

The current proposal is:

Preservation Department – Item 2, LPC-26-01951

**277 Canal Street, aka 277-289 Canal Street, and 418-422 Broadway –
SoHo-Cast Iron Historic District Extension
Borough of Manhattan**

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.

277 Canal
UAL LLC

LPC Public Meeting
07.28.26

Summary

Commissioner Comments:

- 1) Reduce building height and/or provide further justification for the proposed height
- 2) Explore simplifying the shaft of the proposed building

Clarification on Project Drivers:

- 1) Clarify how the transit improvement program works and is being utilized for this project

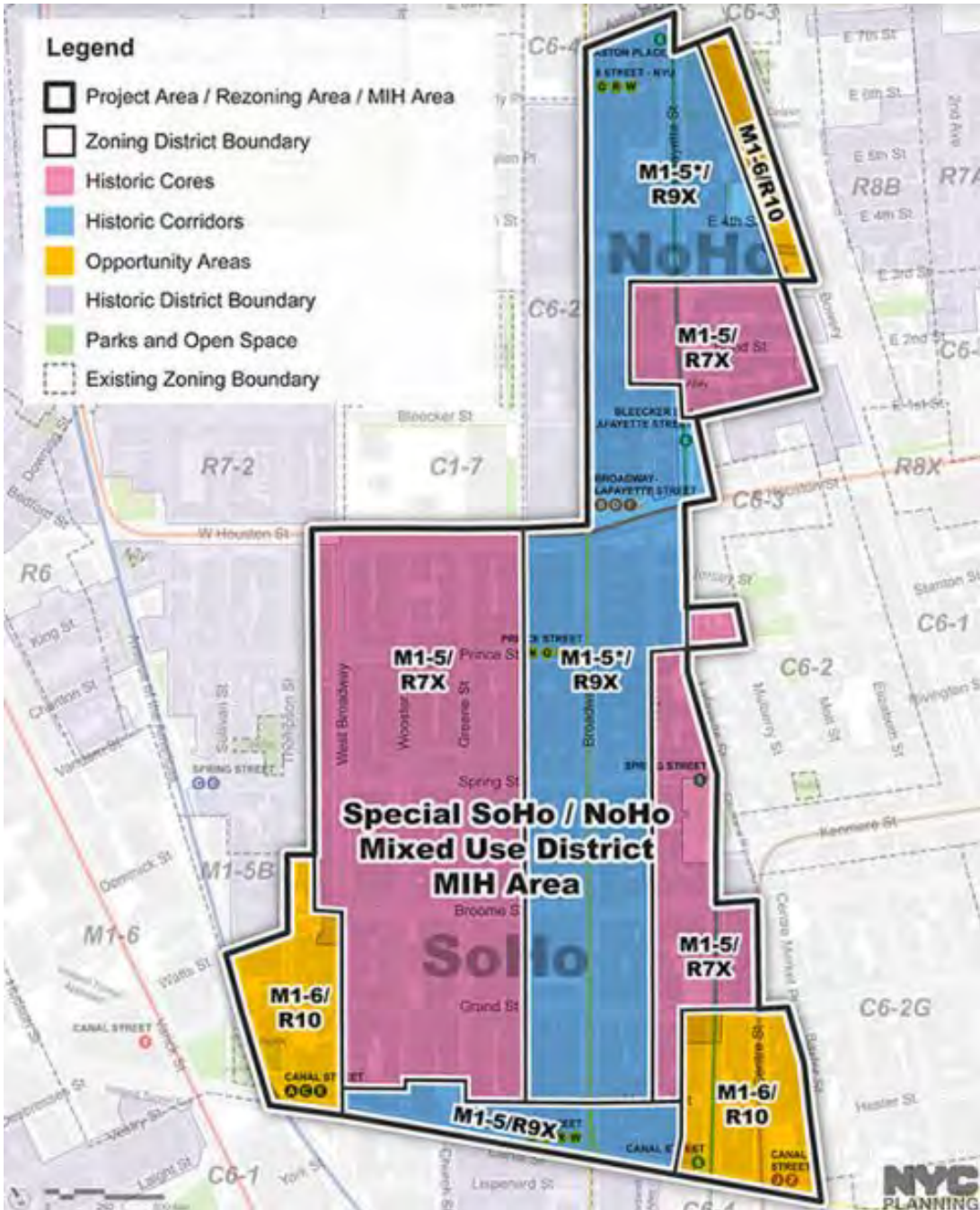


Broadway & Canal View (Previous)

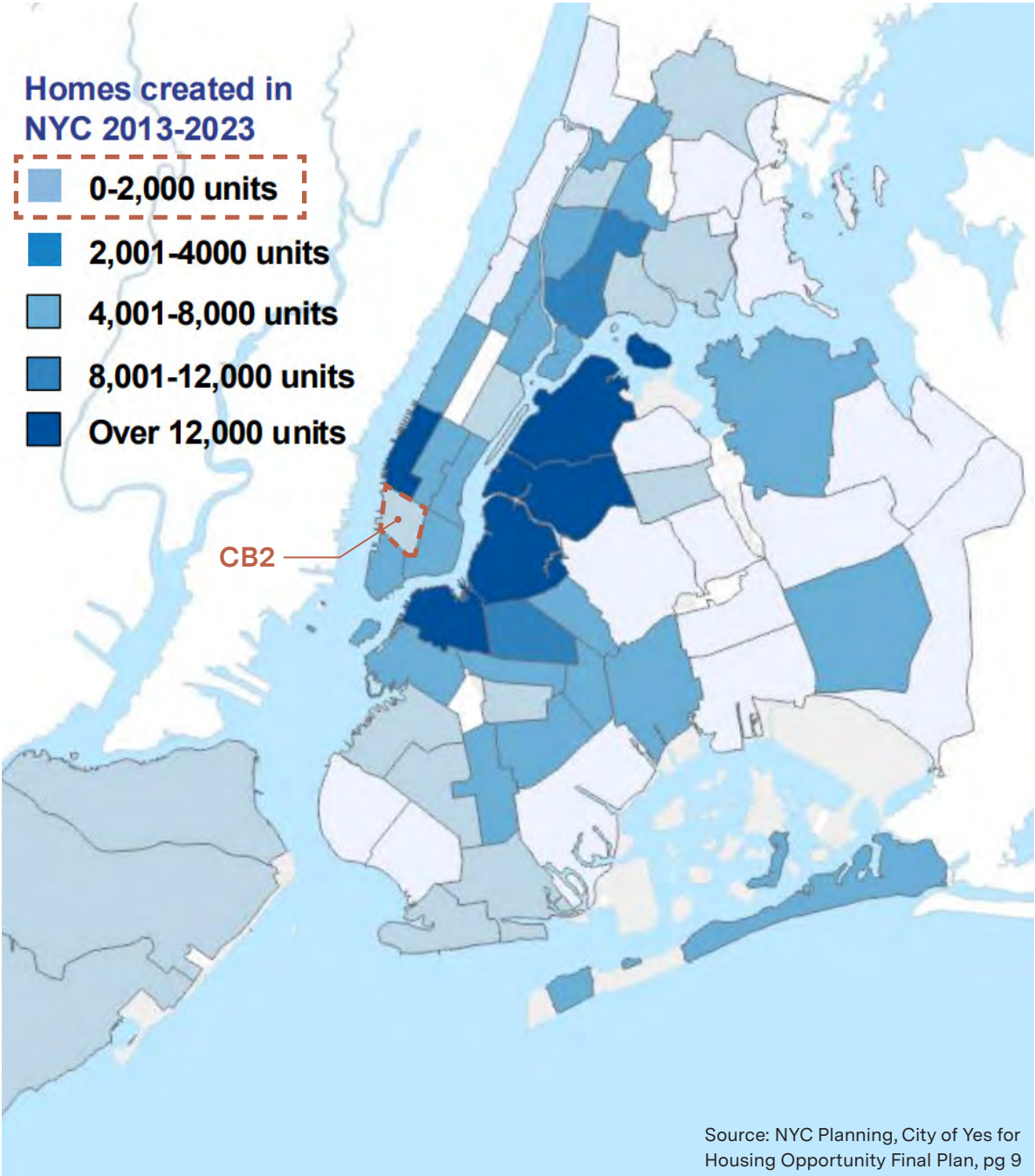
Delivering on City Initiatives

Addressing the Housing Crisis

2021 - SoHo-NoHo Rezoning

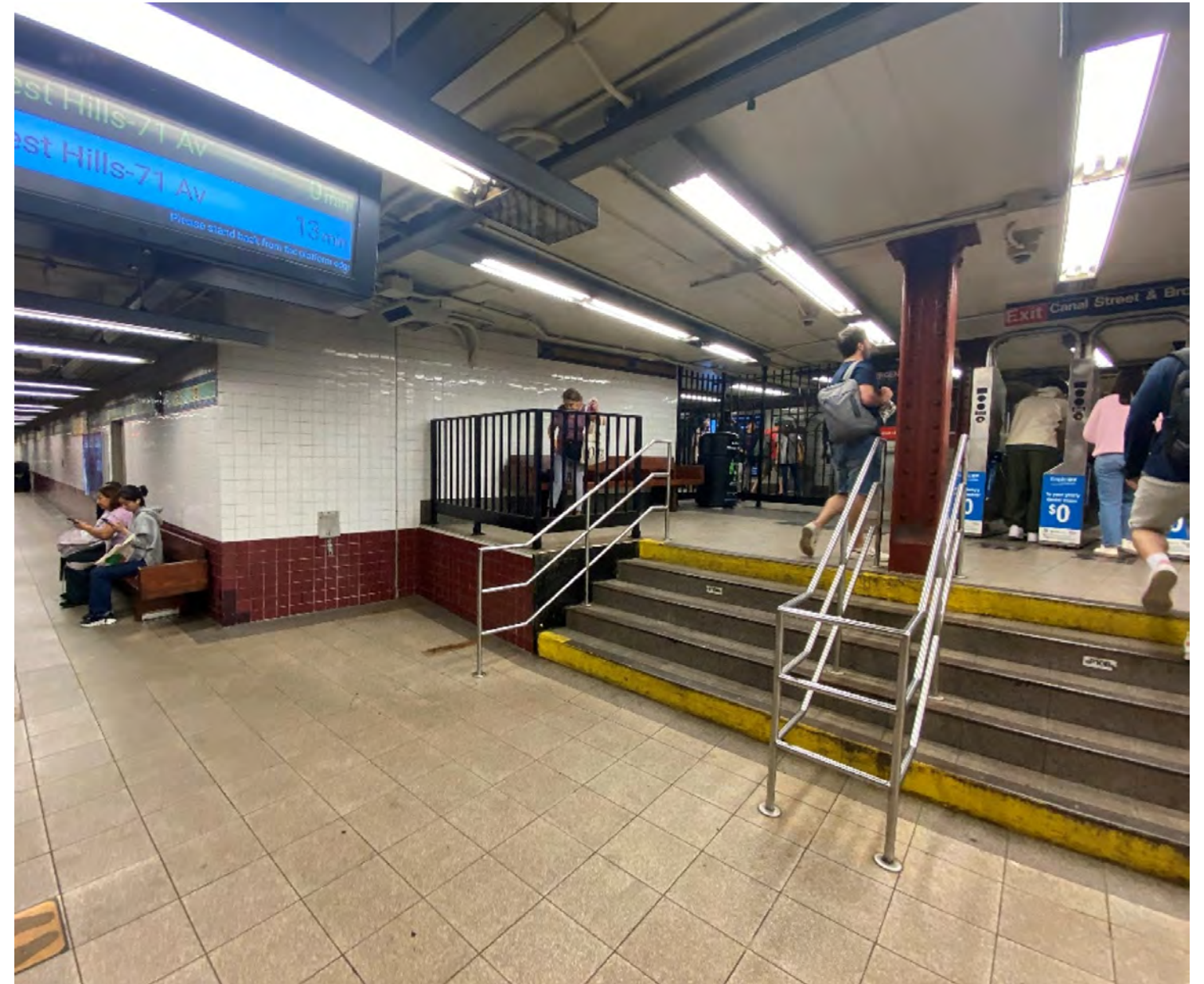


2024 - City of Yes for Housing Opportunity



Zoning For Accessibility

- *As of 2025, 155 of the City's 493 subway and SI Railway stations are ADA accessible.*
- *The City has 550,000 residents with an ambulatory disability, 1.2 million senior residents, and 500,000 children under the age of 5.*
- *The Zoning for Accessibility initiative established a floor area bonus for providing major station access and circulation improvements as part of a citywide initiative to promote subway accessibility.*



- *Canal Street station has been identified as a high-priority upgrade zone by MTA.*

MTA Station Improvements

NYC Zoning for Accessibility Amendment (ZR 66-51)

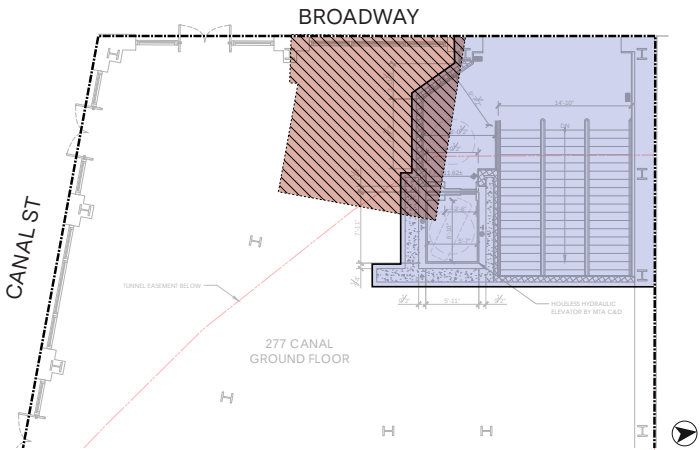
In order to grant such floor area bonus, the Commission shall find that:

- (1) **the public benefit** derived from the mass transit station improvements **merits the amount of additional floor area being granted** to the proposed development pursuant to the authorization or special permit;
- (2) for accessibility or capacity-enhancing improvements, newly created or expanded accessible routes for persons with physical disabilities, or measures to improve station ingress and egress routes or platform capacity, **such improvements will constitute significant enhancements** to connectivity form the pedestrian circulation network to and through the mass transit station;

Proposed Accessible Upgrades

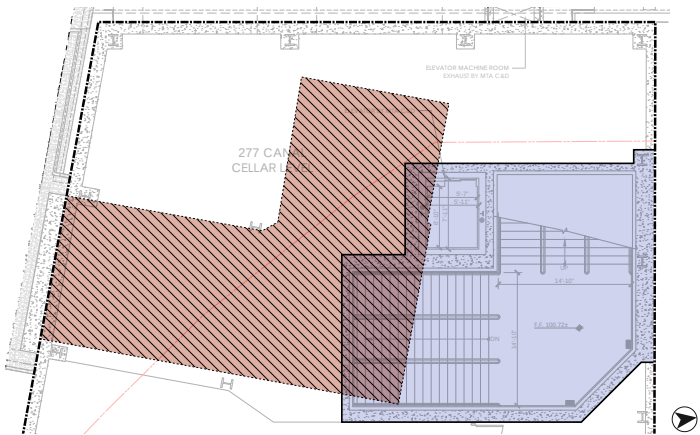
- New entrance.
- New street-to-platform stair.
- New platform-level circulation space.
- New connection to platform.
- Fare-entry equipment and installation.
- New elevator shaft and related circulation spaces.
- New elevator equipment space.
- New platform-to-mezzanine stair and ramp.
- Environmental design upgrades.

