Chapter 8: Urban Design and Visual Resources

A. INTRODUCTION

This chapter considers the potential of the Proposed Actions to affect urban design and visual resources. As defined in the 2020 *City Environmental Quality Review (CEQR) Technical Manual*, urban design is the totality of components that may affect a pedestrian's experience of public space. A visual resource can include views of the waterfront, public parks, landmark structures or districts, otherwise distinct buildings, and natural resources. Consistent with the land use study areas, the urban design and visual resources analysis considers a primary study area consistent with the Project Area and a secondary study area that extends approximately ¼-mile from the Project Area (see **Figures 8-1 and 8-2**). The study areas cover the area where the Proposed Actions would be most likely to influence land use patterns and the built environment. This analysis addresses the urban design and visual resources of the primary and secondary study areas for existing conditions, the future without the Proposed Actions (the No Action Condition), and the future with the Proposed Actions (the With Action Condition) in the 2031 Build Year, when the proposed SoHo/NoHo Rezoning is expected to be completed.

As detailed in Chapter 1, "Project Description," the Proposed Actions would apply to an approximately 56-block, 146-acre area (the "Project Area") in the SoHo and NoHo neighborhoods of Manhattan Community District 2. The Proposed Actions would facilitate the development of buildings that could be taller than existing structures, allow a wider range of commercial, community facility, and light industrial uses; and expand residential uses. The development anticipated under the Reasonable Worst-Case Development Scenario (RWCDS) associated with the Proposed Actions would contain a mix of uses including housing, retail, restaurant, and community facility space. Therefore, the Proposed Actions would meet the threshold for a detailed assessment of urban design and visual resources.

B. PRINCIPAL CONCLUSIONS

The Proposed Actions would not result in a significant adverse impact to urban design or visual resources. As described below, the Proposed Actions would improve the pedestrian experience by replacing underdeveloped and vacant lots in the primary study area with new mixed-use buildings with active ground-floor spaces. Within the historic cores, the Proposed Actions would maintain existing density while allowing conversions of existing buildings to new uses and mixed-use infill developments that would be consistent with the height and form of existing historic buildings. Beyond the historic cores, the Proposed Actions would support housing production in areas that can accommodate the most density due to the width of adjacent streets and the varying building heights and forms that characterize the periphery of the primary study area.

The Proposed Actions would introduce new primarily mixed-use residential and commercial buildings that would enhance the pedestrian experience and contribute to the vibrant urban design character of the primary study area. Many of the projected and potential development sites are currently occupied by low-rise buildings and vacant or underdeveloped lots that are not consistent

This figure has been updated for the FEIS.

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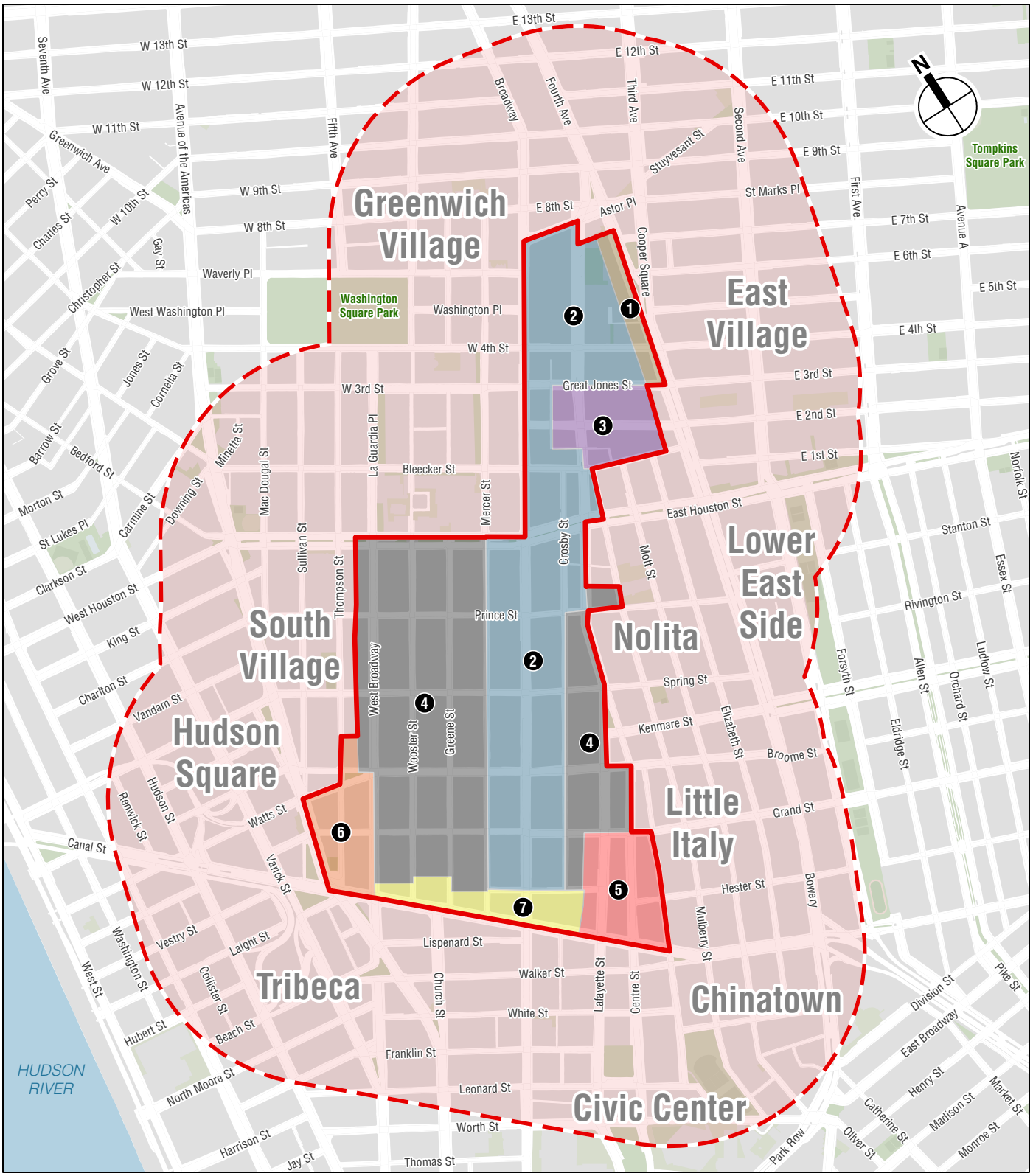

