The Envision SoHo/NoHo report from 2019 contained snapshots of the neighborhood demographics and workforce and employment. Given the significant disruption to the SoHo and NoHo neighborhoods due to the COVID pandemic, are there plans to update these snapshots? The current makeup of the commercial tenants is even now in limbo, given that there is a moratorium on evictions until Jan 2021. What are the plans to ensure that the DCP has current information?	Eugene Y.
215	Since a significant portion of Soho/Noho is not buildings but streets, what is the plan to start permanently closing our streets to cars. If there is no current plan what is the process for our neighborhood to take back our streets?	Christopher G.
216	Please answer the question about population density as a result of the plan , not how many units. We all know the answer to the number of units.	Renee M.
217	Why is this process moving forward when there are SO VERY MANY apartments available due to the mass exodus that has occurred in New York City (and SoHo) and they've never been more affordable? This feels like THE LAST THING the city needs right now.	Henry S.
218	Why not more? 3,200 seems like a soft number. Can you elaborate how that number was arrived at?	Todd F.
219	Considering that the NY Times just reported that there now exists a surplus of 12,000 "new development" residential condo units with combined value of \$33 Billion, all sitting unsold and unoccupied in NYC, what is the timeline for the construction / creation of the proposed 2,400 market rate units and 800 units of Affordable Housing, and when will those 800 units be available for occupancy?	Emily H.
220	Why wouldn't you wait until after the dust has settled from the effects of Covid on the NYC real estate market. There is a glut of available real estate and for the first time the market rental market is negotiable.	Jamie L.
221	You can't hear from people who can't use Zoom. You are discriminating against senior citizens who are familiar with technology and against people without broadband. You also don't have a sign language interpreter, so discriminating against people with hearing disabilities. This is NOT a public process.	Anonymous Attendee

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222	what does character mean if not just a dog whistle regularly used to limit affordable housing development?	Anonymous Attendee
223	Question from Senator Kavanagh’s office—due to covid-19, many office buildings in the area are vacant. Could we start by converting that unused office space into housing?	Eliana C.
224	You say some old SoHo and NoHo bldgs have a higher FAR than existing buildings, which is true. But those old buildings had close to 100% lot coverage, which you can no longer legally do or would want to do. So that's comparing apples and oranges. Existing zoning already allows buildings that are in many cases not just taller but in many respects bigger than the old loft buildings, and an upzoning will only make that worse.	Anonymous Attendee
225	Will the 800 low income housing be giving preference to artists, artisans and creative makers?	Michael M.
226	Has this been considered? If so, do we know approximately how many units of housing that could provide?	Eliana C.
227	Is there any proof that upzoning has caused displacement?	Anonymous Attendee
228	why can't it all be affordable housing?	Paolo A.
229	Why can't other people's questions be seen publicly? The Community Boards do this and is more transparent and we can see when questions are not directly answered.	Vittoria F.
230	Can the current school system absorb the new population? Your plan makes no mention of the school system and whether it can take in the anticipated increase population	Irving L.
231	Downtown public schools are overcrowded and cannot accommodate incremental residential housing at the scale this proposal is contemplating. What plans do you have to force the developers to fund a new school. It would malpractice to approve any rezoning that enables developers to mine the NoHo and SoHo for profit without forcing them to underwrite the necessary public goods that are associated with that housing.	Teresa U.
232	Thank you for your hard work in SoHo-NoHo and for this zoom meeting. Even when we can meet in person again, I think we should continue to have zoom meetings so people who could not attend in person can participate.	Caroline H.

