

Artifact

ARTIFACT STAYS · MANHATTAN COMMUNITY BOARD 3

23-27 Allen Street

Transient Hotel Special Permit · ZR 74-152

Land Use, Zoning, Public & Private Housing Committee

INFORMATIONAL PRESENTATION · OCTOBER 14, 2026 · DCP PROJECT 2024MO194



Artifact builds, owns and operates housing in Harlem and Lower Manhattan

Artifact operates in Harlem and Lower Manhattan. We own and manage multiple mixed-use buildings in Harlem with a mix of free-market and affordable housing and hotel units.

Artifact Living

Long-term rental housing in Harlem: restored prewar and new buildings with free-market and affordable apartments.

Artifact Stays

Furnished suites for families and groups, with full kitchens, operated legally in hotel-zoned buildings in Harlem and Lower Manhattan.



A nine-story, 38-room hotel with ground-floor retail

38

HOTEL UNITS

9 + cellar

STORIES

39,690 SF

ZONING FLOOR AREA ·
5.99 FAR OF 6.0
PERMITTED

1,536 SF

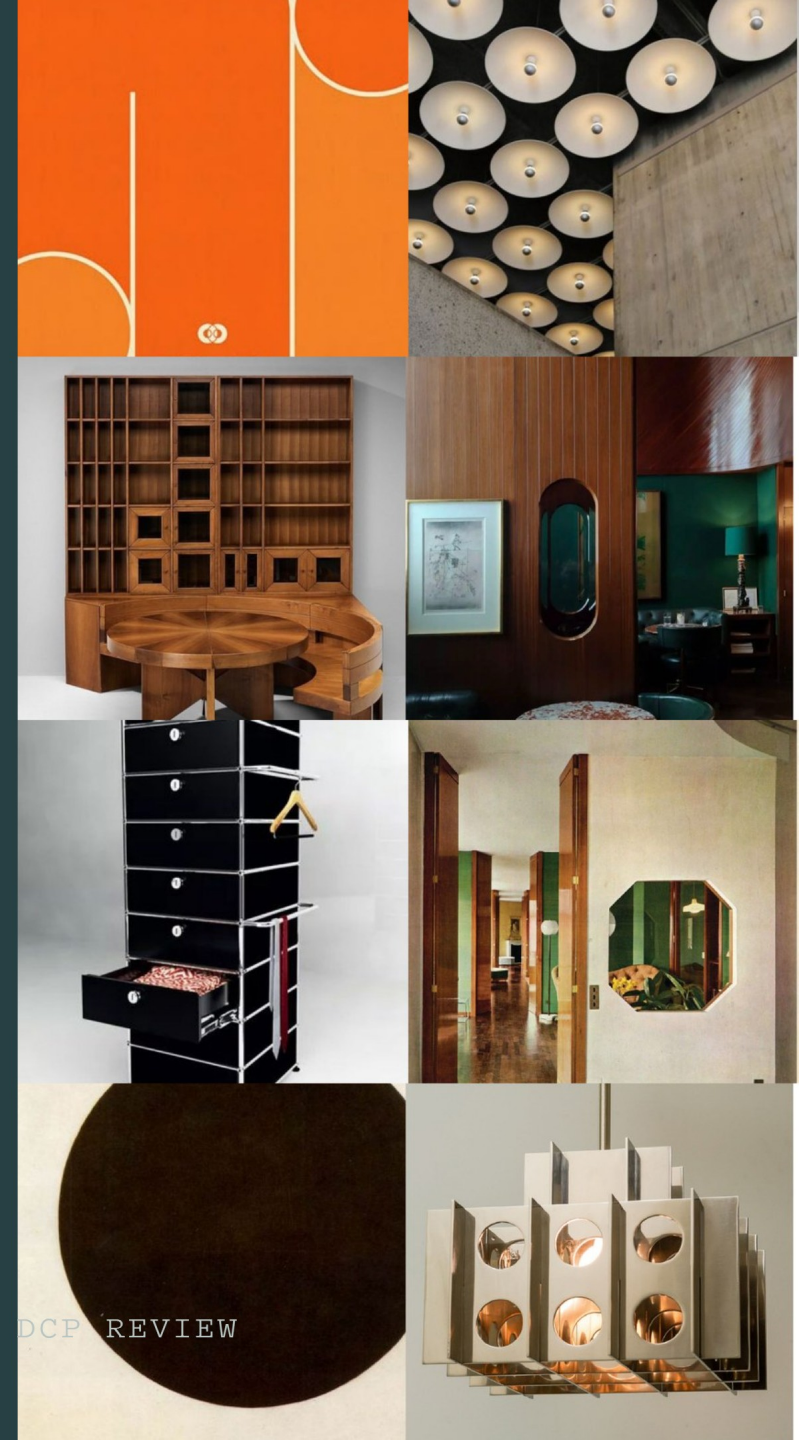
RETAIL · GROUND FLOOR
AND MEZZANINE

77 ft

STREET-WALL HEIGHT ·
85 FT MAXIMUM

121'-10"

TO THE ROOF · PLUS
ROOFTOP BULKHEAD



Making a New York visit more affordable for families and groups

Instead of booking several hotel rooms, a family or group shares one suite with a kitchen and space to be together.