Data source: NYC Department of City Planning

Project Area / Rezoning Area / Primary Study Area

Secondary Study Area

Urban Design and Visual Resources Study Area Subareas

1. *Opportunity Area 3 (OA-3)*
2. *Broadway and Houston Street*
3. *NoHo Historic Core*
4. *SoHo Historic Core*
5. *Opportunity Area 2 (OA-2)*
6. *Opportunity Area 1 (OA-1)*
7. *Canal Street*

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Urban Design and Visual Resources Study Area Subareas

SOHO/NOHO NEIGHBORHOOD PLAN

Figure 8-1

Urban Design and Visual Resources
Aerial Map

with the urban design character of the primary study area. The primary study area is largely characterized by four- to 13-story historic loft buildings within the historic cores of SoHo and NoHo, and the southwest, southeast, and northeast transitional areas of the primary study area are characterized by a more varied mix of buildings of different sizes, massings, materials, and ages.

Special use and bulk regulations under the Proposed Actions would reflect the existing built character of each neighborhood. The Proposed Actions would require base heights that are responsive to the context of existing buildings. In the Broadway and Houston Street subarea, Canal Street subarea, SoHo and NoHo Historic Core subareas, which are characterized by three historic districts with varied built forms, special zoning provisions would support loft-like building forms that reflect and respect the unique existing and historic character of these areas. Because changes to buildings and new construction in these historic districts are subject to the New York City Landmarks Preservation Commission (LPC)'s review and approval, the new building forms allowed by the Proposed Actions would be determined in a manner appropriate to the historic character of these areas and the immediate context without the need for separate land use actions. The bulk regulations under the Proposed Actions would allow LPC to refine base heights further to allow for improved cornice alignment for developments within New York City-designated historic districts.

In the Opportunity Area 1 (OA-1), Opportunity Area 2 (OA-2), and Opportunity Area 3 (OA-3) subareas that are framed by wide streets and generally located outside of historic districts, special subarea regulations would allow sufficient flexibility to achieve the development and housing goals of the Proposed Actions while responding to neighborhood context within and around the primary study area. The Proposed Actions would facilitate higher-density developments at the southwest, southeast, and northeast portions of the primary study area. These areas—the OA-1, OA-2, and NoHo–Bowery subareas—are located at the outer edges of the historic neighborhoods and along primary transportation corridors. Under the Proposed Actions, these subareas, which already contain a variety of buildings of different forms, sizes, ages, designs, and cladding materials, would accommodate the largest and densest of the developments expected under the Proposed Actions. The projected and potential development sites in these subareas are characterized by low-density buildings and underdeveloped sites. The Proposed Actions would facilitate development that is compatible with the existing varied urban design context of the subareas. Due to the width of the streets surrounding these subareas, existing tall buildings, similar to those that could be developed with the Proposed Actions, are immediately within the visual context and are part of the existing urban design character of these subareas. The buildings that would be developed on the projected and potential development sites would therefore be consistent with the urban design of these spaces.

With the Proposed Actions, residential use would be allowed throughout the primary study area, expanding the City's housing supply to help meet the housing needs of current and future residents, and significantly increasing the supply of affordable housing through the application of Mandatory Inclusionary Housing (MIH). The developments expected in the SoHo Historic Core and NoHo Historic Core subareas would also include ground-floor retail space, in keeping with the urban design character of the SoHo and NoHo historic neighborhoods, which is characterized by ground-floor retail spaces of varying sizes opening to the sidewalk. Office space and other commercial uses would be included in some of the development sites and would be generally limited to the edges of the primary study area, adjacent to transit, and mostly along wide streets and corridors.

The Proposed Actions would allow substantially taller buildings at the edges of the primary study area. These new buildings would be constructed on existing blocks and would not affect the existing street grid. Views along existing view corridors may include views to some of the projected and potential developments, but changes to these views would not be considered adverse, as these views already include a mix of shorter and taller buildings. The Proposed Actions would not obstruct views of visual resources in the primary or secondary study areas. Some views of visual resources in the NoHo Historic Core subarea may be partially obscured, but other prominent views of these buildings would remain unchanged.

C. METHODOLOGY

Based on the *CEQR Technical Manual*, a preliminary assessment of urban design and visual resources is appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning. Examples include projects that permit the modification of yard, height, and setback requirements, and projects that result in an increase in built floor area beyond what would be allowed "as-of-right" or in the future without the proposed project.

This analysis considers zoning map amendments and zoning text amendments that would rezone to the primary study area to allow new uses and higher density development. Because the Proposed Actions would result in physical alterations beyond that allowed by existing zoning, it would meet the threshold for a preliminary assessment of urban design and visual resources.

The *CEQR Technical Manual* guidelines state that if the preliminary assessment shows that changes to the pedestrian environment are sufficiently significant to require greater explanation and further study, then a detailed analysis is appropriate. Examples include projects that would potentially obstruct view corridors, compete with icons in the skyline, or make substantial alterations to the streetscape of a neighborhood by noticeably changing the scale of buildings. Detailed analyses are also generally appropriate for (1) area-wide zoning amendments that include an increase in permitted floor area or changes in height and setback requirements; (2) general large-scale developments; or (3) projects that would result in substantial changes to the built environment of a historic district or components of a historic building that contribute to the resource's historic significance. Conditions that merit consideration for further analysis of visual resources include (1) when the project partially or totally blocks a view corridor or a natural or built visual resource and that resource is rare in the area or considered a defining feature of the neighborhood; or (2) when the project changes urban design features so that the context of a natural or built visual resource is altered (i.e., if the project alters the street grid so that the approach to the resource changes; if the project changes the scale of surrounding buildings so that the context changes; or if the project removes lawns or other open areas that serve as a setting for the resource).