Easement Expansion Plans



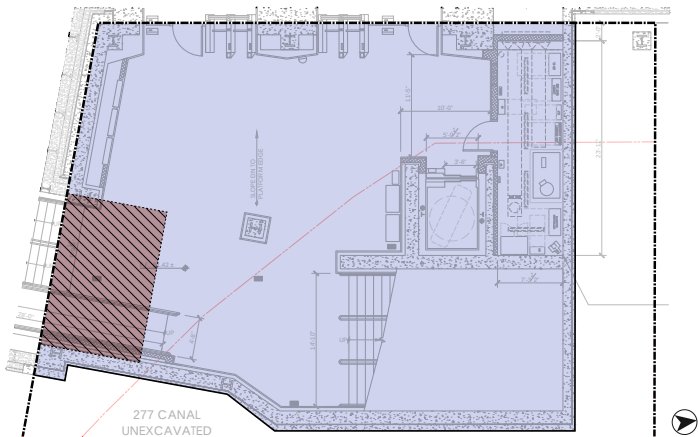
STREET LEVEL

	EXISTING EASEMENT AREA: 350 SF
	PROPOSED EASEMENT AREA: 736 SF



CELLAR LEVEL

	EXISTING EASEMENT AREA: 950 SF
	PROPOSED EASEMENT AREA: 920 SF



PLATFORM LEVEL

	EXISTING EASEMENT AREA: 190 SF
	PROPOSED EASEMENT AREA: 2,284 SF

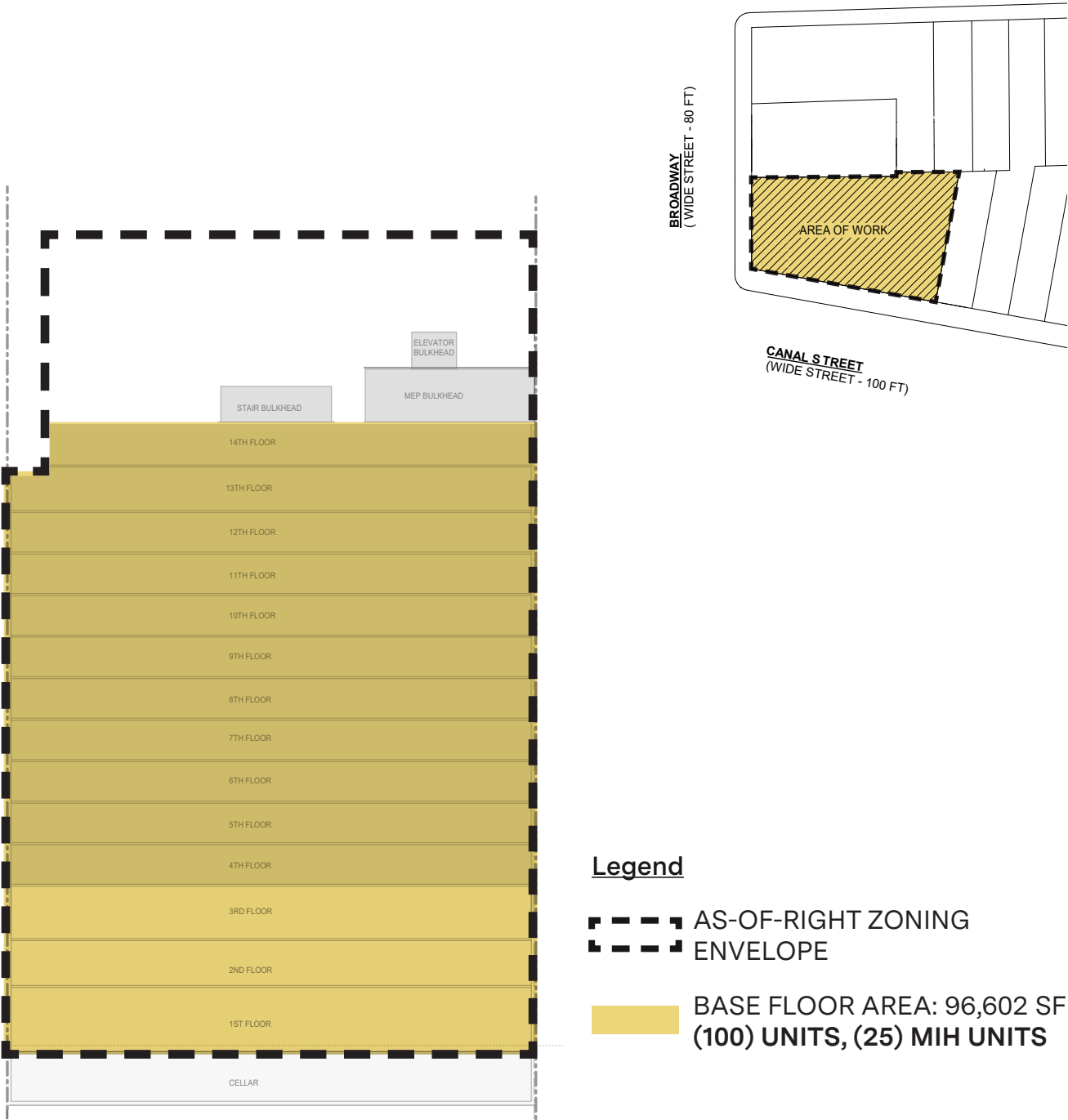
TOTAL

EXISTING: 1,490 SF
PROPOSED: 3,940 SF (264% INCREASE)

Note: Easement areas are approximate

Bulk Modifications to Accommodate Transit Bonus (ZR 66-521)

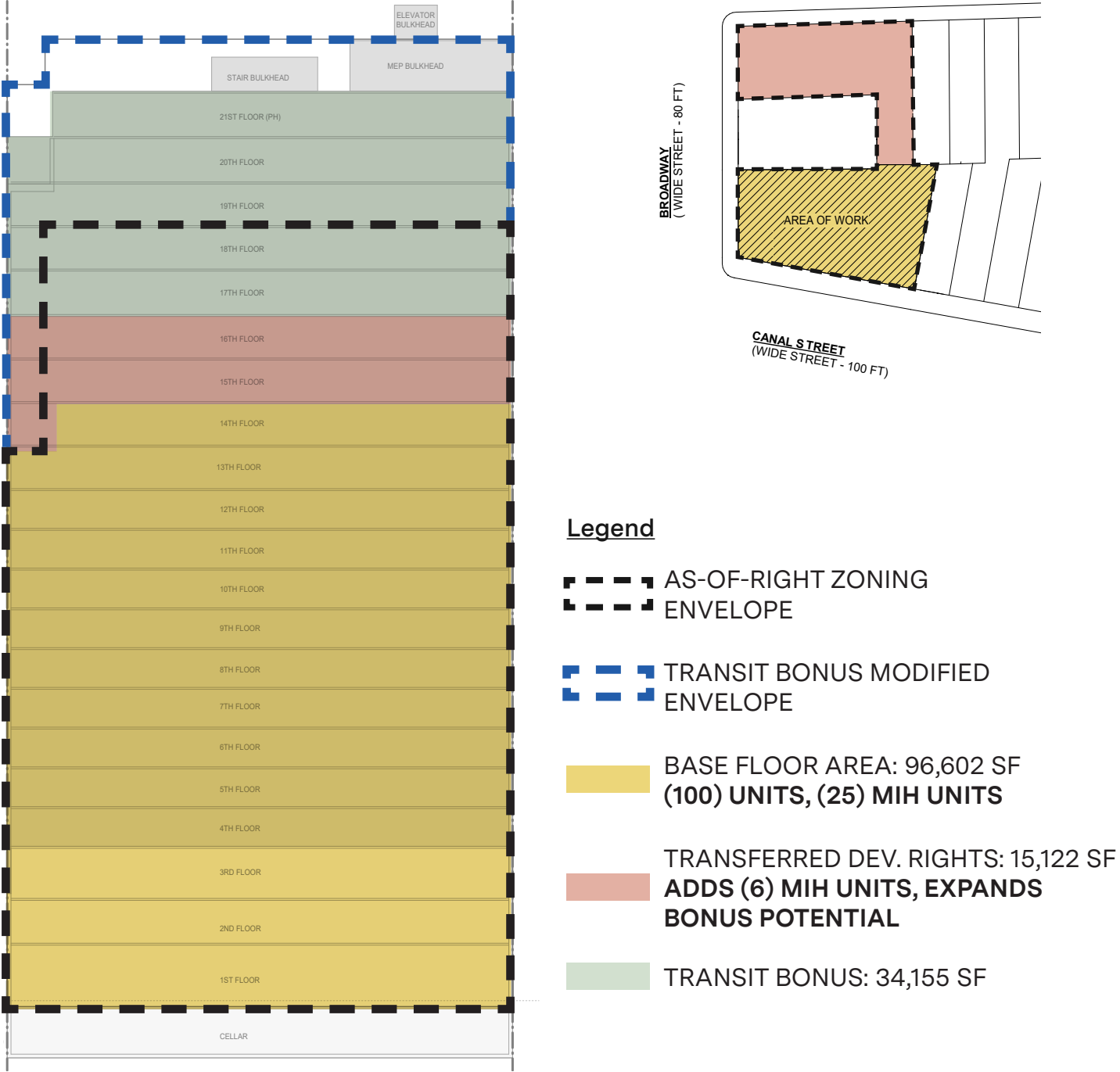
Baseline



No transit improvements made - max bonus of 19,320 SF does not cover cost of minimum standard for “significant enhancements”

NOTE: All areas shown represent zoning floor area

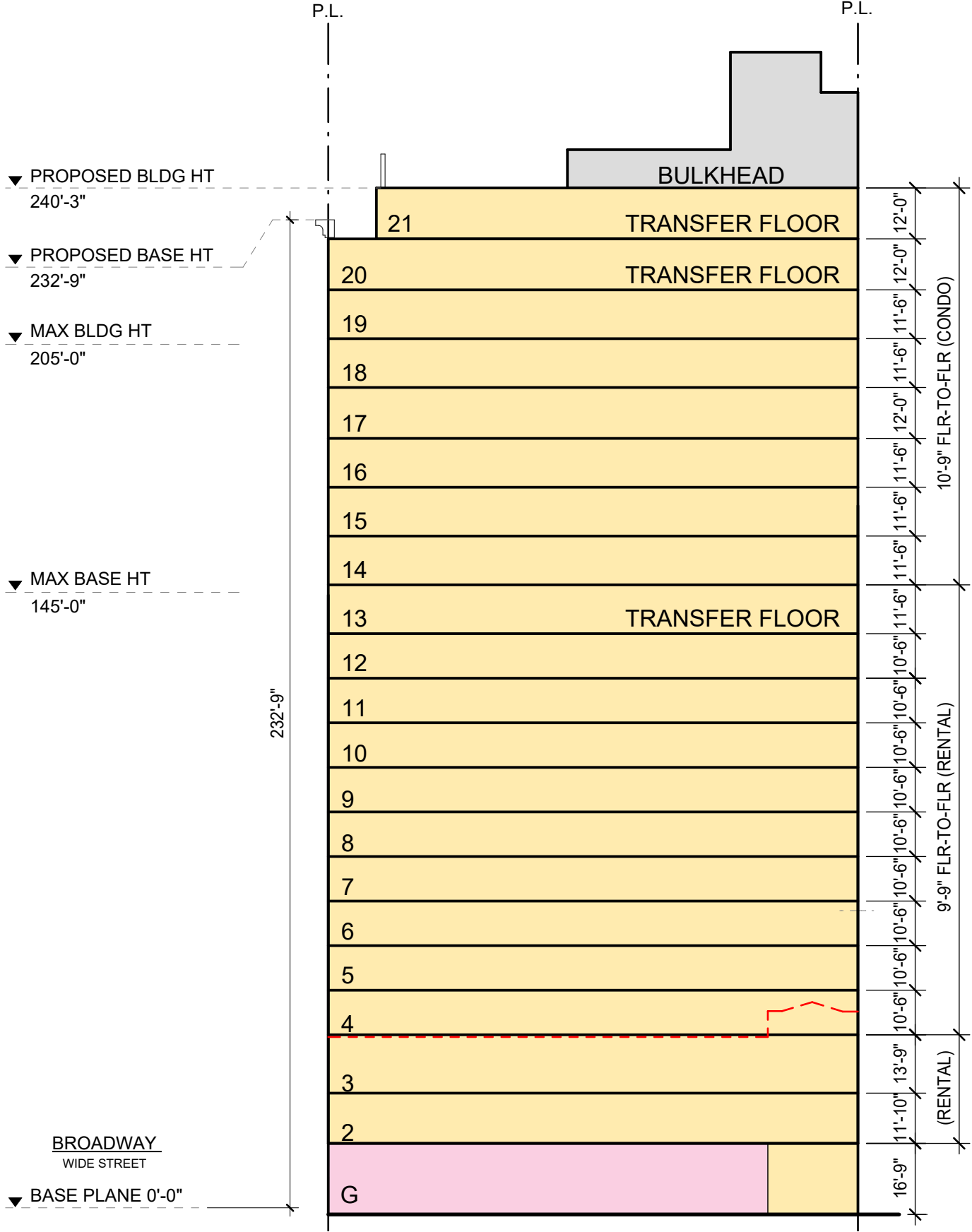
Proposed



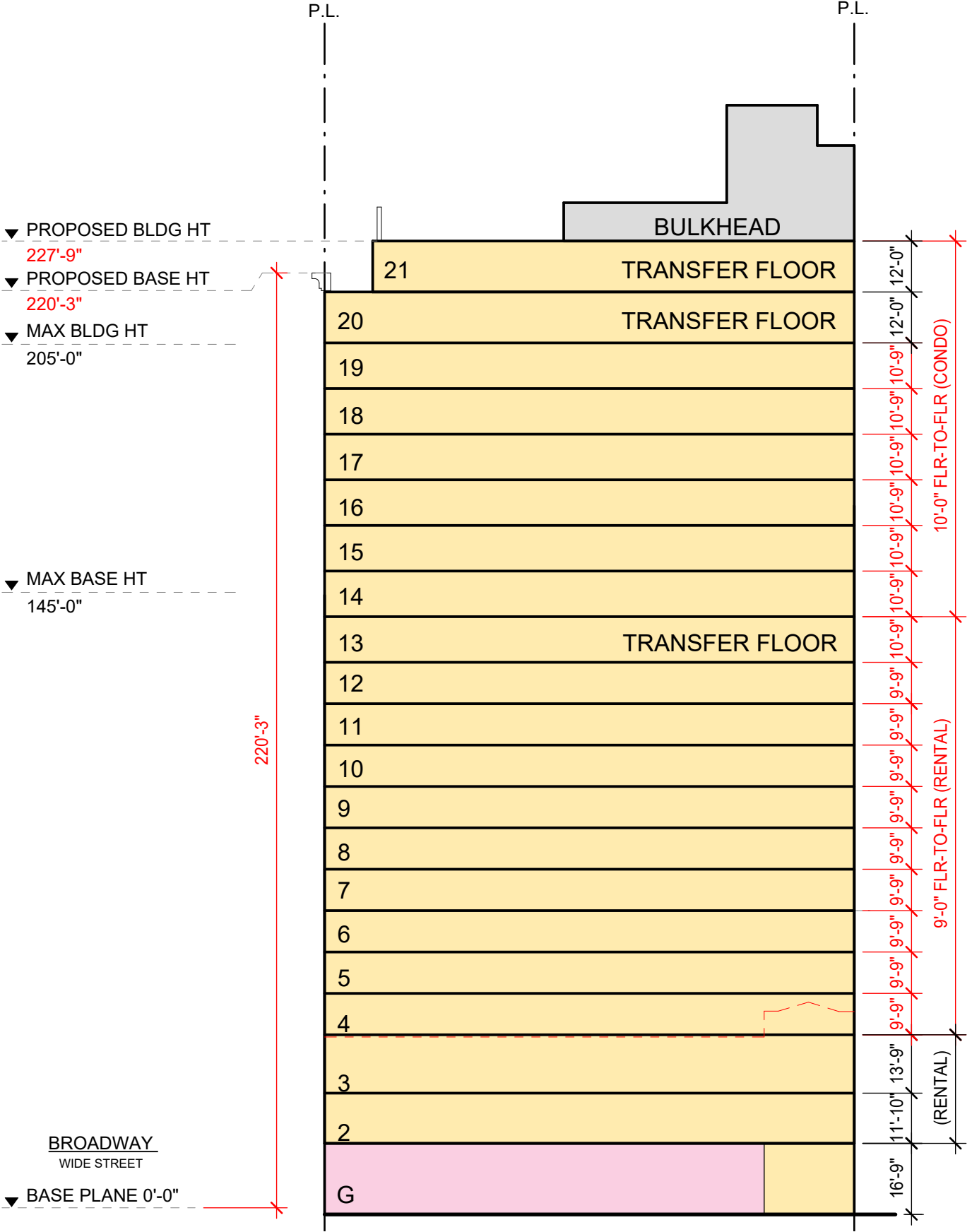
Total 145,880 SF, with (159) units including (31) MIH units. Transit improvements constituting “significant enhancements” for station accessibility