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233	Retailers cannot afford the current rents in the SoHo/NoHo areas? Why does anyone think it's a good idea to provide more retail opportunities rather than addressing the issue of all the empty retail spaces currently in the area?	Allegra C.
234	Housing of course is hugely important for New York and Lower Manhattan in particular. But the current does this plan include looking at increasing public space for the current residents, specifically the massive lack of park and open space especially for our Chinatown community on the edge of Soho. We have been promised a park on Lafayette and Grand. Will this now be a building?	Kat M.
235	You say you can sign up for scoping hearing at nyc.gov/sohonoho but that page currently has nothing on it that allows you to sign up or links to sign up.	Anonymous Attendee
236	Hi another question - do you have a breakdown to identify current diversity of the 8000 residents you mentioned? In addition, could you also explain how increasing the populations as per your scope - 3200 residences...so assume approx 50% increase in residents ...so how does this improve quality of life and alleviate street and sidewalk construction, as stated in your goals?	Samantha C.
237	Unfortunately, this area has become very expensive when it comes to buying goods and services. If there will be increased lower income housing, how will the residents be able to buy goods and services for an affordable price? has that been discussed?	Barry H.
238	Could the housing all be affordable as opposed to the 80/20 developer development?	Paolo A.
239	Why is the Community Board only have the ability to make suggestions not actually shape the way the planning goes. With every elected official and agency who has final say term limited and lame duck, doesn't this mean there is the ability to ignore what the community weighs in on? What is the check and balance to that?	Emily H.
240	What about all of the empty/un-rented or unsold luxury housing and owners who are unable to reduce rents because they are on the hook to banks for high mortgages?	Michele V.
241	I just want to go on record that the speaker who said opposing SoHo rezoning is a vote "for" higher rent is completely misinformed. RENT stabilization law, and regulated rents is the reason for high rent. This speaker was clearly a shill for the re-zoning.	Jan L.

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242	Last Question - Schools: How many additional public school age children do expect there to be with the 3200 additional units. Will the impact statement include analysis of educational resources? Will a new public school be built, or will school districts change?	Michael S.
243	And another question - how has covid impacted the housing shortage in manhattan? given so many poeple have moved from the city- at least 15,000 rentals available at one time currently vs 5000 typically in the past - a lot of your discussions seem to be based on empirical evidence gathered pre-covid and which is no longer is relevant	Samantha C.
244	i do have my hand raised with a different question than what was submitted	Jocelyn A.
245	I'd be appreciative if you could identify who will be answering my questions. Thanks	Samantha C.
246	why not spread out the new housing ALL OVER SoHo/NoHo instead of packing new residents in 2 or 3 areas making them super dense	Wendy F.
247	Why have all 10+ speakers chosen to ask questions over Zoom been men? Please recognize and remedy the inherent bias that hinders including all voices.	Anonymous Attendee
248	The neighborhood is so crowded. Why turn a parking garage turned into housing? What iare planning to do about cars and traffic? We need more parking lots with green spaces for the neighborhoods on top. And were letters sent into officials read by them?	Maxi C.
249	To reapeat Pete's question, which Sylvia did not answer, where do you see the 3200 units being squeezed in?	Anonymous Attendee
250	I do not have the option to raise my habd with a question. Why is that?	Phyllis R.
251	Any broadening for Transfer of Development Rights should NOT be allowed.	Pete D.
252	Hi- resident of over 10 years here on Lafayette. I have concerns regarding NoHo plans in particular. I am especially weary of the proposal to make majority of NoHo a commerical zone. Why is only Bond street, a street with mainly luxury housing, considered the historic core of this neighborhood and not the portion of Lafayette Street with Colonnade Row/Public Theater. How will residents be protected from a corporate takeover? How will the proposed commerical corridor uphold historic integrity? There needs to be a reconsideration of NoHo's proposed historic core. NoHo needs to be protected.	Alan B.
253	Can you delineate/clarify the difference between the neighborhood plan and the environmental study in terms of scope?	Anonymous Attendee

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254	Better asked: Why turning a parking lot into housing when we need more parking in the neighborhood? What is being planned about traffic, parking and more over-crowding?	Maxi C.
255	Another question - Is the press aware of these plans? I only heard of this through Soho Alliance by chance and I'm a resident of Soho. Will you be issuing a press release identifying the plans and process before Dec 3rd so everyone affected has an opportunity and due process to join the discussion?	Samantha C.
256	Isn't this a very carbon-intensive plan? Especially given the amount of vacant space before the pandemic. Why isn't the city focused on adaptive reuse	Amanda Y.
257	There is no doubt that our world will grow into a new normal both directly after and in the years after Covid. There are thousands of offices that are currently empty and many planners believe that the fluidity of work from home will reshape office life. Instead of rushing this planning which will be in place for another 50 years, why wouldn't we analyze how we can look at office space as housing and incentivize that instead of allowing tall buildings along an already dense Broadway corridor.	Emily H.
258	Numerous buildings in Soho have restrictive declarations that pertain to the prior sale/purchase of air rights. Would these lots with low buildings that sold air rights in the past now get a second bite of their apple and be able to apply to build up?	Anonymous Attendee
259	Apologies for all the questions but this is important - are you considering other areas of Manhattan for upzoning and affordable housing, and why choose such an important Historical district? Isn't preservation also something to consider for the longevity of NYC culture?	Samantha C.
260	I want to ask a question and have had my hand up since the start	Ronnie W.
261	I am recognizing the names of many of the OPEN NY lobbyists who are developers preying on a neighborhood they want to make money from. It seems they are getting an undo number of opportunities to speak.	Michele V.