In accordance with the *CEQR Technical Manual*, this analysis considers the effects of the Proposed Actions on the experience of a pedestrian in the study areas. The analysis of urban design relies on drawings, maps, renderings, and photographs; and photographic montages taken from the perspective of a pedestrian. The assessment focuses on those project elements that have the potential to alter the built environment, or urban design, of the primary study area, which is collectively formed by the following components:

- *Streets.* For many neighborhoods, streets are the primary component of public space. The arrangement and orientation of streets define the location and flow of activity in an area, set street views, and create the blocks on which buildings and open spaces are organized. The

apportionment of street space between cars, bicycles, transit, and sidewalks and the careful design of street furniture, grade, materials used, and permanent fixtures, including plantings, street lights, fire hydrants, curb cuts, or newsstands are critical to making a successful streetscape.

- *Buildings*. Buildings support streets. A building's street walls form the most common backdrop in the city for public space. A building's size, shape, setbacks, lot coverage, and placement on the zoning lot and block; the orientation of active uses; and pedestrian and vehicular entrances all play major roles in the vitality of the streetscape. The public realm also extends to building façades and rooftops, offering more opportunity to enrich the visual character of an area.
- *Open Space.* Open space includes public and private areas such as parks, yards, cemeteries, parking lots, and privately owned public spaces.
- *Natural Features*. Natural features include vegetation and geologic, topographic, and aquatic features. Rock outcroppings, steep slopes or varied ground elevation, beaches, or wetlands may help define the overall visual character of an area.
- *View Corridors and Visual Resources*. A visual resource is the connection from the public realm to significant natural or built features, including important view corridors, views of the waterfront, public parks, landmark structures or districts, otherwise distinct buildings or groups of buildings, or natural resources.

Wind conditions also affect the pedestrian experience of a given area. Channelized wind pressure from between tall buildings and down-washed wind pressure from parallel tall buildings may cause winds that affect pedestrian comfort and safety. While the Proposed Actions could result in the construction of tall buildings within the primary study area, the development site locations are not along the waterfront, or other locations where winds from the waterfront would not be attenuated by buildings or natural features. Therefore, a pedestrian wind analysis is not warranted.

This analysis addresses the urban design and visual resources of the primary and secondary study areas. Similar to the analysis in Chapter 2, "Land Use, Zoning, and Public Policy," the primary study area includes eight subareas and generally extends from Astor Place and Houston Street to the north; Bowery, Lafayette Street, and Baxter Street to the east; Canal Street to the south; and Sixth Avenue, West Broadway, and Broadway to the west (see **Figure 8-1**). The secondary study area includes portions of the surrounding neighborhoods within a ¼-mile boundary from the primary study area, which could experience indirect impacts. The secondary study area is generally bounded by East 13th Street to the north, Worth Street to the south, Seventh Avenue and Washington Street to the West, and First Avenue and Forsyth Street to the east (see **Figure 8-1**).

According to the *CEQR Technical Manual*, a detailed assessment of urban design is appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning, including projects or actions that permit the modification of yard, height, and setback requirements; and projects or actions that result in an increase in built floor area beyond what would be allowed as-of-right or in the future without the Proposed Actions. Beyond a preliminary assessment, a detailed analysis may be needed for projects or actions that potentially obstruct view corridors, compete with icons in the skyline, or make substantial alterations to the streetscape of a neighborhood by noticeably changing the scale of buildings. Detailed analyses are generally appropriate for all area-wide rezonings that include an increase in permitted floor area or changes in height and setback requirements. Therefore, a detailed analysis has been

prepared that addresses the characteristics listed above for existing conditions and the No Action and With Action Conditions for a 2031 Build Year.

D. EXISTING CONDITIONS

The primary study area contains portions of the SoHo and NoHo neighborhoods, which would be directly affected by the Proposed Actions. The primary study area includes 27 projected development sites, which are expected to be redeveloped as a result of the Proposed Actions and are assumed to remain unchanged under the No Action condition. The primary study area also includes 57 potential development sites, which are considered less likely to be developed by the 2031 Build Year (see **Figure 8-2**).

The primary study area is developed as part of the standard Manhattan street grid with blocks that are oriented with their short ends along the east–west streets and the longer sides oriented along the north-south streets. The primary study area is defined by narrow north–south and east–west streets, with certain wider corridors including Broadway, Houston Street, Canal Street, and the Bowery. Houston Street separates the north and south sections of the primary study area, and Broadway generally divides the primary study area to the east and west.

PRIMARY STUDY AREA

The primary study area is generally bounded by Astor Place and Houston Street to the north; Bowery, Lafayette Street, and Baxter Street to the east; Canal Street to the south; and Sixth Avenue, West Broadway, and Broadway to the west. The primary study area is composed of seven subareas: Broadway and Houston Street; Canal Street; SoHo Historic Core; OA-1; OA-2; NoHo Historic Core; and NoHo–Bowery.

The primary study area includes two Manhattan neighborhoods—SoHo to the south and NoHo to the north. As described in Chapter 7, "Historic and Cultural Resources," much of the primary study area falls within the boundaries of historic districts within the two neighborhoods.

BROADWAY AND HOUSTON STREET SUBAREA

The Broadway and Houston Street subarea occupies the center of the primary study area and is generally bounded by Astor Place to the north, Howard Street to the south, Crosby Street and Bowery to the east, and Mercer Street and Broadway to the west (see **Figure 8-1**). This subarea includes the full extent of Broadway within the primary study area except for the block between Howard and Canal Streets, the portion of Houston Street between Mercer and Mulberry Streets, and the northern portion of Lafayette Street (see **Figure 8-3**, and views 1 to 20 in **Figures 8-4a** to **8-4j**). This subarea includes portions of the SoHo-Cast Iron Historic District and Extension, the NoHo Historic District and Extension, and a small portion of the Bowery Historic District, as described in Chapter 7, "Historic and Cultural Resources."