Building Height

Floor to Floor Section



Previous



Proposed

Market Analysis

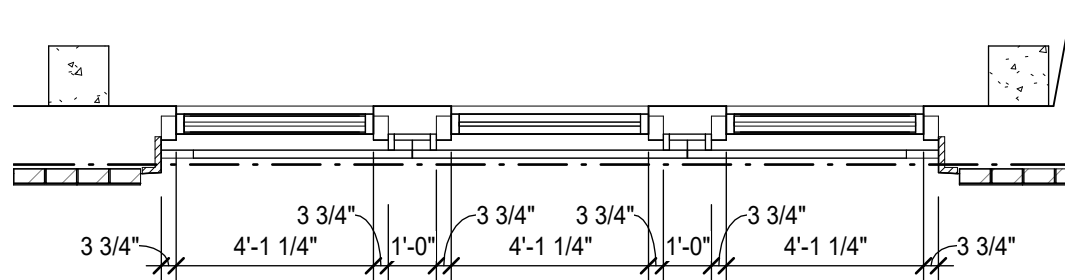
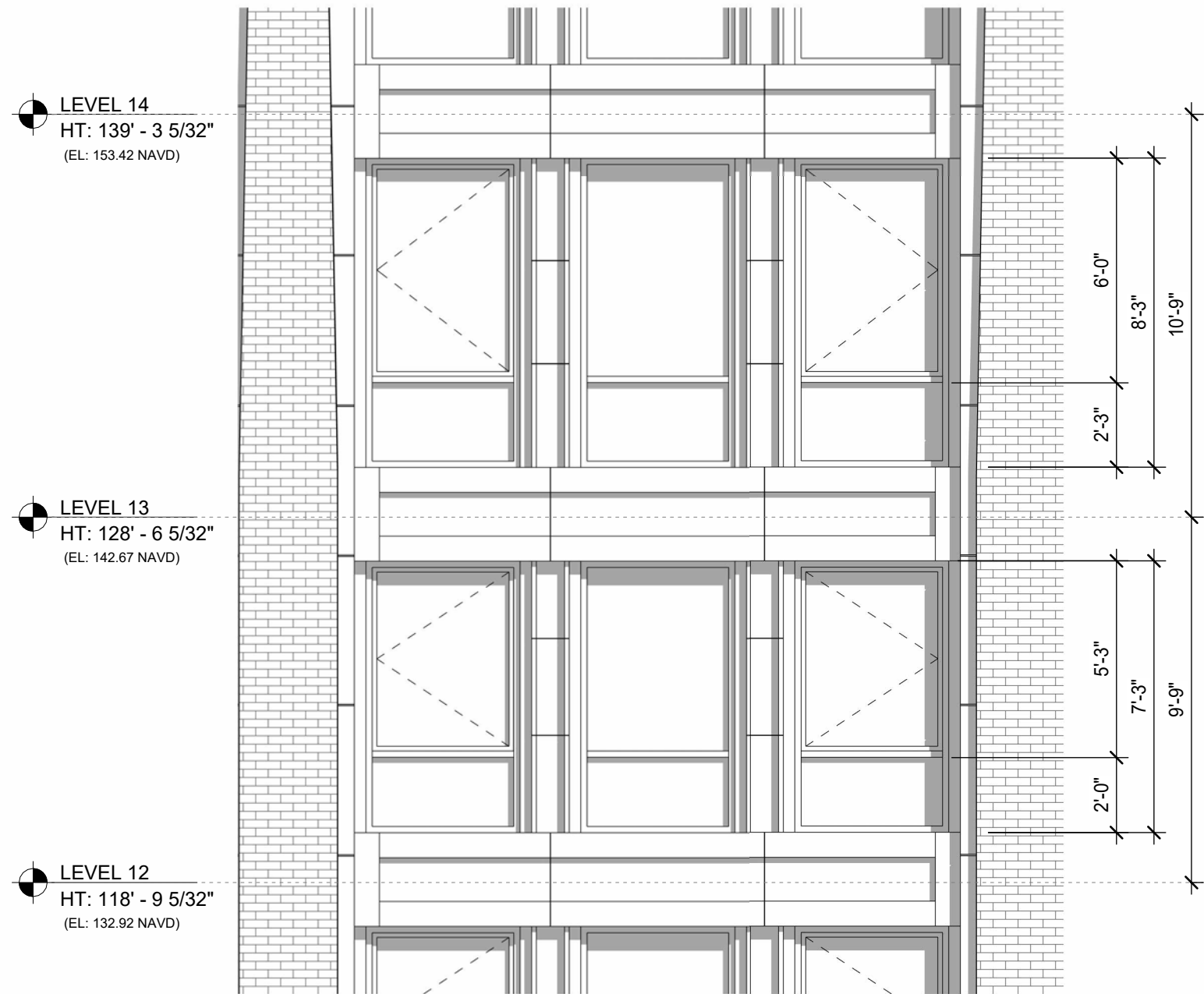
Proposed clear floor to ceiling heights are based on broker analysis of market and typical conditions in comparable nearby buildings

Within the area, average ceiling heights range from 10'-0 to 13'-0" for existing buildings and 10'-0" minimum as a standard for new condo buildings in the city.

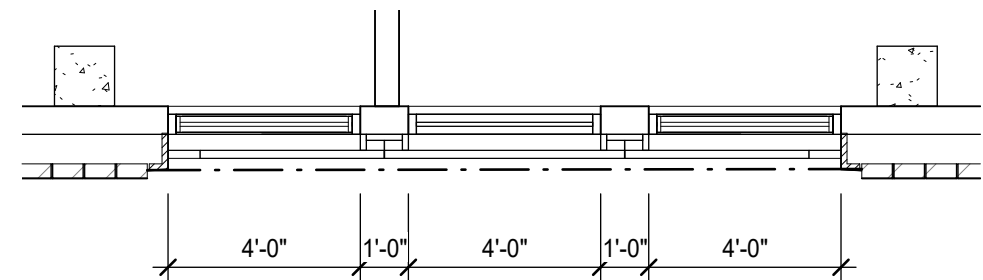
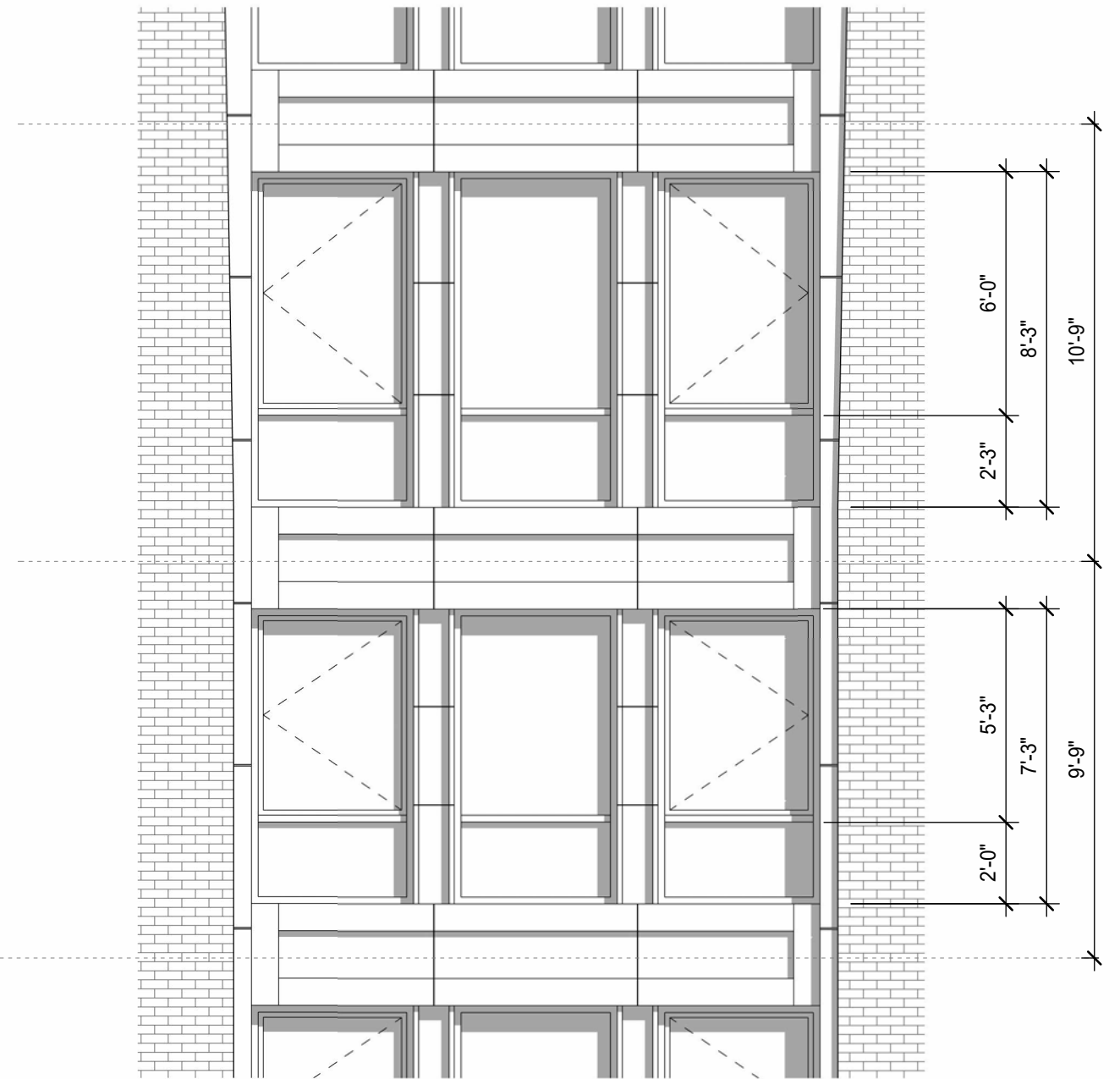