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262	Many of the subway stations around SoHo/No are not currently ADA accessible. Can we add a district-wide transit improvement bonuses, and/or additional transferable development rights to the development plan to pay for necessary transit upgrades for disability access similar to what is was done in midtown?	Matthew M.
263	please disregard my written question. I've raised my hands and prefer to speak a more elaborate question. Thank you.	Denny S.
264	Please explain to us Open NY's relationship with the developer we all know they work for.	Renee M.
265	hello. i don't know if people have a place in line, but i was just disconnected and just re-raised my hand	Jocelyn A.
266	What are you going to do to us residents in the commercial corridors? That is 50% of SoHo!	Michele V.
267	This is State Senator Hoylman - I have a question	Brad H.
268	Can you please flesh out what DCP mean by affordable rents by giving soecific rent amounts or ranges?	Anonymous Attendee
269	What are the median incomes that would qualify for affordable housing?	Anonymous Attendee
270	Is DCP aware of the very large percentage of members of the group OPEN NY that are being called on to ask verbal questions?	Pete D.
271	I really hope everyone working on this really holds on to their humanity and considers the people who actually live in the area and make it so desirable because it is very very clear that there are some people who care only about the maximum profit they can make and care nothing about what it does to the quality of life of those of us who actually call this home.	Allegra C.
272	Is the DCP aware of the huge amount of members of Open NY that are being called upon to speak while the rest of us are "dismissed by host"?	Anonymous Attendee
273	Why is thee # of questioners so skewed to the significantly few Open NY questioners, who are not residents, as opposed to residents? There have been 5 thus far.	Anonymous Attendee
274	I would like to note that I have been kicked out of this zoom three different times. It is terribly frustrating	Emily H.
275	DCP: Are you aware that a disproportionate number of OPEN NY representatives are being given air time in this Q&A? Residents are waiting patiently and time is just about out.	Jane F.

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276	How will you mitigate bad subsidies going to developers and not getting truly AFFORDABLE housing based on AMI? We look at the space that AWAY luggage received a \$4m state grant that was never anywhere nearly fully occupied. It is a big empty space with a pile of suitcases in the middle of it. Total waste of tax payer money.	Michele V.
277	Hi you seem to have selected an awful lot of people for speaking who are in favor of your plans and very few who may have concerns about destroying the historical enviroment. Have you considered building affordable housing in the 60"s and Madison to support all the retail there?	Samantha C.
278	I would also like to note that in this format it is impossible for us to see who is on this meeting, how many people, we are unable to show agreement, disapproval, or express ANY type of protest	Emily H.
279	AFTER several questions WHY DO YOU REFUSE to say what the income levels are for AFFORDABLE housing and what the rent perameters would be??!!!	Anonymous Attendee
280	What percentage of the speakers you are calling on are from Open NY? Why aren't you calling on more residents?	Renee M.
281	Is the west side of West Broadway included in the plan? The Map is not clear but the west side of West Broadway is in the M1-5A district?	Valerie C.
282	Senator Brad has nailed the concerns	Samantha C.
283	Just want to loudly second all of Senator Hoylman's questions!!!	Michele V.
284	Senator Hoylman is RIGHT ON POINT.	Anonymous Attendee
285	I second Brad Hoylman's statements in every respect.	Jane F.
286	I second Sen. Hoylman!	Renee M.
287	Who were the process sponsors for this? Is this completely transparent?	Samantha C.
288	Soho doesn't have any services like schools, children services, food shopping, parks. All a must for affordable housing. How are you going to provide it to them?	Tsipi B.