Urban Design

Streets

Houston Street is the major east–west artery separating NoHo to the north from SoHo to the south. The approximately 125-foot-wide, six-lane street carries two-way traffic with curbside parking on both sides of the street. The east–west travel lanes are separated by a raised median containing planting beds and Belgian block pavers. Broadway is the primary north–south corridor that extends the entire length of the primary study area. Within the subarea, Broadway is 80 feet wide

This figure has been updated for the FEIS.

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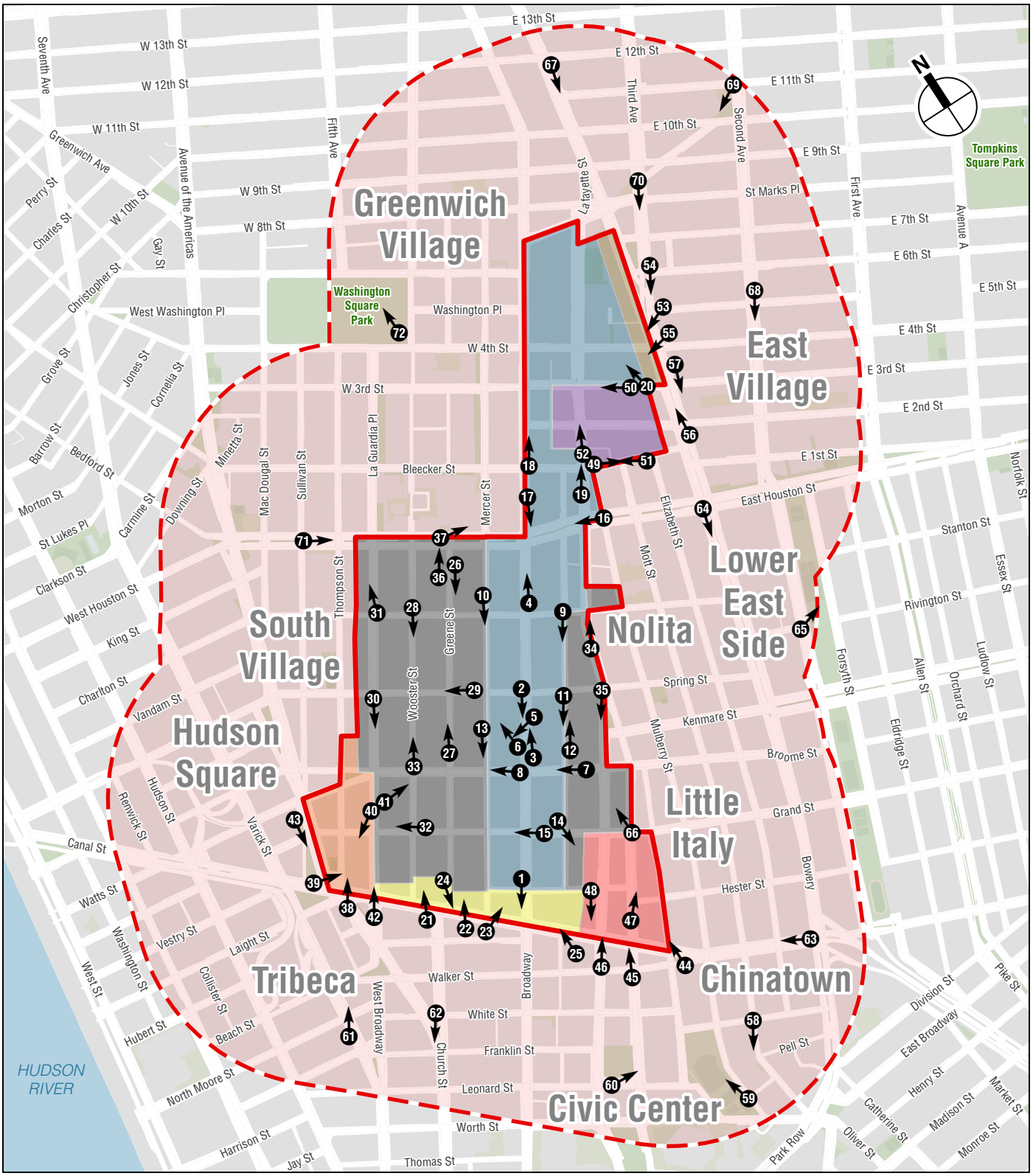

Data source: NYC Department of City Planning

Project Area / Rezoning Area / Primary Study Area

Secondary Study Area

Photograph View Direction and Reference Number

Urban Design and Visual Resources Study Area Subareas

- *Opportunity Area 3 (OA-3)*
- *Broadway and Houston Street*
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Urban Design and Visual Resources Photograph Key Map

SOHO/NOHO NEIGHBORHOOD PLAN

Figure 8-3

View south on Broadway, at Howard Street **1**

View south on Broadway, at Spring Street **2**

Existing Conditions: Broadway and Houston Street Subarea

View north on Broadway, at Broome Street, showing the E. V. Haughwout Building at 490 Broadway **3**

View north on Broadway towards Houston Street **4**

Existing Conditions: Broadway and Houston Street Subarea

Figure 8-4b

View southwest on Broadway between Spring and Broome Streets **5**

View on Broadway, between Broome and Spring Streets, showing a diversity of building types **6**

Existing Conditions: Broadway and Houston Street Subarea

Figure 8-4c

View west on Broome Street, between Broadway and Crosby Streets **7**

View west on Broome Street, between Broadway and Mercer Streets **8**

Existing Conditions: Broadway and Houston Street Subarea

View south on Crosby Street from Prince Street **9**

View southeast on Mercer Street from Prince Street **10**

Existing Conditions: Broadway and Houston Street Subarea

View south on Crosby, between Broome and Spring Streets **11**

View north on Crosby, between Broome and Spring Streets **12**

Existing Conditions: Broadway and Houston Street Subarea

Mercer Street, view south between Spring and Broome Streets **13**

View southeast on Grand Street from Crosby Street **14**

Existing Conditions: Broadway and Houston Street Subarea

View southwest on Grand Street between Crosby Street and Broadway **15**

View west on East Houston Street from Mulberry Street, including an underdeveloped site to the right **16**

Existing Conditions: Broadway and Houston Street Subarea

View south on Broadway at Bleecker Street **17**

View north on Broadway at Bleecker Street **18**

Existing Conditions: Broadway and Houston Street Subarea

View north on Lafayette Street from Bleecker Street **19**

View north on Great Jones Street, showing a parking lot that is a projected development site **20**

Existing Conditions: Broadway and Houston Street Subarea

with four lanes of southbound traffic, including a dedicated bus lane and curbside parking. Mercer and Crosby Streets are 50-foot-wide, one-way corridors with a single lane of traffic and curbside parking. Both streets are paved with Belgian blocks. The portion of Lafayette Street north of Great Jones Street is a 100-foot-wide, northbound thoroughfare with three lanes of traffic; the portion of Lafayette Street between Bleecker and Prince Streets is narrower at 80 feet wide and carries two lanes of northbound traffic. Both segments of Lafayette Street within the subarea have curb side parking on the east side of the street, and a parking strip separated from the curb by a dedicated bike lane on the west side of the street.