Window Profiles

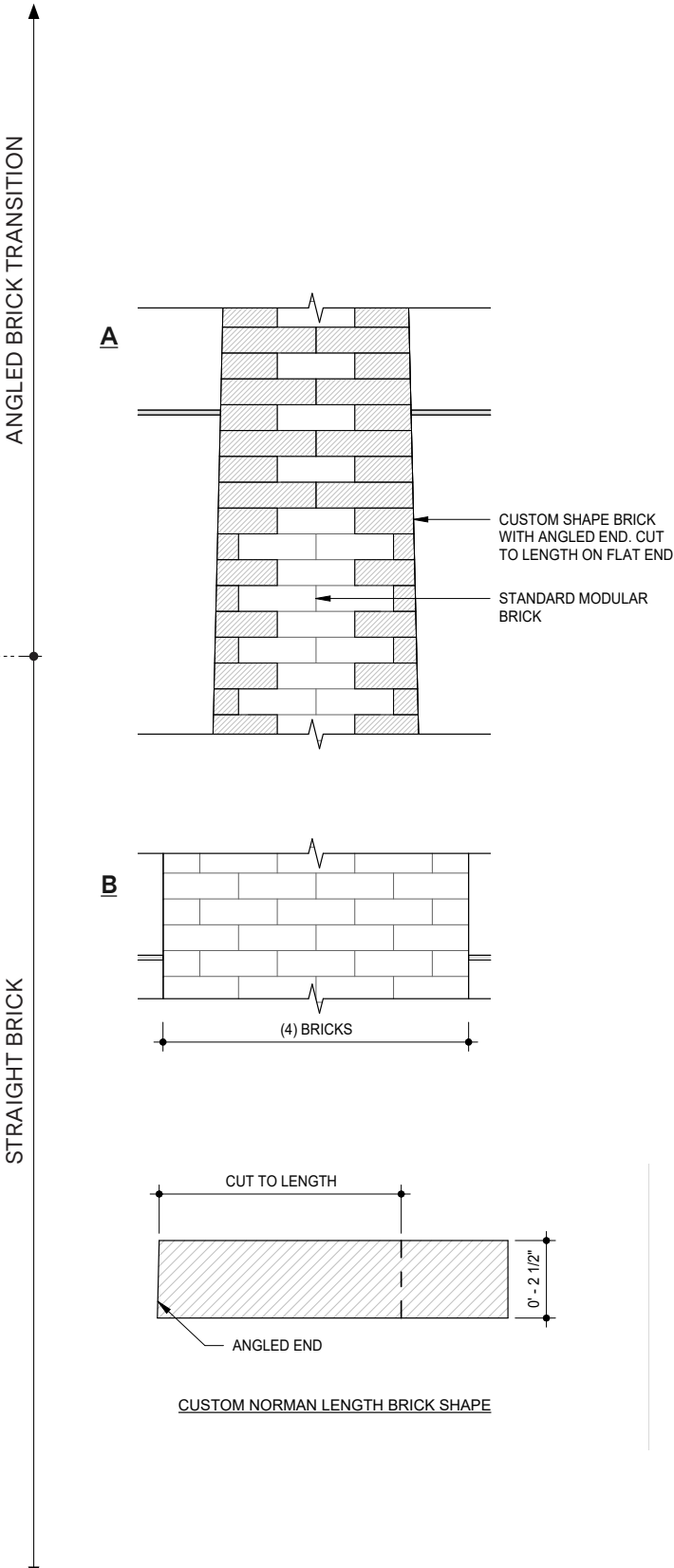
Broadway Elevation



Canal Facade



Material Transformation



Canal Street Elevation



Previous



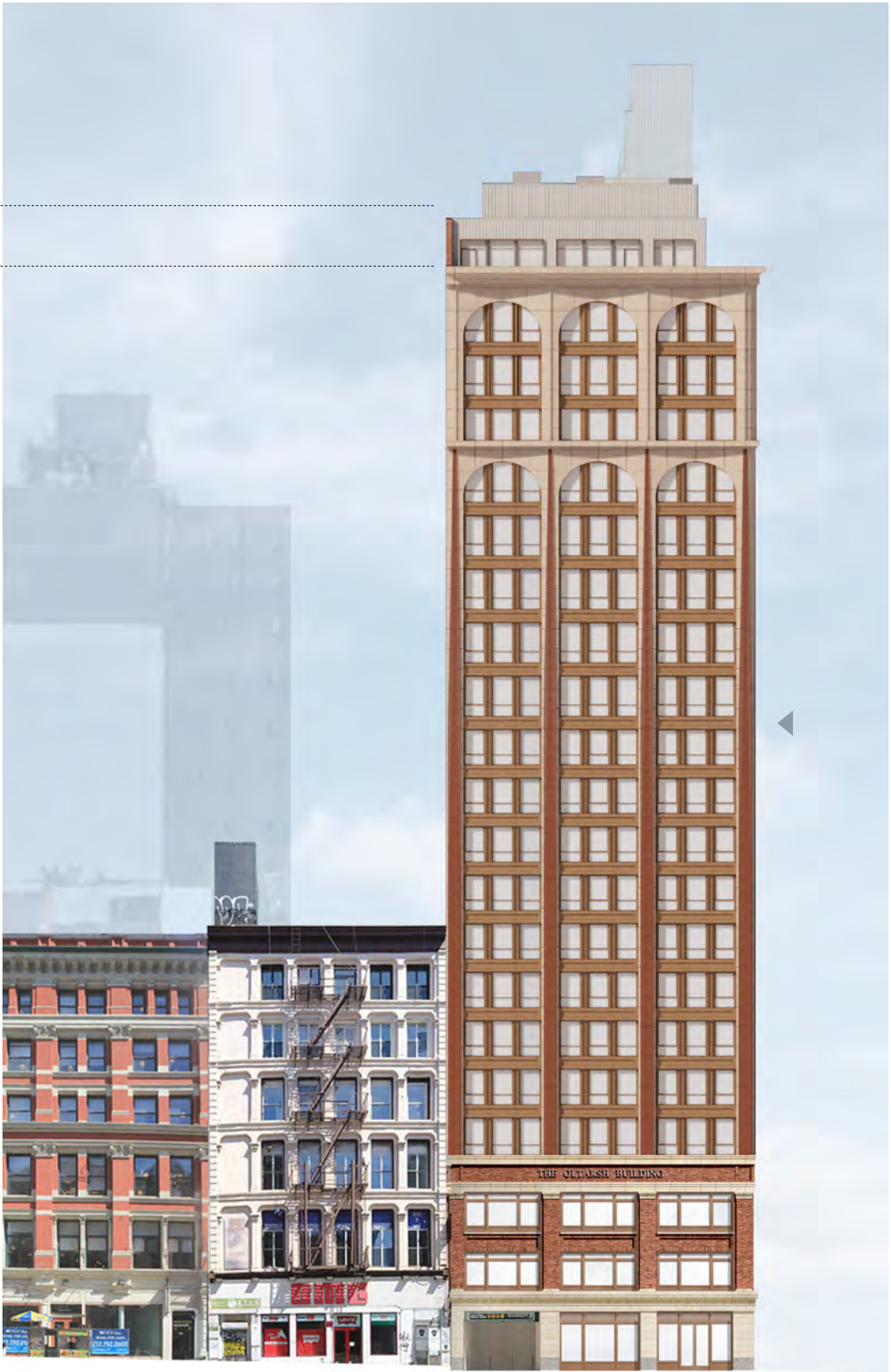
Proposed

232'-9"
220'-3"
12'-6"

Broadway Elevation



Previous



Proposed

Rendering - Broadway & Canal



Previous



Proposed

Rendering - Aerial View



Previous



Proposed

Rendering - Canal Street



Previous



Proposed

Rendering - Broadway



Previous



Proposed

Street View - Broadway Looking South



Previous



Proposed

Street View - Canal Looking West



Previous



Proposed

Street Views - Broadway Looking South



Previous



Proposed

Street Views - Broadway Looking North

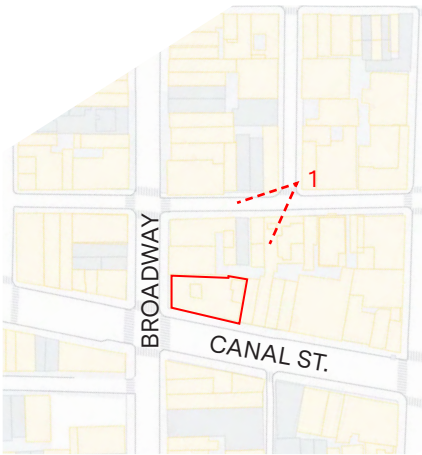


Previous



Proposed

Street Views - Crosby Street



Key Plan

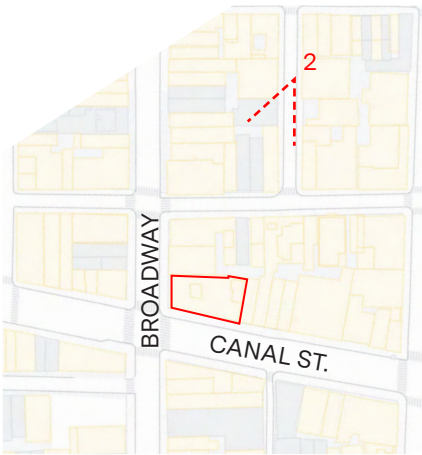


Previous



Proposed

Street Views - Crosby Street



Key Plan



Previous



Proposed

Characteristic Juxtaposition of Scale

Evolution of SoHo

*SoHo evolved due to changes in use and building technology.
It is defined by three primary phases of significance.*



357 West Broadway (ca. 1825)
*Residential development with masonry
load-bearing structure, 2-3 stories*



Haughwout Building (1856-57, John Gaynor)
*Manufacturing development with timber
and iron structure, 5-6 stories*



530 Broadway (1897-98, Brunner & Tryon)
*Commercial development with steel
structure, 9-12 stories*

*The mixture of three primary building typologies
creates a characteristic juxtaposition of scale.*

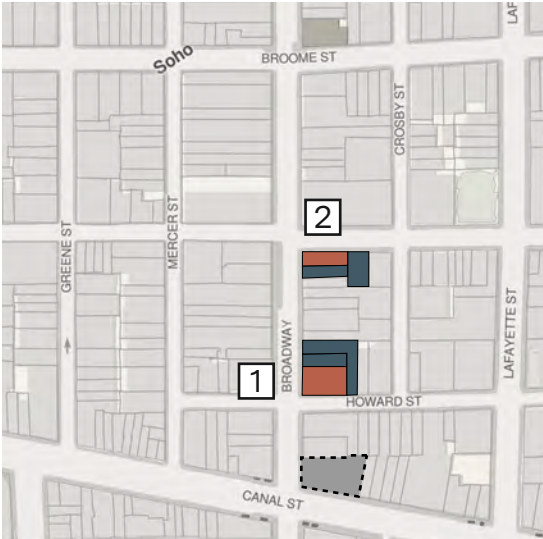
Broadway Development Phases

Phases of development creates height juxtapositions throughout the historic district



- 1800-1849**
Early residential architecture, 3-4 stories
- 1850-1879**
Commercial architecture with brick, timber & cast-iron structure, 5-6 stories
- 1880-1917**
Steel structure commercial buildings, 9-12 stories

Characteristic Juxtaposition Examples: Broadway Corners



Key Map

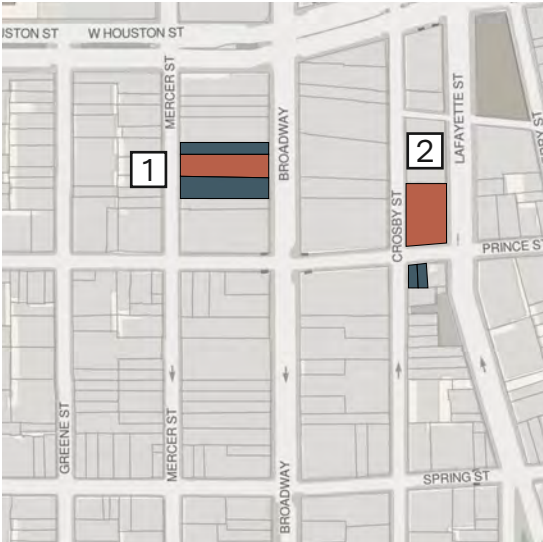


1 434 BROADWAY



2 458 BROADWAY

Characteristic Juxtaposition Examples



Key Map

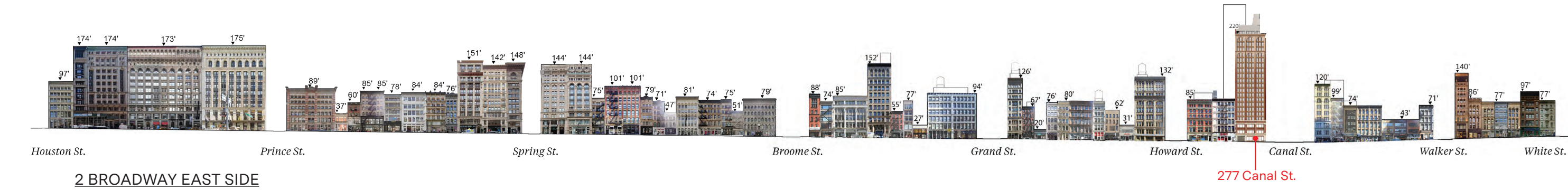
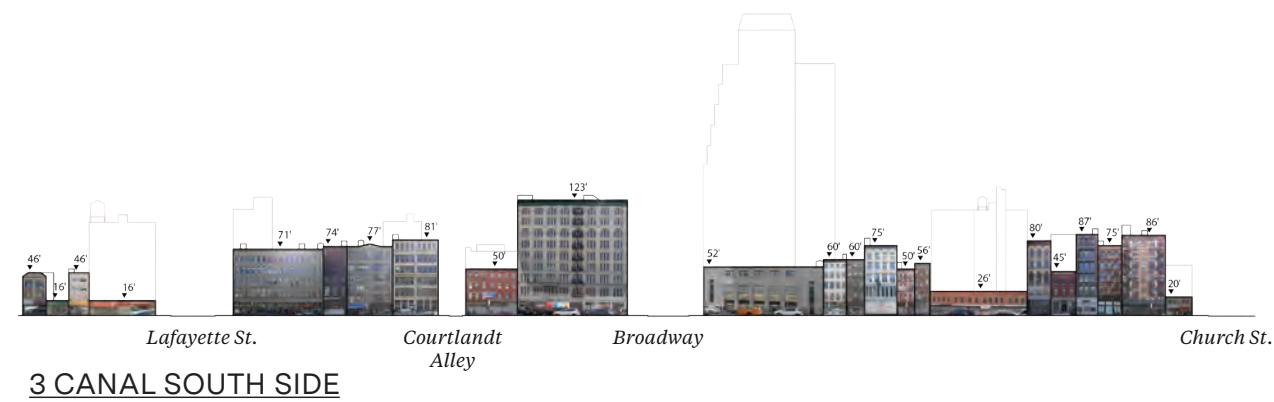
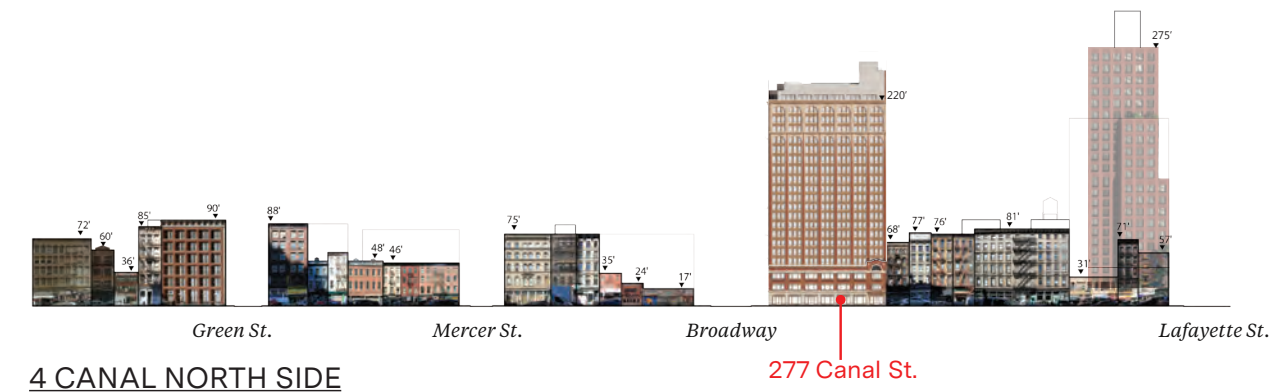
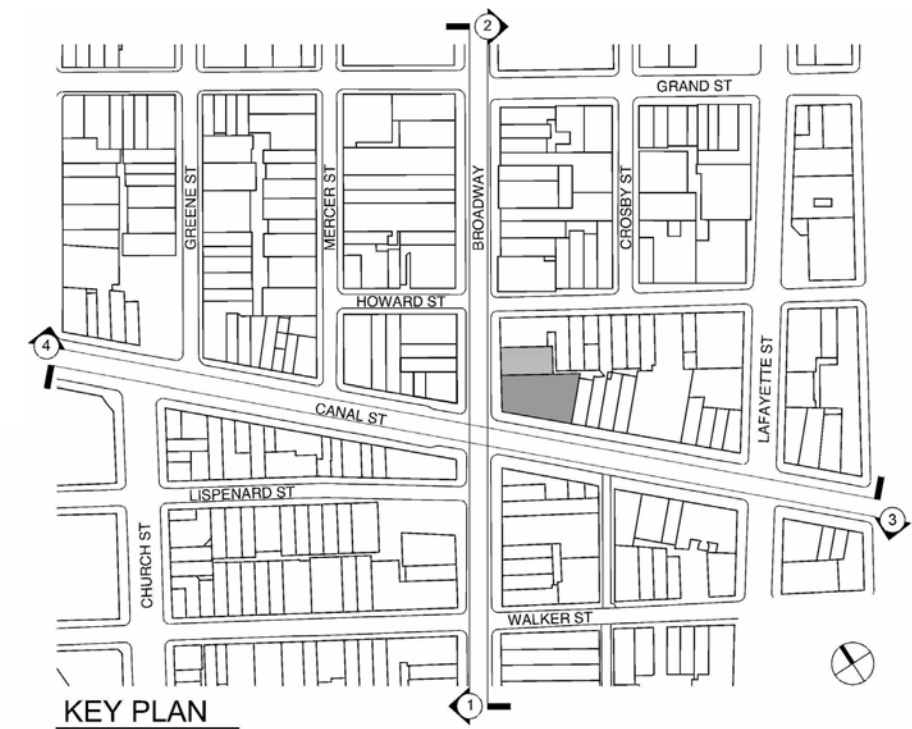


1 583 BROADWAY

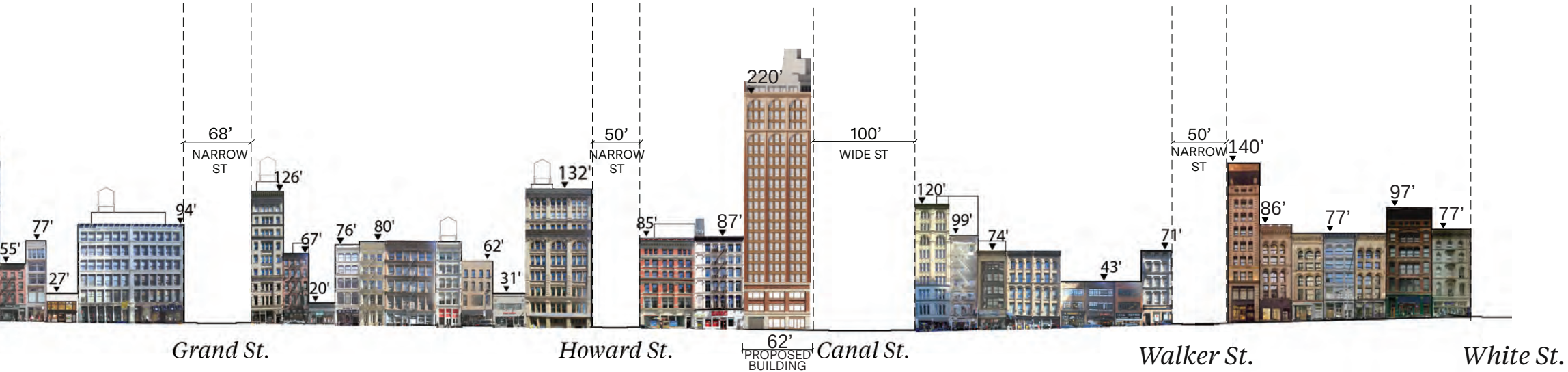
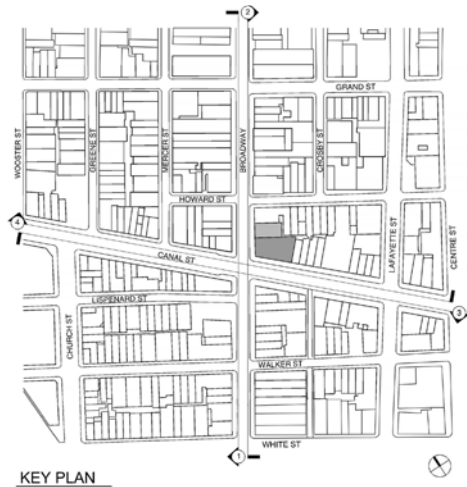