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289	How would you address concerns that the Housing Opportunity Area between Great Jones and Seventh could accelerate gentrification in the nearby East Village? A neighborhood that has so far avoided much of the gentrification seen in Harlem, Williamsburg, Chelsea and Hell's Kitchen after experiencing new development.	Anonymous Attendee
290	First a statement: Sylvia you mentioned that Broadway and Canal are Commercial Corridors..that is a false narrative. There are 43 buildings. Out of 99 from Houston to canal with residential units above the ground floor. Now my question This proposal introduces 3,200 residential units. For the past 41 years we have asked for parks and green spaces. This proposal does not come across as visionary without multiple parks being part of the equation. *Will the final proposal include parks?	Ronnie W.
291	it's a shame that no one asked about family infrastructure	Jocelyn A.
292	I am a resident of this neighborhood and I find this two-hour exercise of DISMISSAL appalling.	Anonymous Attendee
293	Why did you schedule this meeting at this time, when you were unable to answer any real significant questions?	Marna L.
294	The neighborhood has been changed and transformed dramatically by artists that worked hard to preserve the architectural and cultural hub. Why are you working so hard to suffocate it and destroy the jewel in the crown?	Tsipi B.
295	Why do you think the small businesses are held back? I want to know if you're going to try to change the Loft Law and how will it affect the artists	Peter R.
296	Have you recognized yet that we artists, including the older ones, ARE small businesses? Not incorporated, but nevertheless we file as businesses. And we artists bring so much value to NYC.	Anonymous Attendee
297	Also where are the "good schools in SoHo"? I raised a family here and we had to leave the neighborhood to go to school. That point is also a false narrative.	Ronnie W.
298	Just curious, Erik, Sylvia, Nabeela — do any of you live in SoHo or NoHo?	Anonymous Attendee

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299	of course you are going to end early.	Anonymous Attendee
300	Really?	John S.
301	<p>I read on an Aug 27, 2020 NYT article that the children of residents of District 2, which is where SoHo is, get priority to high-performing public high schools, like Eleanor Roosevelt, based on where they live and that these families in SoHo are generally white and much wealthier than the median NYC HH.</p> <p>Will the low-income families, many of which I read online would be families of color and immigrant families, moving into the affordable housing in SoHo also get the same school preference and priority for their children as other residents of SoHo, which they currently do not have living outside of District 2?</p>	Nicholas O.
302	that was bs	Zoe S.
303	<p>The residents and property owners' views should take priority over random builders and real estate developers who have no idea how to make the neighborhood vibrant. I cannot tell you the number of businesses I have watched open and close in my 20 years living here. Only businesses who provide value to the community survive and thrive. The residents have the ultimate say because we are the ones who have the power to make a business successful. Please keep that in mind and work with us.</p>	Allegra C.

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304	<p>can you speak to and explain differences in terms of retail spaces, and retail developments with the rezoning, specifically in terms of how much larger ground floor retail spaces will be and sort of what the upper limits will be for retail spaces</p> <p>b) based off of those changes, what do you have in place to protect small businesses who understandably will then be subject to inflated rents, soho becoming even more of a retail hub, and</p> <p>part c) how does any of this support and prioritize our local community, rather than send the message that businesses and corporations are more of a priority? in terms of affordable housing, we've actually seen the influx of new developments displace community shelters and centers, like on lafayette and crosby. and evidence has shown that the neighborhood is in favor of affordable housing, specifically in terms of entire buildings being designated as affordable housing. so it seems like there are better alternatives for affordable housing rather than these rezoning laws</p>	Zoe S.
305	<p>I just wanted to ask how the city plans to maximize the density build on parking lots and other non-historic buildings, given the cities immense need for housing, and the particularly poor showing of wealthy areas like Soho in the past?</p>	Aaron M.
306	<p>Does the city have any accurate information on the number of a) artists who live in SoHo? b) Artist-in-Resident buildings in SoHo? c) seniors who are aging in place in SoHo and NoHo?</p>	Renee M.
307	<p>The proposed upzoning will flood the area with 2,400 luxury units compared to 800 "affordable" ones. There are over 15,000 vacant apartments in Manhattan. Why do we need thousands of new luxury units dropped into a neighbored with no green space and sidewalks that were congested pre-Covid and are making a big comeback now? Why not try to repurpose all the empty spaces that exist here now for 1)affordable housing 2)arts spaces?</p>	Renee M.