Houston Street and Broadway are major transportation corridors in the study area. The numerous public transit options along these streets increase pedestrian foot traffic. There are several New York City Transit (NYCT) bus routes along Houston Street and Broadway. Subway station entrances are located on Houston Street within the ground floor of the buildings at the northeast and southeast corners of Houston Street and Broadway, with an additional entrance at the northeast corner of Crosby Street, including an elevator entrance. Broadway has a dedicated bus lane and subway station entrances at 8th, Prince, and Canal Streets, which contribute to heavy vehicular and pedestrian traffic in the center of the study area.

Both sides of Broadway are lined with mixed-use buildings that have commercial storefronts primarily occupying the full width of the ground floor. The buildings on Houston Street are also mixed-use buildings but contain fewer active uses on the ground floor. The sidewalks on these corridors are wide to accommodate the high volume of pedestrian traffic.

The northern portion of the Broadway and Houston Street subarea contains two superblocks between East 4th Street and Astor Place, with one located between Broadway and Lafayette Street and the other located between Lafayette Street and Bowery. The northern portion of the subarea is characterized by historic loft and store buildings, many of which have been converted to offices and apartments. The northern portion of the subarea also includes some vacant and underused parcels, such as the parcel located at the northeast corner of Great Jones and Lafayette Streets, which is a parking lot with four-tier parking stackers.

Street furniture in the Broadway and Houston Street subarea includes bike share stations, standard cobra head street lamps, traffic lights, bus stop signs, fire hydrants, trash cans, planters, and parking meters. Segments of the median on Houston Street are planted with trees, and some of the narrow streets in the subarea contain raised planter boxes with street trees.

Natural Features and Open Space

Throughout the primary study area, the topography is generally flat with a slight downward slope to the southwest. Broadway does not contain street trees. Trees, shrubs, and ground cover are planted in sections along the raised median on Houston Street. At the junctions with Broadway, Mercer Street, and Greene Street, single sidewalk benches are positioned on the median beside the vegetation.

Buildings

The portion of the subarea in NoHo is characterized by a variety of late 19th century masonry-clad buildings with decorative detailing, as well as taller buildings with larger footprints than buildings in the NoHo Historic Core subarea to the east. The superblocks that line both sides of Lafayette Street and the east side of Broadway are developed with large masonry-clad buildings. The approximately 84-foot-tall Astor Library at 423 Lafayette Street, the approximately 100-foot-tall De Vinne Press Building at 393-399 Lafayette Street, and the approximately 166-foot-tall

W&L Building at 696 Broadway are three monolithic brick- and brownstone-clad buildings with wide street frontages and large footprints. The through-block loft building at 726 Broadway has frontage on Lafayette Street and on Broadway and rises approximately 156 feet high (10 stories) on both streets. A row of 10- and 11-story apartment buildings line the east side of Broadway between East 4th Street and Astor Place.

The SoHo portion of the Broadway corridor is lined with historic cast-iron-faced loft buildings, some of which are through-block buildings that have façades on both Broadway and the adjacent Crosby or Mercer Streets. The ornate façades have distinctive architectural features, typically including large arched window openings and columns at each floor. Other characteristics of these buildings are banded limestone and brick pilasters, terracotta capitals and friezes, bay windows, and copper cornices. The buildings vary in width from approximately 25 to 150 feet, and rise five to twelve stories (approximately 80 to 170 feet tall) within the subarea. The ground floor of these mixed-use buildings are typically storefronts; most storefronts are set within the window openings of the original cast iron façades, while other storefronts have had modern alterations.

Crosby Street is a narrow one-way side street east of Broadway where the rear frontages of several through-block buildings open as secondary and service entrances and loading docks. The midblock buildings on Crosby Street are typically five to seven stories (approximately 57 to 78 feet tall) and faced in flat, red brick with relatively unadorned façades. Mercer Street is also a narrow one-way side street but it is more in keeping with the SoHo Historic Core subarea, with cast iron- and decorative masonry-clad façades.

Many of the through-block buildings that have their primary façades on Broadway are over 100 feet tall, which is taller than the typical SoHo Historic Core buildings (see SoHo Historic Core Subarea discussion below). For example, the east side of Broadway between Houston and Prince Streets contains a row of five 12-story, approximately 170-foot-tall loft buildings. Immediately north of Houston Street, the east side of Broadway also contains tall buildings—584 Broadway and 592 Broadway—rising over 160 feet in height. Farther south on Broadway, roughly between Houston and Grand Streets, many corner lots contain through-block buildings that rise eleven or twelve stories and occupy the entire street frontage between Broadway and Crosby Street to the east or Mercer Street to the west. For example, the 12-story, approximately 178-foot-tall brick-clad office building at 568 Broadway occupies the northeast corner of Prince Street and Broadway. This building has a large footprint that extends approximately 125 feet along Broadway and the full width of the blockfront along Prince Street. At the southeast corner of Broadway and Spring Street is 524 Broadway, occupied with an 11-story office building with ground-floor retail that is approximately 140 feet tall and has a street wall that rises to the maximum height without setbacks.