2 270 LAFAYETTE ST

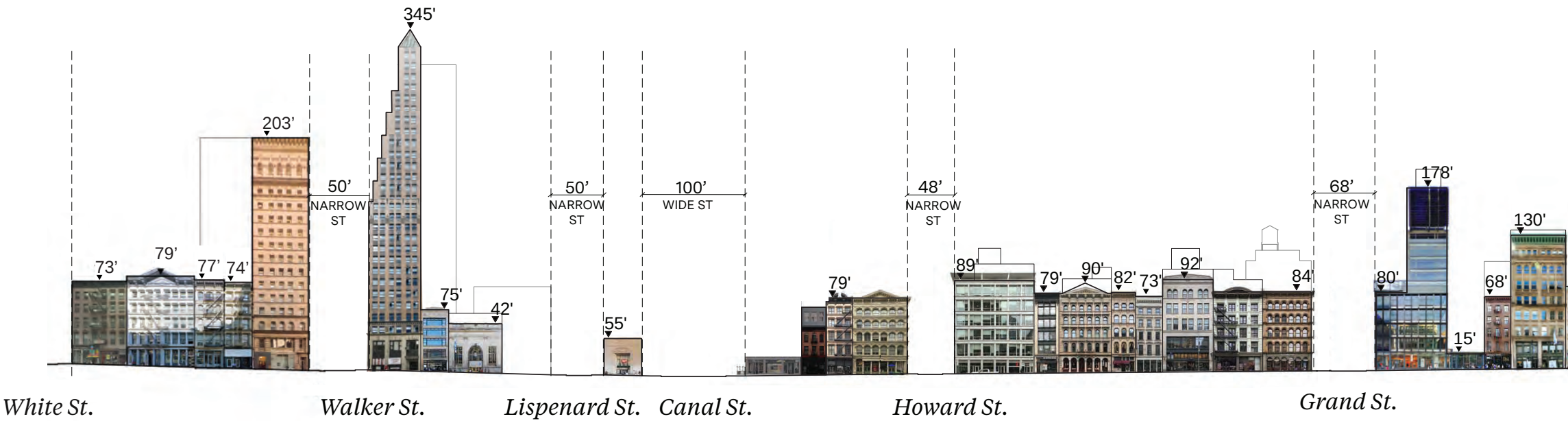
Proposed Streetscape



Proposed Streetscape



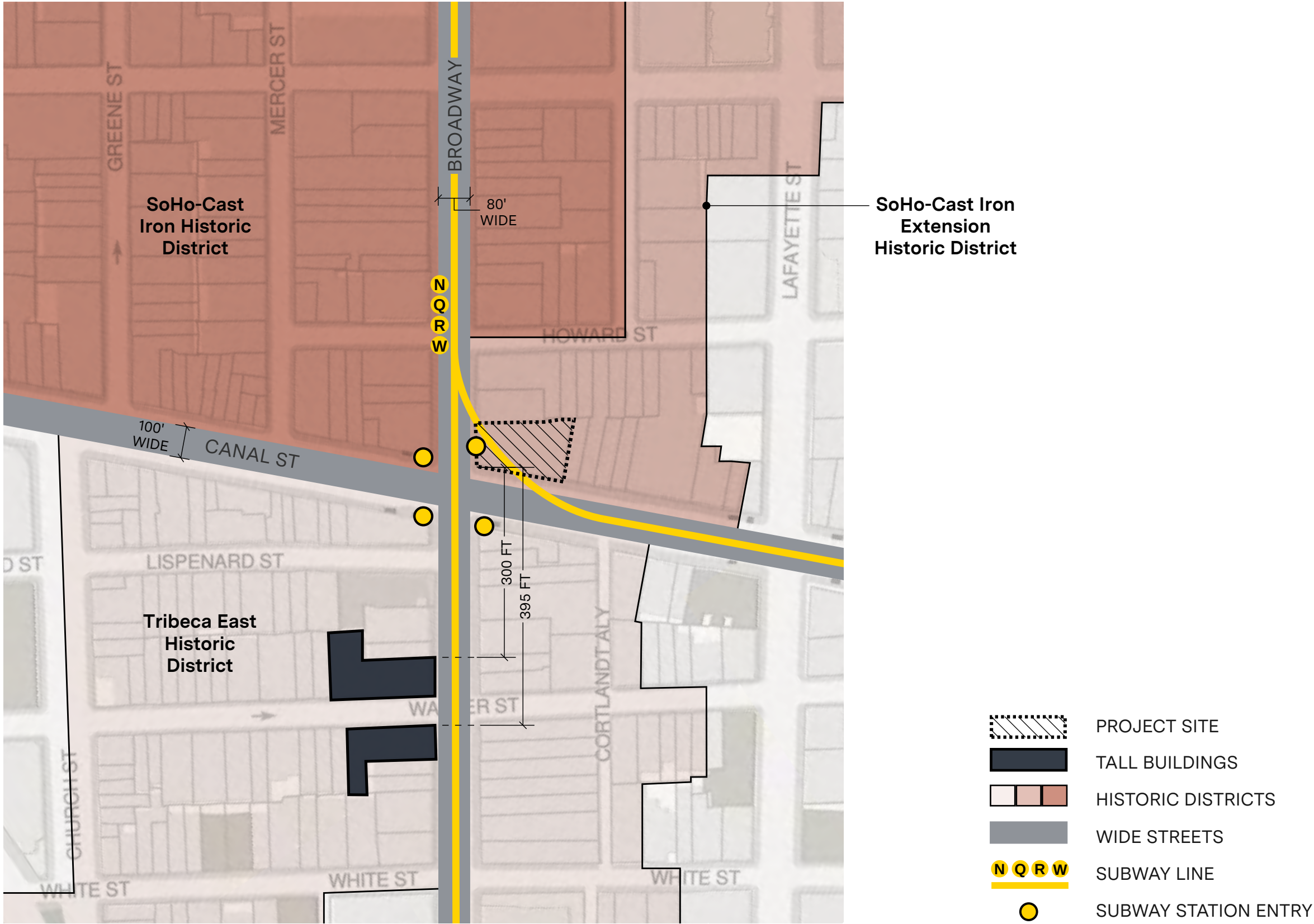
2 BROADWAY EAST SIDE



1 BROADWAY WEST SIDE

Broadway Corridor Context

Broadway & Canal Street Context



Broadway Corridor



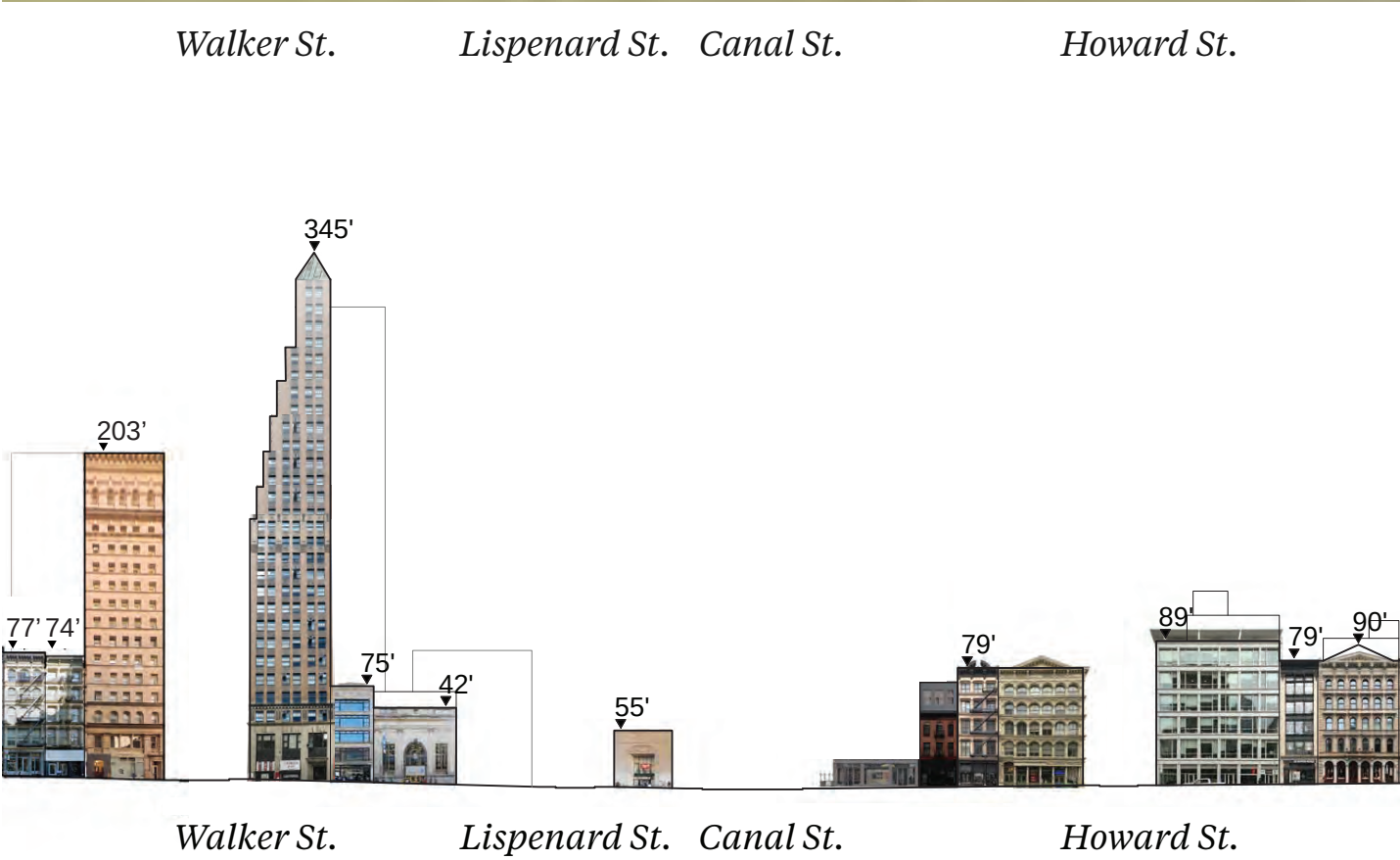
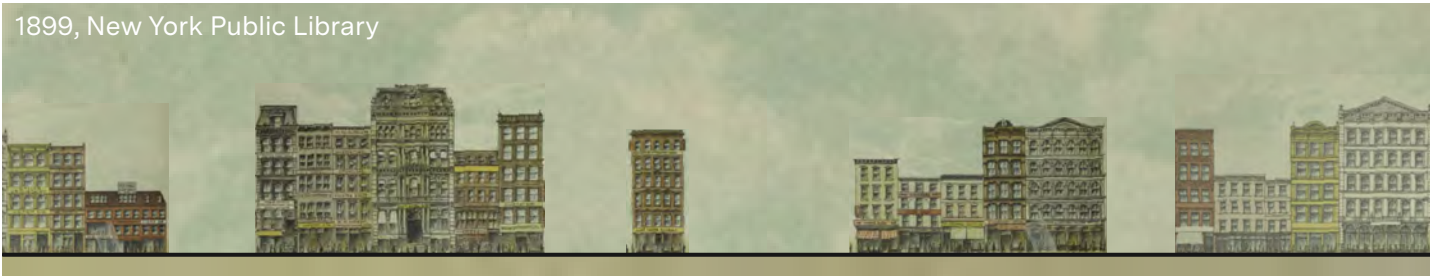
Looking north on Broadway from Walker Street, 1912
Source: New-York Historical Society



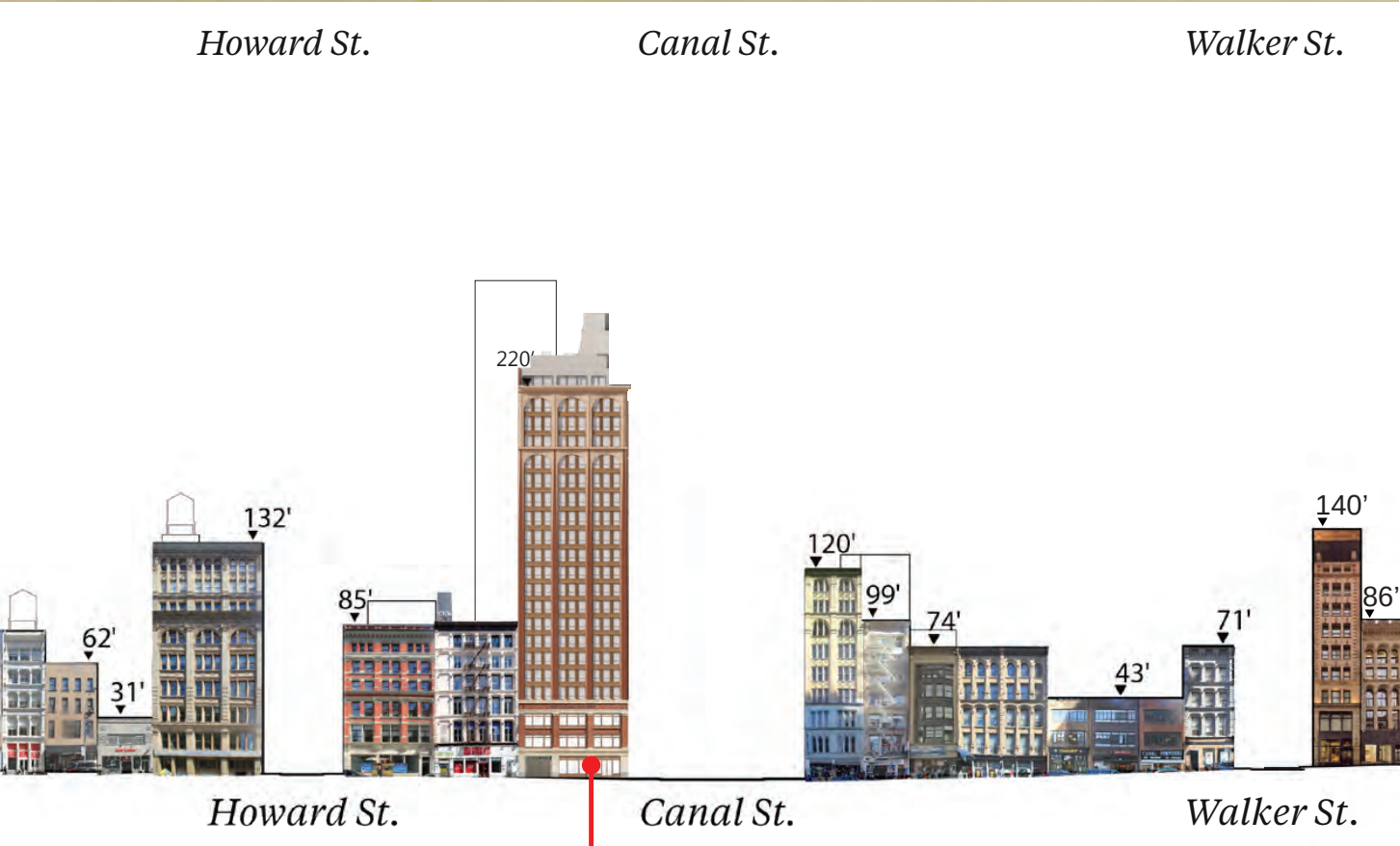
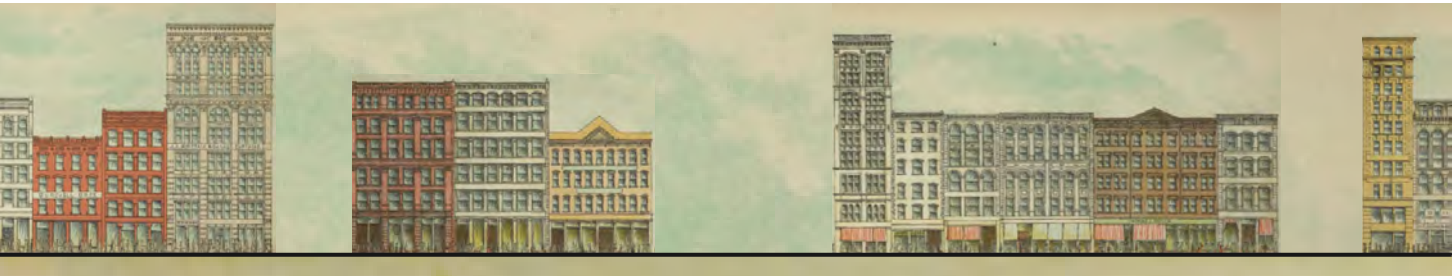
Looking north on Broadway from Walker Street, 2025