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308	This plan is wasteful and carbon-intensive. Why isn't the city looking at plans for adaptive reuse instead of encouraging more new construction?	Amanda Y.
309	Has a study been done of square footage warehoused by landlords in SoHo-NoHo ?	Karen V.
310	Has a study been done of retail sq. footage that might be converted to housing? (Retail was down before COVID: has any study been done about the benefit to the City of NY of converting this unused retail to domestic use?)	Karen V.
311	What is the point of invading and ruining a one-of-a-kind-landmark area of cast-iron buildings (the only one in the world) when so much unused space exists that can be appropriated by legal means? (i.e., eminent domain, etc.)	Karen V.
312	How much "affordable housing" has been created from huge projects that create so much "unaffordable housing"? Has a study been done of existing "unaffordable housing" in SoHo that is not in use? Why give more welfare to big developers when so many tax-paying citizens of this city are suffering and/or in danger of losing their jobs?	Karen V.
313	Why is City firing city workers & giving so many gifts to big developers?	Karen V.
314	How will proposed upzoning affect 74-711 agreements between landlords and landmarks?	Joanna P.
315	What assurances can be made that retailers which have had the onslaught of the internet and COVID will be given an environment in which to thrive? The retail character of the zone is not only nice; it is an international anchor for visitors to New York. As such, it creates jobs and tax revenue that we are missing. There was, perhaps, a time when a rapid rise in rents could have contributed to vacancies (although the period of this rise was marked by low vacancies), but now rents are off more than 50% from their peak and vacancies are at historically high levels. The notion that Landlords are warehousing space must be struck down.	Michael S.
316	1. Why does it seem that the description of SoHo as full of rich people make me feel as if I and my neighbors are invisible. Have you done unit by unit studies to find out how many artists and other "makers" are in SoHo and NoHo? If not, what have you done or will do?	Lora T.

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317	2. Most in my building, and most of my artist friends who were pioneers in SoHo and NoHo are aging in place. We are hard pressed to meet rising real estate tax costs and are struggling to maintain our aging buildings. We who actually own coops are like small farmers: the value of our land has risen while we occupy it, but we have income issues that make it hard to stay. We might be able to realize the increase in value if we sell, but then we have to leave our community. What will the impact of building 3200 high end apartments do to our property taxes? Can any relief be considered for the maker class?	Lora T.
318	3. Have you or will you study the impact of the extreme change in demographics the proposed 4,000 new units would bring. While it would be fantastic to add 800 really affordable units to our community, if we add 3200 others that are ultra expensive, won't the net result be a wealthier community that has demands different from those of us in affordable units?	Lora T.
319	4. Will the LPC be encouraged to lower its standard on what a non-contributing building is within the historic districts, so that such buildings can be torn down and replaced?	Lora T.
320	5. Are you aware that most of the businesses and at least half of the residents within the area of SoHo outside the historic district, on the south eastern end are largely Asian and Asian-American? Wouldn't they be the most likely to lose their businesses and their homes?	Lora T.
321	6. Currently, we have no green space or schools in our neighborhood. Would including these in have to be part of the rezoning plan?	Lora T.
322	Why has there been no information given out in advance of this meeting with regard to planning goals, timeline or any other substantive data so that thoughtful review of the public can take place and questions be put forward? And this in spite of thoughtful requests from Community Board 2, the SoHo Broadway Initiative, and many residents of SoHo and NoHo.	Emily H.
323	1. Can questions be submitted after tonight, and what is the deadline for this first set of questions?	Pete D.
324	2. How many existing residential units are found in the three separate "Housing Opportunity Areas"? How many of those units are rent regulated?	Pete D.

