SoHo/NoHo Neighborhood Plan Summary
As Adopted by the City Council | Dec 15, 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
Adopted Land Use Actions (with modifications)

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.
Adopted Plan Overview

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

- Established 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

- Designated 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
Adopted Proposal

Expand Housing

Support the Arts

Strengthen Mixed-use

Build Contextually
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)

Designated 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
- One of the largest MIH areas in the city

MIH Option available 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 eliminated by City Council
New developments & enlargements

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

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*

* City Council modifications included adjustments due to zoning district changes to preserve proposal intent
MIH in SNX | Conversions

- 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 modification)
Support the Arts
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
- Annual reporting requirement (City Council modification)

Contribution Rate
- Establish contribution rate of $100 psf
- Increase over time per CPI

Images: Department of Cultural Affairs
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

Department of Buildings (DOB)

Chairperson of City Planning Commission (CPC)

Department of Cultural Affairs (DCLA)

* 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.
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
Adopted Proposal

Expand Housing

Support the Arts

Strengthen Mixed-use

Build Contextually
Permitted Uses

- **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**
    - Certain UG 10A large retail subject to Special Permit *(City Council modification)*
  - **Food and beverage**
    - 8,500 sf size cap on eating and drinking establishments *(City Council modification)*
  - **Hybrid uses** *(e.g. maker-retailer)*

- **Community-oriented uses**
  - Prohibition on UG 3A college, university or dorm uses *(City Council modification)*
Special Permit for Large Retail Uses *(City Council Modification)*

Within the Special SoHo-NoHo Mixed Use District, the City Planning Commission may, by special permit, allow retail uses in Use Group 10A that exceed 25,000 sf for establishments with wide street frontage and 10,000 sf for other establishments, with the following conditions and findings:

a) **Conditions**: For buildings that do not contain accessory off-street loading berths, the application shall include a *delivery plan for the retail use* based upon a traffic and curbside management study, outlining and identifying the operational needs of the tenant as well as adjacent uses.

b) **Findings**
   1) In consultation with the Department of Transportation, where a loading plan is provided, such plan will incorporate sustainable best practices in loading, consolidating, timing of deliveries and other delivery methods and procedures;
   2) such retail use will not create or contribute to serious safety concerns, unduly inhibit pedestrian, cyclist or vehicular movement adjacent to the site; and
   3) such retail use will not impair the character or the future use or development of the surrounding mixed-use neighborhood.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.
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
  - Exemption for affordable housing (City Council modification)
- 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
Adopted Proposal

Expand Housing
Support the Arts
Strengthen Mixed-use
Build Contextually
Density & Contextual Bulk (CC Mod)

- **Three density tiers** *(City Council mod altered certain districts)*
  - Historic cores (up to 6 FAR with MIH)
  - Corridors (up to 9.7 FAR with MIH)
  - Opportunity areas (up to 12 FAR with MIH)

- **Yard and court adjustments** to facilitate better site planning

- **Contextual envelopes with flexibility in historic districts**

### Table: Density & Contextual Bulk

<table>
<thead>
<tr>
<th>District</th>
<th>Minimum base height (in feet) *</th>
<th>Maximum base height (in feet) *</th>
<th>Maximum building height (in feet)</th>
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<td>M1-5/R7D</td>
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<tr>
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<tr>
<td>M1-5/R9X, south of East Houston Street</td>
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<td>M1-5/R10 and M1-6/R10</td>
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</tbody>
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* Additional base height flexibility within historic districts to facilitate better cornice alignment
Strategic Investments for SoHo/NoHo, including:

**HOUSING / TENANT SUPPORT**
- Prioritize affordable housing development on city-owned sites around SoHo/NoHo
  - 388 Hudson St & 324 E 5th St
- Enhance resources for the Loft Board
- Fund tenant support services in/around SoHo/NoHo

**ARTS**
- Establish and operationalize SoHo/NoHo Arts Fund & JLWQA-to-residential conversion process
- Extend SBS’s Storefront Startup program to SoHo/NoHo

**OPEN SPACE / PUBLIC REALM**
- Reconstruct and expand Pike / Allen Street Malls
- Improve and expand programming at Sara D Roosevelt Park
- Commence public realm and/or transportation studies in Petrosino Square, Cooper Triangle, Broadway and Canal Street corridors
- Enhance Open Streets around SoHo/NoHo
- Advance various DSNY programs including Commercial Waste Zones and Clean Curbs Pilot in CD2 / SoHo/NoHo

**OTHER**