Broadway Streetscape Evolution

Broadway West Side



Broadway East Side



277 Canal St.

Immediate Physical Context



401 Broadway
Height: 336 ft



32 Avenue of the Americas
Height: 430 ft (top of roof) / 549 ft (top of spires)

LPC Context



100 Barrow Street

2014 LPC Findings: "...that the site is at the periphery of the historic district facing taller 19th century manufacturing and warehouse buildings across Greenwich and Barrow Streets, and while these buildings are outside of the historic district, they reflect the historic development of this intersection..."

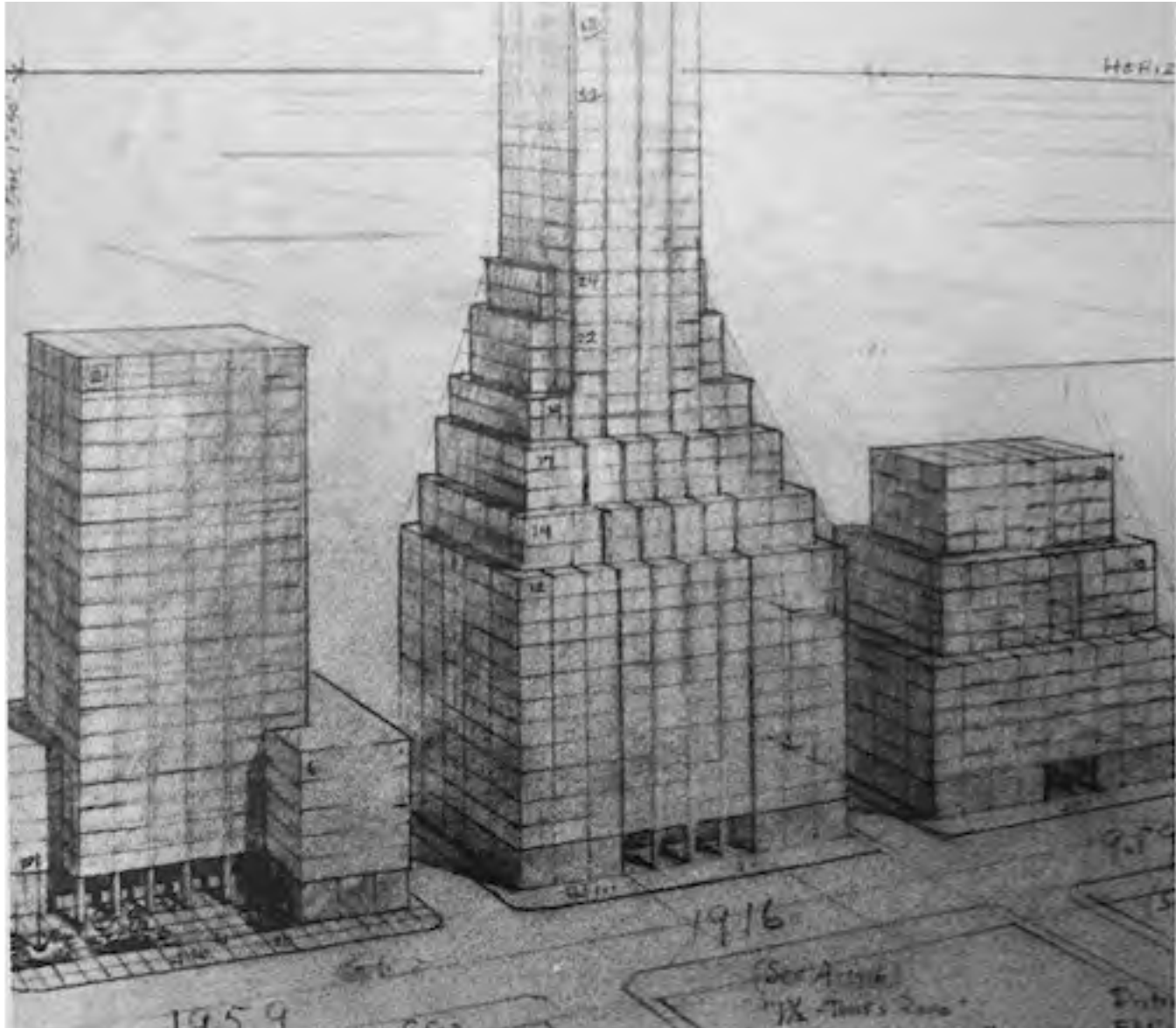


250 Water Street

2021 LPC Findings: "...that the taller streetwall on Pearl Street will not detract from significant exterior architectural features of the historic buildings in the district because it is seen primarily within the context of new and non-historic buildings to the north and south..."

Shaping the City: Form, Use and Civic Priorities

Zoning Shaping the City

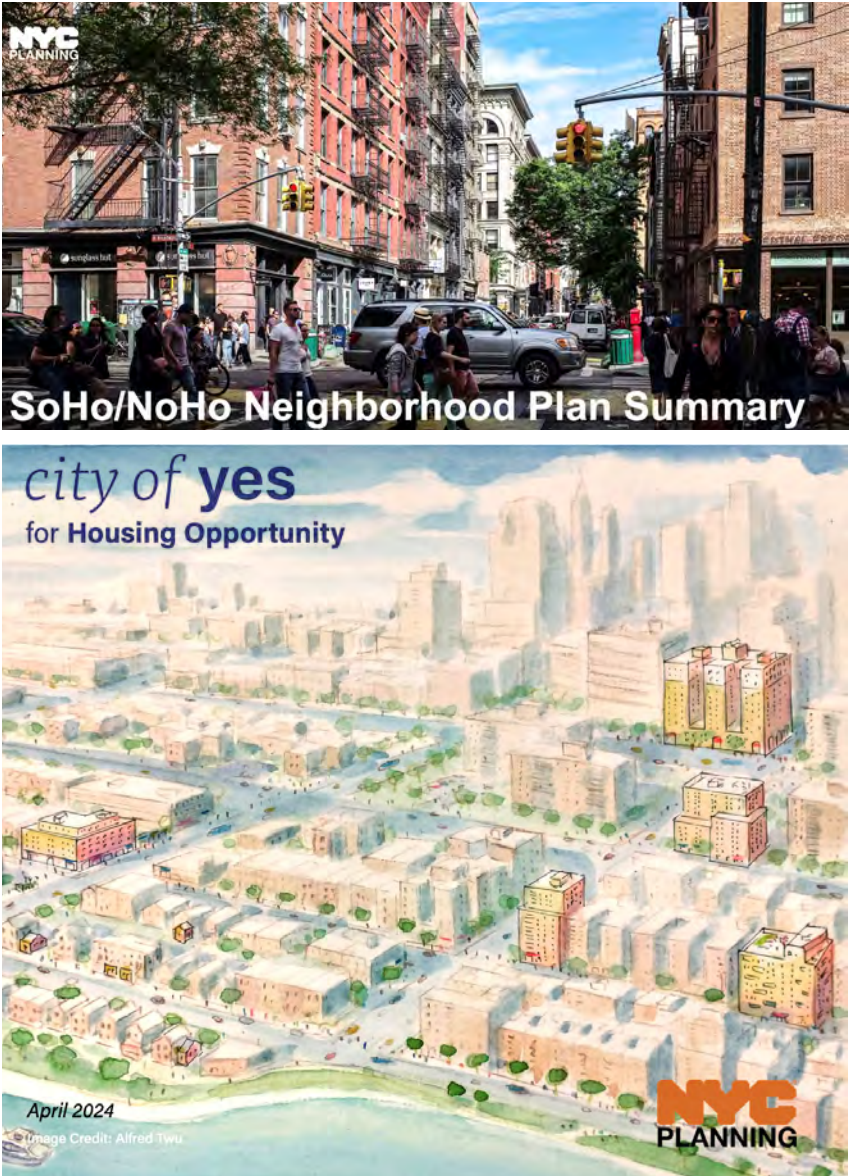


Proposal for zoning revisions (to become the 1961 Zoning Resolution) contrasted by 1916 Zoning Resolution massing

Rendering by Hugh Ferriss



Zoning For Accessibility (2021)



SoHo / NoHo Rezoning (2021)
City of Yes Illustrated Guide (2024)

Building Evolution & Zoning in SoHo



599-601 Broadway
J. Odell Whitenach, completed in 1917



270 Lafayette Street
Sugarman & Berger, 1925-1927



40 Mercer (at Broadway and Grand)
Jean Nouvel, 2002-2008

Landmarked Buildings with Subway Entrances



30 ROCKAFELLER PLAZA, 1934
NY Historical Society (Top),
Current Subway Entry (Bottom)



CHRYSLER BUILDING, 1954
Museum of the City of NY (Top),
Current Subway Entry (Bottom)



32 AVE OF THE AMERICAS, 1932
ATT Archive (Top),
Current Subway Entry (Bottom)



HEARST TOWER
LPC Approval, 2001
3.0 FAR Transit Bonus

Uniqueness of Site

277 Canal is unique within the SoHo-Cast Iron Historic District. Its specific history, location and physical conditions provide for an approach which cannot be applied to other sites in the historic district.

- The only site within the historic district that has a subway running directly below the building.
- Located at the intersection of two wide streets; since 1916 Zoning, wide streets have been defined for the development of the tallest buildings
- Located at Broadway, where there is a concentration of the latest (and therefore tallest) building types in the historic district
- Within one block of significantly taller buildings, one of which was completed within a year of 277 Canal's original construction date

Street View - Lot Line Facade



Broadway (Looking South)



Canal St (Looking West)

Street Views - Broadway

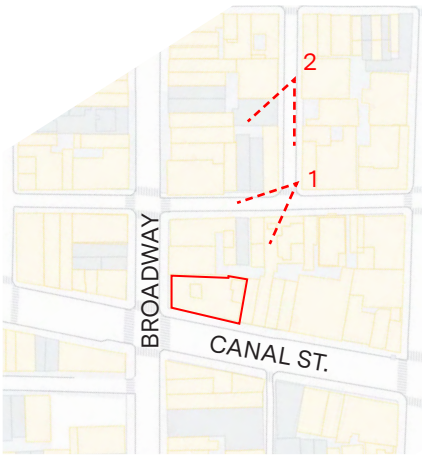


Broadway (Looking South)



Broadway (Looking North)