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325	3. Considering that the NY Times just reported that there now exists a surplus of 12,000 “new development” residential condo units with combined value of \$33 Billion, all sitting unsold and unoccupied in NYC, what is the timeline for the construction / creation of the proposed 2,400 market rate units and 800 units of Affordable Housing, when will those 800 units be available for occupancy?	Pete D.
326	4. Will current Air Rights / Development Rights transfer provisions be maintained (only allowed for contiguous properties, on the same block), or does this plan change that and allow broader use of Transfers, and in what specific ways?	Pete D.
327	5. The November 2019 Recommendations identify the need for a “Mechanism (TBD)” to allow for “JLWQA Pathways” to the achievement of legalized status (per the Certificate of Occupancy); have the specifics of that Mechanism cited by DCP been determined, and how does that work?	Pete D.
328	6. What metric was used to calculate for the three specific areas that have been delineated for SoHo & NoHo, to determine the various ways (as of yet unknown) that those areas will be changed? Please provide the calculus for each area:a) Historic Cores b) Commercial Corridors c) Housing Opportunity Areas	Pete D.
329	Why designate Broadway Corridor separately from the HISTORIC DISTRICT when some of the most exemplary Examples of 19th century and early 20th century architecture make up Broadway SoHo?	Pier C.
330	how can we ensure that the Neighborhood Plan honors the area’s history, specifically its 17th century history of providing homes and economic opportunity to Black New Yorkers?	Trevor L.
331	How will the SoHo-NoHo Rezoning Plan make sure that the entire Soho-Noho study area is protected against air rights transfers that are out-of-scale and destroy these neighborhoods' historic sense of place?	David M.
332	I support the plan in general, but I worry that if we only rarely reconsider zoning that this plan isn't ambitious enough. If the 1970s was the last major rezoning around here, is this current plan going to allow for a reasonable amount of growth over the next 50 years? Especially given our transit access, I'd love to see my neighborhood do our part in helping the city achieve it's housing goals.	Dennis G.

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333	Will the rezoning ensure that parking lots are given priority as appropriate sites for high density development? This is one of the most transit rich neighborhoods in the country. It makes no sense to devote entire city lots to surface parking.	Warren D.
334	Will historical context take into account the fact that Soho used to have much higher density? Many of the beloved historic cast iron buildings would be too tall and too high density to be considered legal according to modern-day zoning. Also, Soho's built environment used to grow at very high rates that have fallen off due to downzoning. What is DCP doing to make sure that Soho built environment continues to grow vertically in accordance with the historic growth rates of the past?	Warren D.
335	Why is this the first engagement with residents of Soho/Noho?	Rebecca B.
336	Why would the City want to add more heinous skyscrapers?	Rebecca B.
337	Why can't new housing be 100% affordable and in-scale?	Rebecca B.
338	What protection will existing tenants in Soho, Noho, and Chinatown (especially Chinatown where new developments are already outpricing residents!) have against real estate speculation and displacement?	Rebecca B.
339	This rezoning basically paves the way for luxury housing to dominate Soho/Noho and with a City full of empty, overpriced, and soulless luxury projects why on Earth would you destroy a Landmark preserved area of the City to be overwhelmed and tarnished? Why would you put those who would lived here from decades, businesses that are already struggling because of retails downturn, and tarnish a major gem of the City?	Rebecca B.
340	In a time when the city will massively struggle after losing millions due to lack of tourism, why destroy this area when it's a heart of NYC? People flock to this area because of its history, its beauty, and its energy: it creates culture. If you're going to rezone, focus on artists and MAKE SURE luxury high rises are not permitted (which I see will be hard to do when your board currently holds some who would benefit greatly from these developments).	Rebecca B.

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341	I moved here because it is one of the last places in NYC that feels like it has continued to keep this history alive and honored it. As much of what de Blasio has done, he's just killing whatever is beautiful about this City, not listening to his constituents, and being a hypocrite. If your main goal is to great more affordable housing, why would you allow up-zoing that would only really generate 25% affordable and 75% luxury?	Rebecca B.
342	I recall that Open New York's Soho-NoHo plan called for "deep affordability" in the new housing being built—does the city plan to use that option, to ensure that the affordable housing is affordable to the people who really need it, people working minimum wage or close to minimum wage jobs and trying to raise kids? Please share more information on who these affordable can serve.	Roberta B.
343	How does adding to the supply of a struggling retail market help existing retail/mixed-use property owners when there are already plenty of vacancies?	Dylan M.
344	Does the plan contemplate taking away existing parks or public spaces? Current Housing Opportunity Areas suggest we'd lose space on the corner of Canal and 6th Ave?	Dylan M.
345	I support adding residential use, and adding affordable housing, especially in a transit-rich area like Soho and Noho. How does this rezoning fit into the city's larger transit plan? In addition, we know that parking lots are bad for the environment, and encourage people to drive to Soho & Noho, which is also bad for the environment. How will the proposal help to convert parking lots to more contextual, and environmentally friendly uses, like housing?	Moses N.
346	Please advise if the plan eliminates the Current AIR restrictions on existing buildings which many buildings in both of these neighborhoods are currently effected by?	Krista D.
347	If new residential buildings in the new zoned areas are not restricted it could adversely affect current COOP building values?	Krista D.
348	I'd like to know if DCP has decided on the specific zoning districts for the opportunity zones in particular but also the commercial corridors. Will they be C6-2A, R10, for example...etc..	Steve H.