The buildings along Broadway, Crosby Street, and Mercer Street typically do not have setbacks. The 12-story brick-faced office building at 568 Broadway has full frontages on Broadway, Crosby Street, and Prince Street. Modern buildings in the Broadway and Houston Street subarea are an exception, including an approximately 100- to 180-foot-tall building rising above 60- to 90-foot-tall base. The modern residential building at 40 Mercer Street, occupying the northwest corner of Broadway and Grand Street, is a glass-clad, 13-story (approximately 176-foot-tall) building with a tower rising above a five-story base.

The north and south sides of East and West Houston Streets are characterized by modern buildings that occupy entire blockfronts. The six-story, approximately 100-foot-tall office building at 610 Broadway occupies the blockfront on the north side of East Houston Street between Broadway and Crosby Street. The building is clad in a sheer glass curtain wall and also has frontages on Broadway and Crosby Street. The blockfront on the south side of Houston Street between

Broadway and Crosby Street is occupied by the six-story office building at 140 Crosby Street. The building's primary façade is on East Houston Street and has a panelized modern façade of glass, steel, and gray brick; the building's secondary façade is on Crosby Street and is characterized by gray brick cladding. The West Houston Street blockfront between Broadway and Mercer Street contains the twelve-story, approximately 180-foot-tall masonry-clad through-block office building at 599 Broadway. This large older building has frontages on West Houston Street, Broadway, and Mercer Street. Part of the building's north façade contains the art installation "The Wall" by Forrest Myers. The remainder of the north façade is characterized by rectangular window openings. The eastern portion of the subarea fronting on East Houston Street includes the seven-story, modern-glass-clad office building at 298 Lafayette Street. This large building occupies the full East Houston Street blockfront and has wide frontages on Crosby and Lafayette Streets.

The subarea also includes many older masonry-clad buildings with residential uses above ground-floor retail. These mixed-use buildings range from six to thirteen stories and are located adjacent to, or in close proximity to, office and mixed-use buildings in the subarea. Examples of existing larger and older buildings include the thirteen-story (approximately 180-foot-tall) brick- and stone-clad early-20th-century building at 658 Broadway that occupies the southeast corner of Bond Street and Broadway. This building has tall storefront windows on the ground floor and residential uses on the upper stories. An eight-story (approximately 103-foot-tall) brick- and cast-iron-clad building at 54 Bleecker Street occupies the southwest corner of Lafayette and Bleecker Streets. This building contains residential uses on the upper floors with ground-floor retail.

View Corridors and Visual Resources

Views along the east–west Houston Street are long, due to the width of the street, the flat topography, and sparse street trees. Views west on Houston Street include the three high-rise, approximately 295-foot-tall residential towers of University Village at 100 and 110 Bleecker Street and 505 LaGuardia Place. Northward views on Broadway terminate north of 10th Street at Grace Church where Broadway turns slightly to the west; northward views on Lafayette Street terminate north of the subarea at East 9th Street where Lafayette Street turns to the west. Southward views on Lafayette are short and terminate south of Prince Street where the street jogs to the east. Southern views along Broadway are longer and include the tall buildings in Lower Manhattan, including the Woolworth Building, which is visible to the south from many vantage points on Broadway. Located at 233 Broadway, the Woolworth Building has a distinct Gothic Revival style tower. Other streets in the subarea are narrower with views generally limited to the tall buildings that create consistent street walls along those streets.

Visual resources within the subarea south of Houston Street are typically located on corner sites, as these buildings have frontages on two streets and are more visually prominent in longer views. Visual resources include the cast-iron-clad E.V. Haughwout Building at 490 Broadway, located at the northeast corner of Broadway and Broome Street. The five-story (approximately 75-foot-tall) building's corner location and its wide arcaded façades make it visually prominent in longer views on Broadway and Broome Street. The cast-iron building has multiple levels of tall arched windows framed by decorative columns. The six-story (approximately 99-foot-tall) building at 513-519 Broadway, located at the midblock between Broome and Spring Streets, has a prominent red brick and cast-iron façade with terracotta ornament. The building has a pedimented roofline that rises above other buildings on the street, making it noticeable in views along Broadway. The six-story (approximately 103-foot-tall) brick- and stone-clad building at 93 Prince Street, located at the northwest corner of Prince and Mercer Streets, is a visual resource with wide façades along both streetfronts. The building is visible in north–south views on Mercer and Prince Streets. The

narrow, 13-story (approximately 167-foot-tall) loft building at 443 Broome Street occupies the entire Broome Street blockfront between Mercer Street and Broadway. This building is visually prominent due to its height and massing. The upper portion of the building's ornate brick and terracotta façade and copper cornice are visible from longer vantage points to the east and west along Broome Street and from nearby vantage points from the north on Broadway and Mercer Street. Views from the south only include the unadorned rear façade and are not considered significant.

In the northern portion of the subarea, there are three visual resources that are also historic architectural resources (see Chapter 7, "Historic and Cultural Resources," for detailed descriptions of these buildings). The Astor Library at 423 Lafayette Street, the De Vinne Press Building at 393-399 Lafayette Street, and the W&L Building at 696 Broadway are visual resources. These large, visually prominent brick- and brownstone-clad buildings have bold Romanesque Revival arches and rusticated stone brownstone. The buildings are visually distinctive in this subarea. The brick and brownstone façade of the Astor Library at 423 Lafayette Street is visible from nearby on Lafayette Street. The brick façade of the De Vinne Press Building at 393-399 Lafayette is visible from nearby on East 4th Street, and from the immediate blocks on Lafayette Street. The W&L Building at 696 Broadway is visible from vantage points on Broadway within a block of the building, and from nearby vantage points on East 4th Street. The three-story brick Merchants House Museum, located at 29 East 4th Street, is a notable historic building within the subarea (see Chapter 7, "Historic and Cultural Resources," for a detailed description of this building). It is distinctive for its well-preserved mid-19th century architecture; however, due to its small scale and mid-block location, the building is not visually prominent in views within the subarea.

CANAL STREET SUBAREA

The Canal Street subarea occupies the southern boundary of the primary study area, comprising the north side of Canal Street between West Broadway and mid-block between Broadway and Lafayette Street (see **Figure 8-3** and views 21 to 25 in **Figures 8-4k** to **8-4m**).