Street Views - Crosby Street



Key Plan



View 1



View 2



← Building currently
under construction





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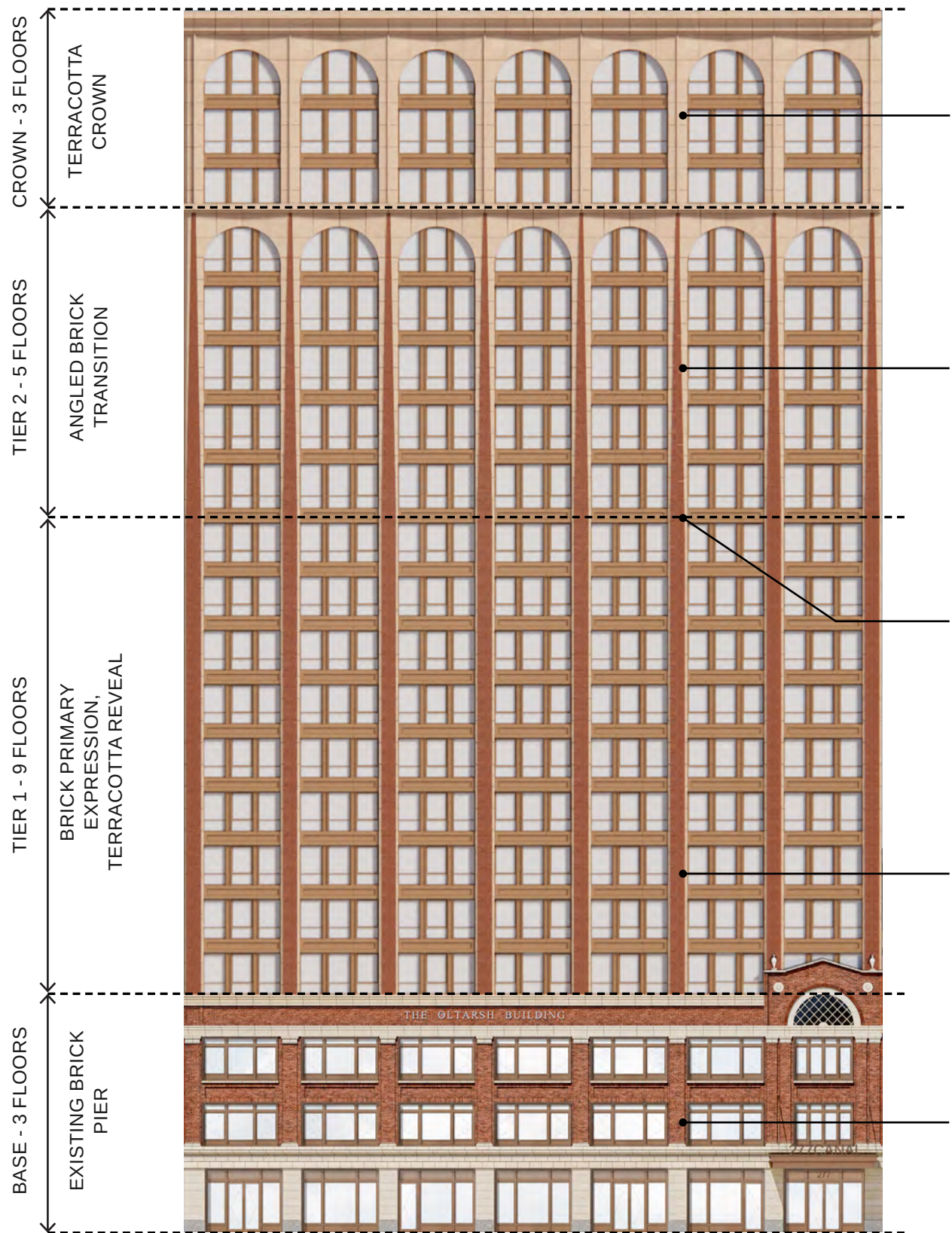
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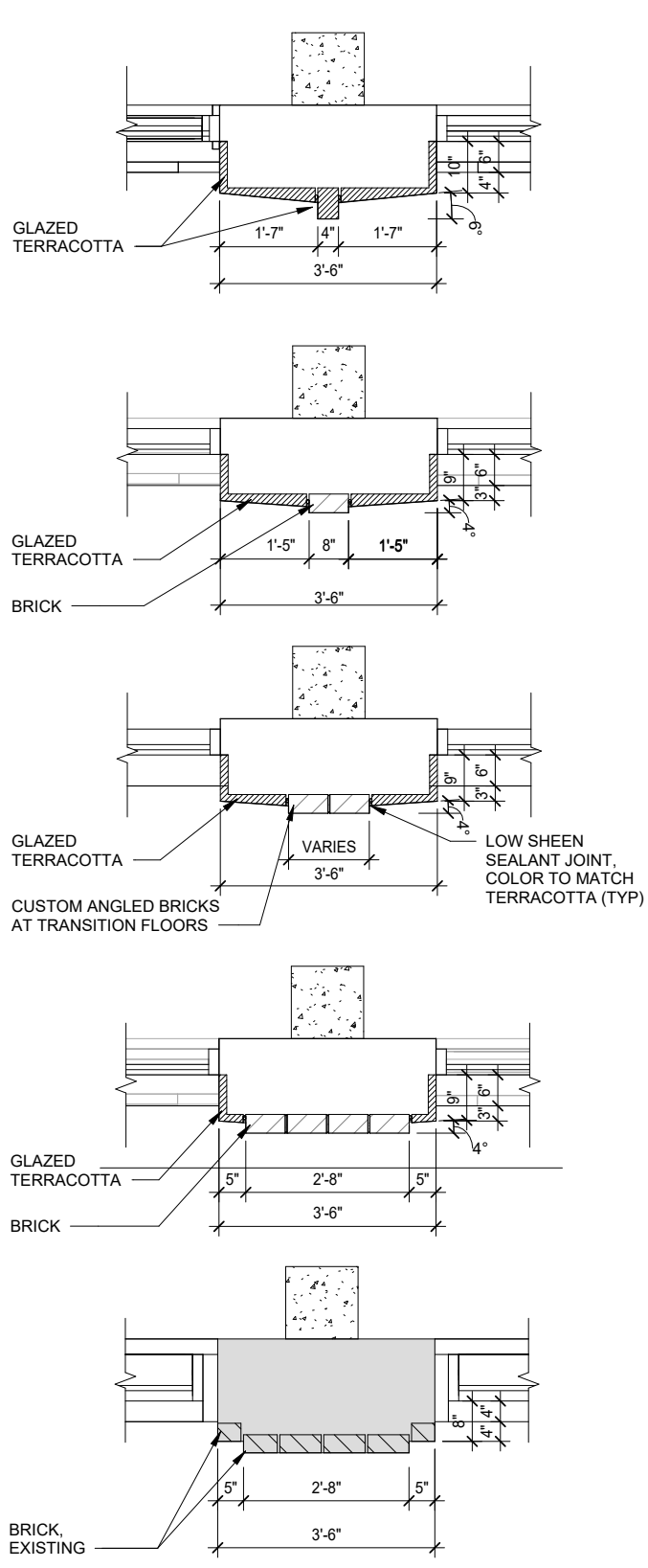
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Appendix

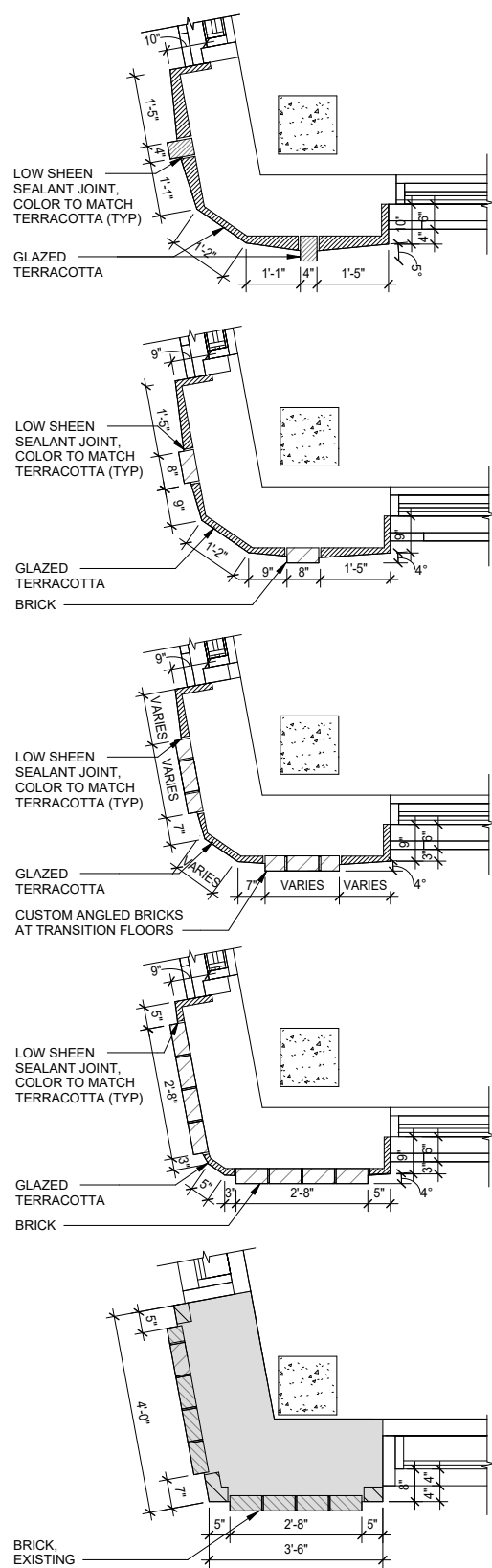
Pier Details



South / Canal Elevation

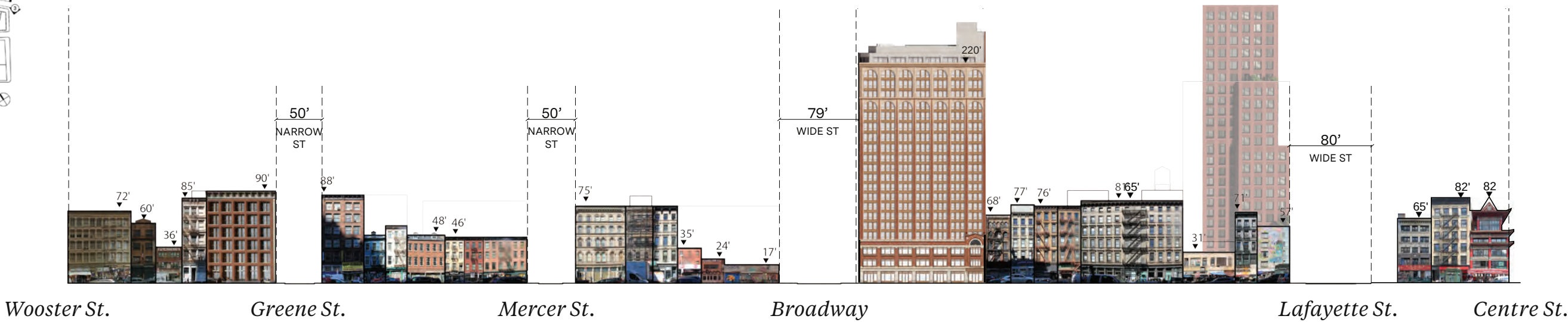
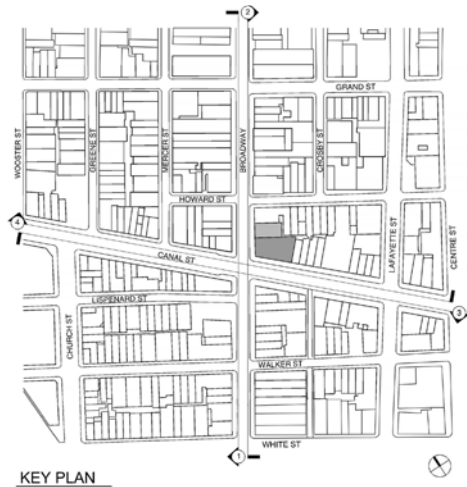


Typical Pier Details

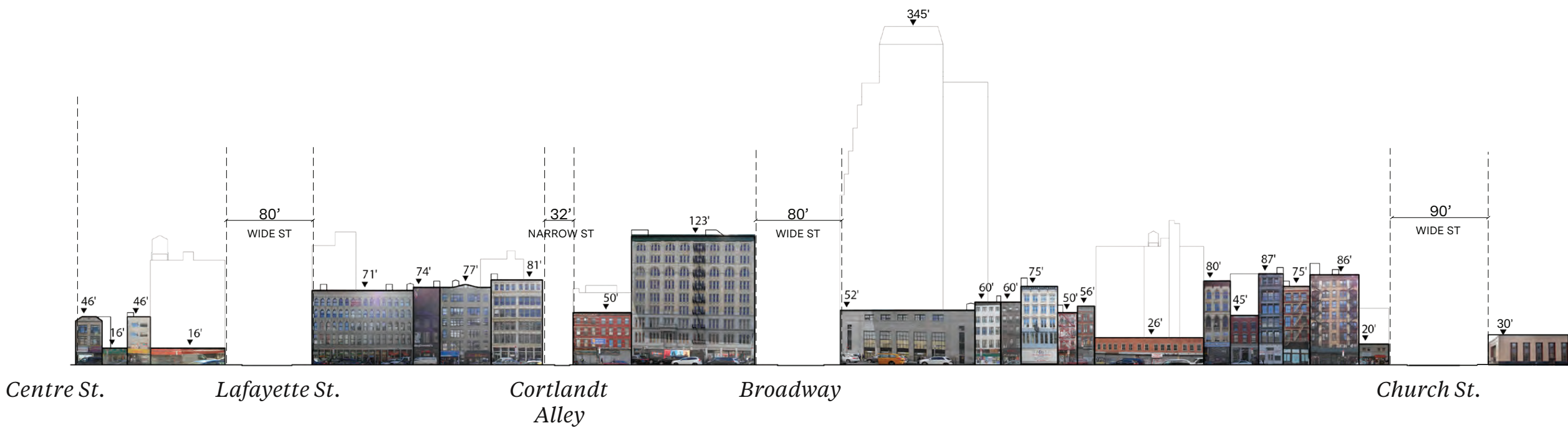


Corner Pier Details

Proposed Streetscape

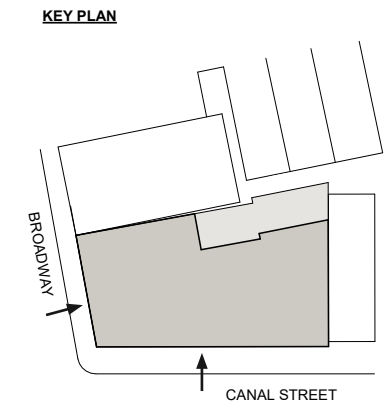
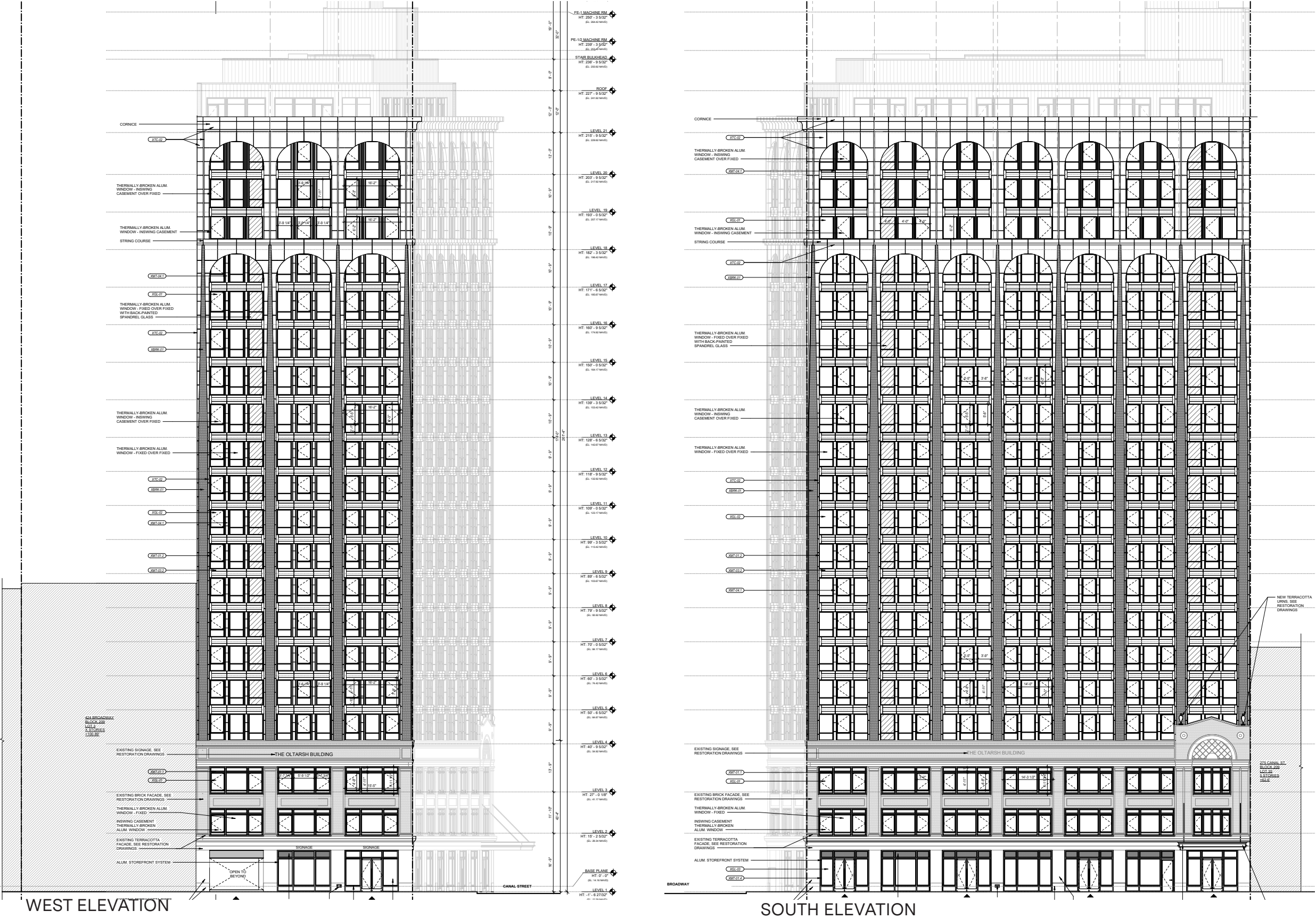