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349	Based on the presentation, it sounds like a 5.0 FAR will be maintained in much of the SoHo/NoHo historic district if residential development is permitted as of right. What will the FAR be in the opportunity zones? What are the range of contextual height limits you are considering?	Steve H.
350	I'm wondering what's the highest density you believe the neighborhood could sustain? What steps can planners take to encourage development of affordable market rate housing in this neighborhood?	Isaac R.
351	I am a resident of [redacted] which I believe falls within your scope. I have had a rent-stabiized apartment here in a 5 story privately owned building for over 40 years. I am a disabled senior and cannot afford to lose housing. What is your plan to accomodate those of us at risk of losing our stabilized status and our housing? How does this attempt at increasing affordable housing in the area protect those of us who are already here and rely on our continued housing?	Judith R.
352	In the myriad hours of Envision SoHo/NoHo meetings, both on the Advisory Group and the Public meetings, do you not agree that: _ there was little or no discussion on building thousands of new units, – little or no discussion on Mandatory Inclusionary Housing, - little or no discussion and the effects such a population increase would have on the current quality of life. For example. where are the schools to accommodate hundreds of more students? where are the parking spaces, since 2,400 market units will have many car owners?, sanitation?, already overcrowded sidewalks?, etc	Sean S.
353	How did DCP arrive at 3,200 potential residential units? On what specific zoning lots does DCP believe it would it be feasible to build residential units and how many rental units, whether free-market or “affordable”, would be built on each individual lot?	Sean S.
354	Can you expand on how you will guarantee long-term affordability not only for housing but also for neighborhood support and quality of life?	Connie M.

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355	I have a question about the public comment being given at the 10/26 Soho-Noho hearing. I just heard the first speaker say that the minimum apartment size is 1,200 SF. My question is - what?? Is this true, and if so, why? That is enormous! And totally antithetical to the goal of affordability. I urge you to reconsider this during the re-zoning process to something more reasonable.	Benton H.
356	Do you really believe that you can find developers at this point and in the future who want to build yet more market rate units?	Sean S.
357	If a building's CofO designates residential units as living and work quarters for artists, would the rezoning allow as-of-right modification of that designation to accommodate a broader classification of residents as "makers" or other creative activity designation? What is your definition of these types of creatives, or will they be somewhere listed and mandated?	Vern B.
358	How can we be guaranteed that the affordable housing unit buildings and new commercial buildings will be in character with existing landmarked buildings that you show in many of your slides that make our neighborhood unique? The large oversized buildings that have gone up or not in character with what the neighborhood was and are not terribly well designed to go with the rest of the neighborhood.	Liz K.
359	What percentage of proposed new buildings will be affordable and for how long	Anita J.
360	What are the developers proposing?	Anita J.
361	Would you please speak in more detail about buildings (and residences and rental tenants therein) that are not individually landmarked but that are within historic districts? What kinds of changes might we expect?	Mary C.
362	Can they be enlarged? Will current residents be protected from being displaced? This question covers both IMD tenants and tenants in buildings now covered by NYS rent stabilization.	Mary C.
363	This is not a public meeting. It is a Zoom meeting. Right?	Sean S.
364	Why cannot this VERY important rezoning not be postponed until the covid vaccine is introduced and we can have a REAL public community meeting?	Sean S.
365	Isn't DCP controlling this 100%, deciding who to call and which questions to address?	Sean S.