Urban Design

Streets

The Canal Street subarea is located on the north side of Canal Street, generally between West Broadway and Lafayette Street. Canal Street is a 100-foot-wide east–west street with six lanes of two-way traffic. Canal Street cuts through the street grid at a slight angle, from the northwest to southeast. Canal Street forms a border between the street grid to the north and the larger and more irregular blocks to the south, with some north–south streets terminating at Canal Street.

Canal Street is a primary transportation corridor in the neighborhood with subway station entrances at multiple corners of Broadway and Lafayette Street. The street is heavily trafficked with vehicles traveling eastbound toward the Manhattan Bridge and westbound toward the Holland Tunnel.

Street furniture in the Canal Street subarea includes standard cobra head street lamps, traffic lights, fire hydrants, trash cans, food trucks, LinkNYC kiosks, and parking meters.

Natural Features and Open Space

Within the study area, Canal Street does not have street trees or natural features.

View north on Canal Street, between Greene and Wooster Streets, showing a mix of building types and sizes along the corridor **21**

View north on Canal Street, between Mercer and Greene Streets, showing three- and six-story brick buildings **22**

Existing Conditions: Canal Street Subarea

View northeast on Canal Street, between Mercer and Greene Streets **23**

View south at the junction of Greene and Canal Streets; the buildings across the street are outside the Project Area. **24**

Existing Conditions: Canal Street Subarea

View northwest at the Canal Street subarea **25**

Existing Conditions: Canal Street Subarea

Buildings

Buildings in the Canal Street subarea range in height from one to six stories, and range from 20 to over 120 feet in width. Canal Street physically separates SoHo from other neighborhoods south of Canal Street. SoHo is located to the north of Canal Street and is characterized by older buildings with smaller footprints that range from five to seven stories. In contrast, the area located to the south of Canal Street contains denser and taller large-footprint buildings. The Canal Street subarea is a thoroughfare and shopping corridor characterized by older tenements and federal-style rowhouses, historic cast-iron lofts, newly constructed five- and six-story residential buildings, low-rise retail stores, and some low-intensity semi-industrial businesses and parking garages. Most buildings have ground-floor retail. As noted above, the Canal Street subarea is limited to the north side of Canal Street between West Broadway and midblock between Broadway and Lafayette Street.

The midblocks along the Canal Street subarea include four- and five-story brick-faced tenement buildings, with steel fire escapes on the upper stories and retail storefronts on the ground floor. The corner lots generally have older buildings with larger footprints, with wider frontages along the sidewalk. These corner sites are developed with a mix of building types and heights. At the northwest corner of Broadway and Canal Street is the one-story building at 301 Canal Street that has multiple storefronts opening onto the Canal Street and Broadway sidewalks. The building's Canal Street façade is partially clad in vinyl and the Broadway frontage has projecting awnings. At the northeast corner of Broadway and Canal Street is the three-story brick-faced building at 277 Canal Street that has multiple retail spaces at the ground floor and a wide opening on Broadway that provides access to the Canal Street subway station. The buildings at the corners of Broadway and Greene Street also have large footprints but are taller buildings. A six-story apartment building is located at the northeast corner of Canal and Greene Streets. Across Greene Street to the west, at 11 Greene Street at the northwest corner of Greene and Canal Streets is a newer brick-clad six-story, mixed-use building.

View Corridors and Visual Resources

Views to the east and west along Canal Street tend to be long due to the flat topography and the approximately 100-foot width of the street. The 22-story, glass-clad hotel tower at 50 Bowery is visually prominent in views to the southeast from the subarea. The view corridor is characterized by the adjacent SoHo neighborhood within the primary study area to the north, and the secondary study area to the south. Views along Canal Street include older masonry-clad loft and warehouse buildings mixed among many taller and larger buildings beyond the Canal Street subarea to both the north and south. Some wider views are available near intersections that include buildings in adjacent neighborhoods to the north and south. Longer views along this corridor to the west include the large Holland Plaza Building at 75 Varick Street and glass-clad high-rises in the distance to the west, the 26-story former AT&T Building at 32 Sixth Avenue in Tribeca to the southwest, and One World Trade in Lower Manhattan to the southwest (in views from West Broadway). Longer views to the east include part of the Manhattan Bridge tower and the Confucius Plaza towers in the distance to the southeast.

The Canal Street subarea does not contain visual resources.

SOHO HISTORIC CORE SUBAREA

The SoHo Historic Core subarea occupies the bulk of the primary study area and is generally bounded by West Houston Street to the north, West Broadway to the west, Lafayette Street to the

east, and set back from Canal Street to the south. Broadway separates the subarea into eastern and western portions. As detailed in Chapter 7, "Historic and Cultural Resources," much of the SoHo Historic Core subarea is within the SoHo-Cast Iron Historic District and Extension. The urban design of the primary study area is generally consistent across the eastern and western portions of the primary study area, although the eastern portion includes the north–south corridors of Crosby, Lafayette and Centre Streets, which are wide corridors with masonry-clad buildings located along the street frontages (see **Figure 8-3**, and views 26 to 37 in **Figures 8-4n** to **8-4t**).

Urban Design

Streets

The streets within the SoHo Historic Core subarea are generally 50 feet wide with one-way traffic and curbside parking on both sides of the streets. Grand and Spring Streets have dedicated bike lanes. The north–south Wooster, Greene, Mercer, and Crosby Streets have Belgian block pavers.

Lafayette and Centre Streets are north–south corridors located at the eastern edge of the subarea. Within the subarea, Lafayette Street is an 80-foot-wide thoroughfare. The street turns slightly northwest between Spring and Prince Streets. The portion north of Spring Street carries two northbound travel lanes, curbside parking on both sides of the street, and a dedicated bike lane; the portion of Lafayette Street south of Spring Street has one southbound travel lane, curbside parking on the west side of the street, and a dedicated bike lane. Centre Street is within the southeastern portion of the subarea. The street is 80 feet wide with northbound travel lanes.