4 CANAL NORTH SIDE



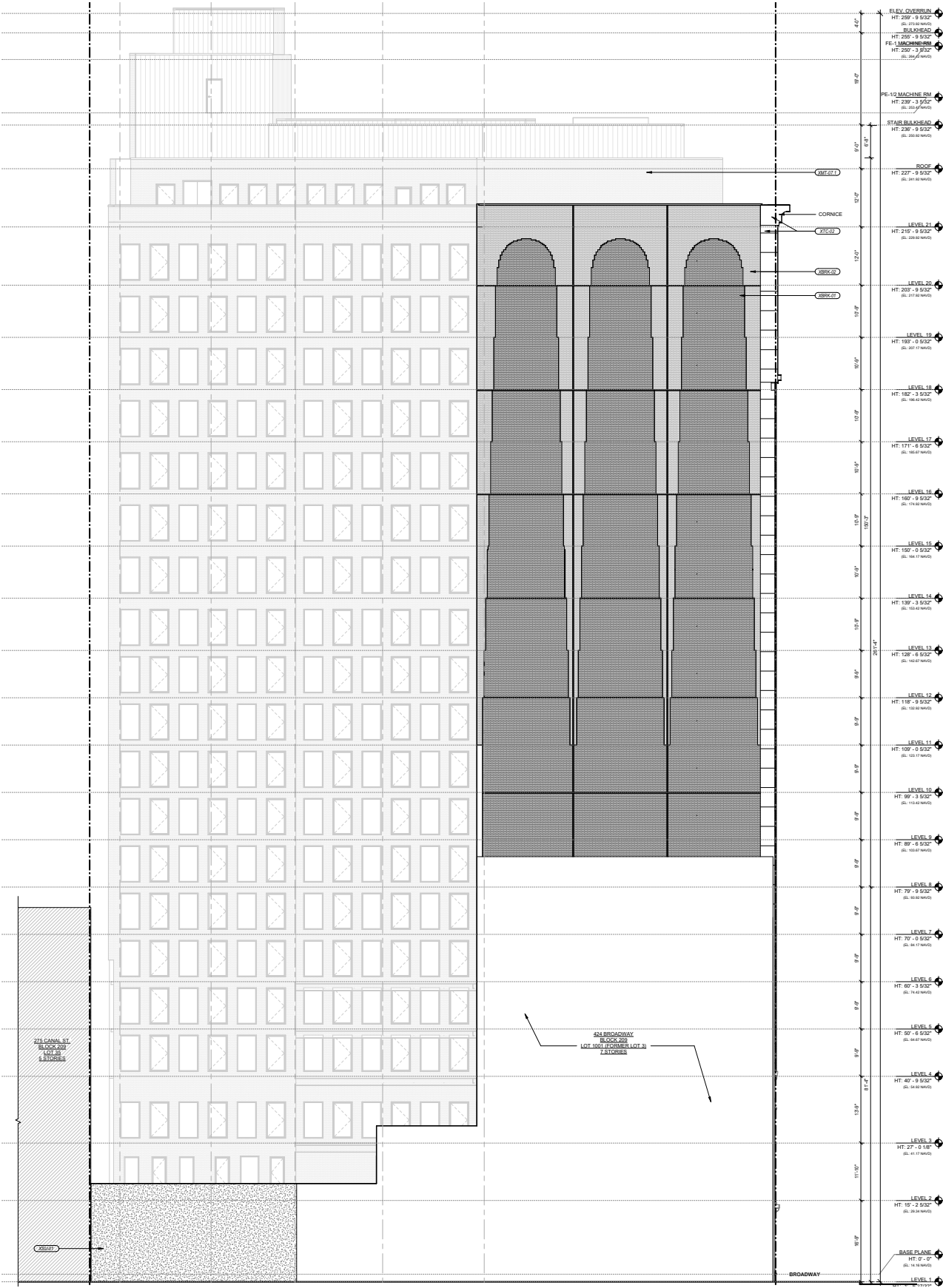
3 CANAL SOUTH SIDE

Building Elevations - West and South

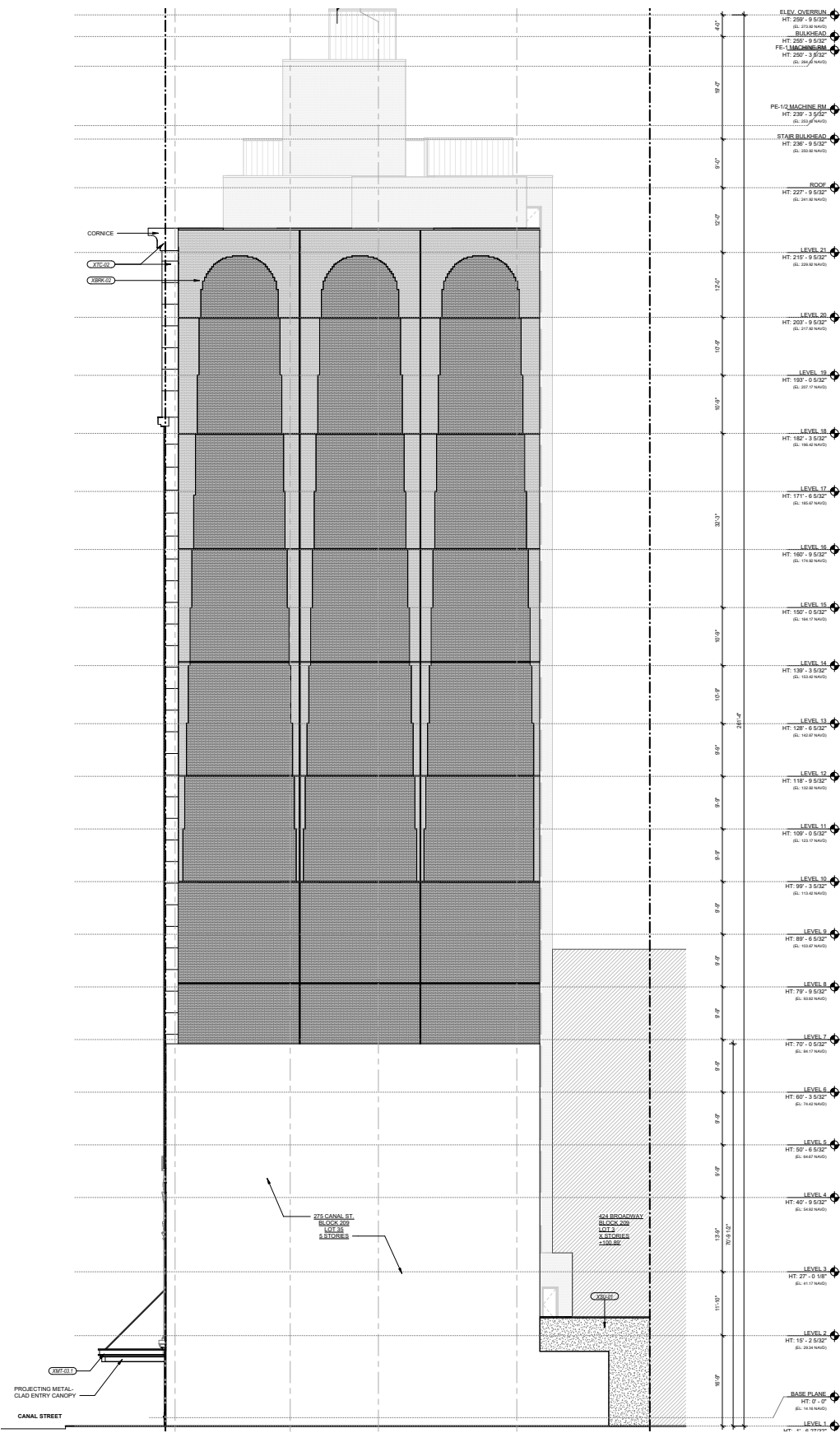


- EXTERIOR FINISHES LEGEND:**
- XBRK-01 BRICK CLADDING, STREET FACADE
 - XBRK-02 BRICK CLADDING, LOT LINE FACADE
 - XBRK-03 BRICK CLADDING, REAR YARD FACADE
 - XGL-01 INSULATED GLASS UNIT, BIRD GLASS
 - XGL-02 INSULATED GLASS UNIT
 - XGL-03 INSULATED GLASS UNIT, STOREFRONT, BIRD GLASS
 - XGL-04 INSULATED GLASS UNIT, STOREFRONT
 - XMT-01.1 ALUM. WINDOW FRAME, LEVEL 2-3
 - XMT-01.2 ALUM. WINDOW FRAME, LEVEL 4-19
 - XMT-01.3 ALUM. WINDOW FRAME, REAR YARD
 - XMT-01.4 ALUM. STOREFRONT, LEVEL 1
 - XMT-01.5 ALUM. STOREFRONT, LEVEL 19
 - XMT-01.6 ALUM. DOOR FRAME
 - XMT-03.1 ALUM. COMPOSITE PANEL SYSTEM, CANOPY
 - XMT-03.2 ALUM. COMPOSITE PANEL SYSTEM, SLAB COVER
 - XMT-04.1 EXTRUDED ALUM PROFILE
 - XMT-07.1 ALUM STANDING SEAM PANELS AND COPING
 - XPV-01 PEDESTAL PAVER
 - XST-01 GRANITE TO MATCH EXISTING
 - XSU-01 STUCCO
 - XTC-01 TERRACOTTA TO MATCH EXISTING
 - XTC-02 GLAZED TERRACOTTA

Lot Line Elevations - North and East

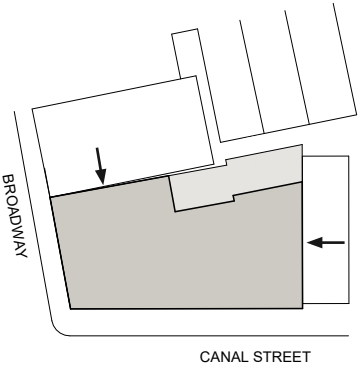


NORTH ELEVATION



EAST ELEVATION

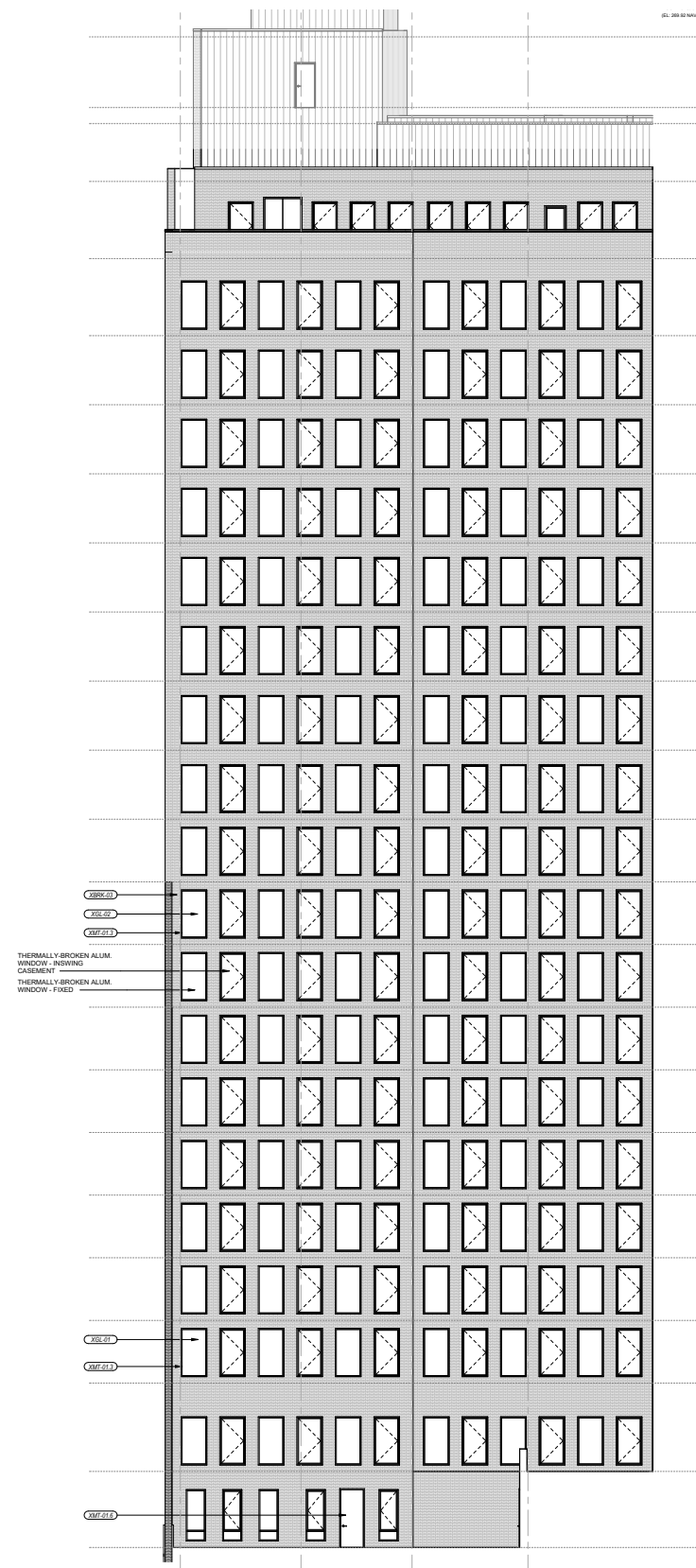
KEY PLAN



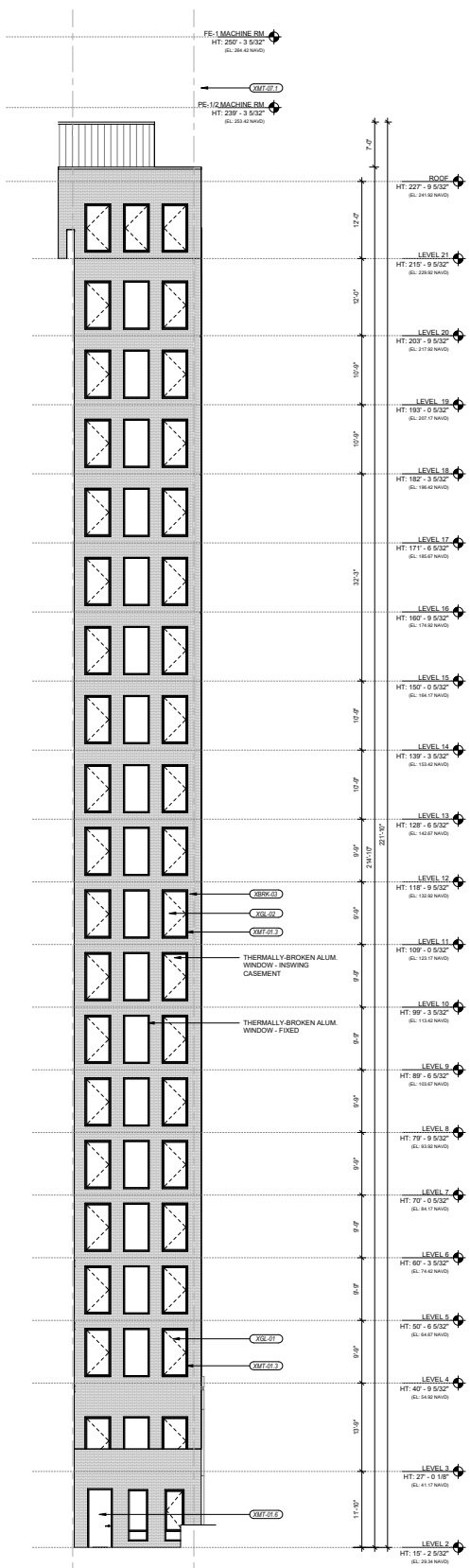
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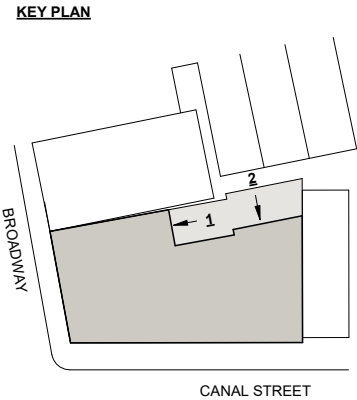
Inner Courtyard Elevations - North and East



INNER COURT - NORTH ELEVATION



INNER COURT - EAST ELEVATION



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