Stay together

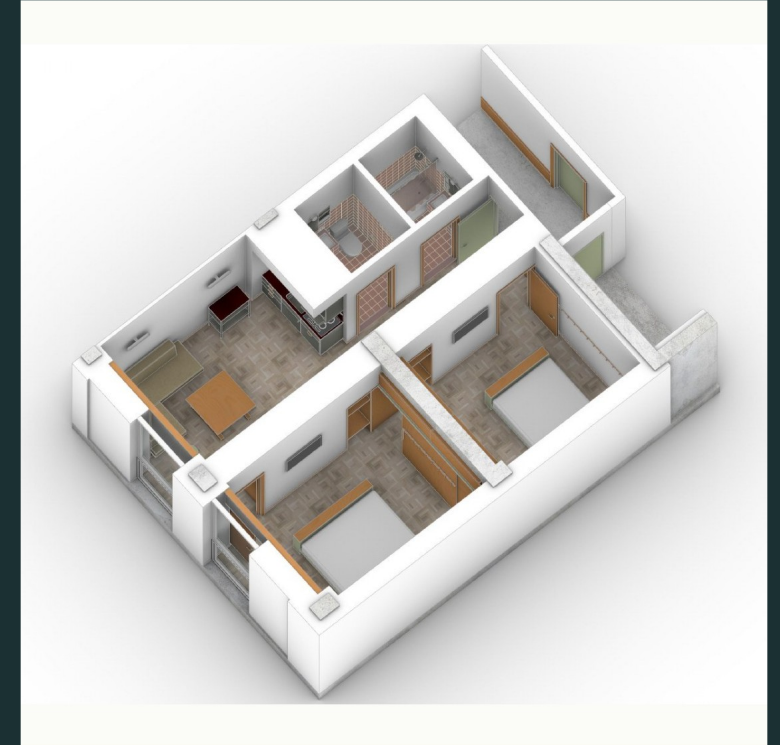
Suites with room for the whole family or group, under one roof.

Cook and eat in

Full kitchens let guests prepare their own meals instead of eating every meal out.

Save on rooms

One suite replaces the multiple hotel rooms a family would otherwise need.



SAMPLE TWO-BEDROOM SUITE WITH
KITCHEN AND LIVING ROOM

Suites designed for families and groups



On Allen Street, between Hester and Canal

West side of Allen Street

Block 300, Lots 24-26, mid-block between Hester Street and Canal Street.

Neighboring streets

Eldridge Street to the west; Orchard Street across Allen Street to the east.

Transit nearby

F train at East Broadway; B and D trains at Grand Street.



Three two-story commercial buildings on Allen Street

TAX LOTS Block 300 · Lots 24–26	LOT AREA 6,629.64 SF	ZONING C6-1G	DISTRICT CD 3 · Council 1
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Address	Lot	Lot area	Current use	Ownership
27 Allen St	24	2,205.71 SF	Restaurant supply store	In contract
25 Allen St	25	2,271.63 SF	Art gallery and event space	Applicant
23 Allen St	26	2,152.30 SF	Produce import store	In contract

All three buildings would be replaced by the new building. The site has no curb cuts or on-site parking today, and none are proposed.

A mixed-use corridor with hotels already nearby

Nearby hotels

- Hotel Richland, 5 Allen St
- The Allen Hotel, 88 Allen St
- Wyndham Garden Chinatown, 93 Bowery
- Hotel 50 Bowery
- 9 Orchard St — 113-room hotel in a landmark bank building (2018 special permit)

Transit

- F train at East Broadway
- B and D trains at Grand Street
- M9, M15, M15 SBS and M22 buses
- Allen Street bus and bike lanes

Neighbors

- Sara D. Roosevelt Park
- Seward Park and the Seward Park library
- P.S. 42 and Pace High School
- Eldridge Street Synagogue, an individual landmark

Holding the Allen Street street wall

Street wall

Rises 77 feet at the property line, below the 85-foot maximum, with upper floors set back.

Active ground floor

Retail storefronts and the hotel entrance face Allen Street.

Sidewalk

No new curb cuts and three new street trees. No parking or loading is required, and none is proposed.

Energy

Designed to Ultra Low Energy Building (ULEB) standards.



RENDERING • ALLEN STREET

One action: a special permit for hotel use under ZR 74-152

New hotels in the C6-1G district need a City Planning Commission special permit. No other zoning actions are requested — no waivers of height, setback or floor area.

FINDINGS ADDRESSED IN THE APPLICATION

01

Compatible with adjacent uses

02

Consistent with the character of the surrounding area

03

Vehicular and pedestrian movement

04

Street wall consistent with the existing streetscape

Seven rounds of DCP review, now heading to certification

MAR 2025

First drawings submitted to the Department of City Planning

MAR 2025 - SEP 2026

Seven filings with DCP, revised after each round of comments

OCT 9, 2026

DCP comments on filing No. 7 — consistency and formatting items

OCT 14, 2026 • WE ARE HERE

Informational presentation to this committee

LATE OCT - NOV 2026

Final EAS and land use application submitted; DCP review of about 3–5 weeks

EARLY DEC 2026 • TARGET

Environmental determination and certification — ULURP begins

From certification to a final decision by mid-2027

Step	Estimated timing	Charter limit
Certification — ULURP begins	Early Dec 2026 (target)	—
Community Board 3 hearing and recommendation	Dec 2026 – mid-Feb 2027	60 days
Manhattan Borough President	Mid-Feb – mid-Mar 2027	30 days
City Planning Commission hearing and vote	Mid-Mar – mid-May 2027	60 days
City Council review, if taken up	Mid-May – late Jun 2027	50 days
Mayoral review and any Council override	Early – mid-Jul 2027	5 + 10 days

CB3's formal hearing and vote would likely fall at the January or February 2027 committee and full board meetings.

Artifact

**Thank you.
Questions and discussion**

CHIEF EXECUTIVE OFFICER

Javier Martinez

javier@artifact.co

CHIEF OPERATING OFFICER

Geoff Bartakovics

geoff@artifact.co