West Broadway is a north–south corridor located at the western edge of the subarea. It is an approximately 75-foot-wide corridor with two single lanes of traffic in both directions and curbside parking on both sides of the street. This north–south street has integrated bike lanes in both directions. South of Grand Street, West Broadway becomes a northbound street.

As in the Broadway and Houston Street subarea, West Houston Street forms the northern edge of the SoHo Historic Core subarea. Like the Broadway and Houston Street subarea described above, Houston Street is a wide corridor (at 125 feet) with a median strip that is partially planted with street trees.

The narrow streets in this subarea do not have bus or subway lines, with the exception of the NYCT bus route that runs along Lafayette Street north of Grand Street.

While vacant lots and underdeveloped sites are interspersed throughout, the SoHo Historic Core subarea is largely characterized by a continuous street wall, which includes an extensive mix of architectural materials, styles, and ornamentation, and dense activity that enhances the pedestrian experience of the SoHo Historic Core subarea.

Street furniture in the SoHo Historic Core subarea includes bike racks, planters, bike share stations, standard cobra head street lamps, historic street lamps, traffic lights, fire hydrants, and trash cans.

Natural Features and Open Space

Street trees are located on most streets of the SoHo Historic Core subarea, although the trees are typically small and plantings are sparse. West Broadway is more consistently planted with trees. Petrosino Square, formerly Kenmare Square, is a triangle-shaped park located beyond the eastern boundary of the primary study area, bounded by Cleveland Place, Lafayette Street, and Kenmare Street. The small paved park is shaded by mature trees and is surrounded by an iron fence.

Greene Street, view south from West Houston Street; many streets in the subarea are paved in Belgian Blocks. **26**

Existing Conditions: SoHo Historic Core Subarea

Figure 8-4n

Greene and Broome Streets, view north on Greene Street showing masonry and cast iron buildings that characterize the subarea **27**

Prince and Wooster Streets, view south on Wooster Street **28**

Existing Conditions: SoHo Historic Core Subarea

Figure 8-4o

View west on Spring Street from Mercer Street **29**

View south on West Broadway, view south at Spring Street **30**

Existing Conditions: SoHo Historic Core Subarea

Figure 8-4p

View northwest at West Broadway and Prince Street **31**

View west at Grand and Wooster Streets, including an existing approximately 100-foot-tall modern building to the left at 27 Wooster Street **32**

Existing Conditions: SoHo Historic Core Subarea

View north at Wooster and Broome Streets, showing the brownstone façade of 490 Broome Street to the left **33**

Lafayette Street between Prince and Spring Streets, view north **34**

Existing Conditions: SoHo Historic Core Subarea

Figure 8-4r

View south on Lafayette Street near Spring Street **35**

View north on Greene Street, showing the University Village towers beyond the Project Area **36**

Existing Conditions: SoHo Historic Core Subarea

Figure 8-4s

View northeast on West Houston Street, at the northern edge of the subarea **37**

Existing Conditions: SoHo Historic Core Subarea

Buildings

The SoHo Historic Core subarea is densely developed with well-preserved mid- to late-19th century loft buildings with high lot coverage, typically five to seven stories tall (approximately 70 to 110 feet) on narrow lots that are 20 to 30 feet wide. Much of the SoHo Historic Core subarea is within a historic district, as described in Chapter 7, "Historic and Cultural Resources." The buildings generally do not have setbacks, as the cast iron or masonry façades meet the sidewalk. Each façade has unique architectural elements, which may include arched windows, terra cotta detailing, ornamented friezes and pilasters, and/or pronounced cornices that mark the roofline. However, many of the historic buildings share some of the same characteristics, with many window openings across each level, taller ground floor levels, and façades that do not set back from the street. Brick buildings often have stone or cast-iron lintel on the upper-story windows, and cast-iron cladding across the entire ground floor. Other brick buildings are more ornate, with limestone and decorative brickwork across the façade, ornate cast-iron on the ground floor of the primary façade, and arched windows in the upper stories. Many buildings are completely clad in cast iron, and have tall arched windows set closely together and framed by ornate colonnades.

Retail spaces open to the sidewalks, with residential, Joint Live-Work Quarters for Artists (JLWQA), and office spaces above. Bars and restaurants are interspersed across the primary study area, but are more prevalent along West Broadway and Lafayette Street. The midblocks in the subarea also include three-story residential buildings, many of which are faced in brick and capped with a gable roof and dormers.

The western and eastern edges of the subarea along West Broadway, Lafayette Street, and the east side of Crosby Street are characterized by brick-clad buildings, rather than the cast-iron-clad façades that are more prevalent on the narrower east–west streets. The buildings on West Broadway and Lafayette Street are typically the same height as other buildings in the subarea, although the streets include some larger-footprint buildings. Lafayette Street, between Spring and Broome Streets, contains a unique mix of building forms ranging from older two-story commercial buildings to the 12-story (approximately 156-foot-tall) contemporary glass-clad commercial building located at 210 Lafayette Street.

Between Broome and Spring Streets, the east side of West Broadway is developed with through-block residential buildings. These brick-clad buildings are five to six stories tall.

While many buildings in the SoHo Historic Core subarea are four to six stories tall, there are also several taller buildings located throughout the subarea. Taller buildings include the midblock through-block building at 104 Greene Street. This 13-story (approximately 160-foot-tall) building has frontages on both Greene and Mercer Streets, with an approximately 85-foot-wide street wall on Greene Street and an approximately 50-foot-wide street wall on Mercer Street. A 12-story (approximately 157-foot-tall) modern condominium building is located at 210 Lafayette Street and is characterized by its undulating gray brick and glass cladding. Although limited, recently constructed modern eight- to 10-story buildings are located along West Broadway and West Houston Street.

West Houston Street forms the northern boundary of the SoHo Historic Core subarea. The portion of West Houston Street located within the primary study area is characterized by masonry-clad buildings that occupy the blockfronts on West Houston Street.

View Corridors and Visual Resources

Due to the narrow streets and buildings that rise without setbacks, many of the streets in the SoHo Historic Core subarea do not afford long views. Longer views are available from certain vantage points, including the southwest portion of the subarea where views to the south and west include some of the tall towers in the Tribeca and Hudson Square neighborhoods. Lafayette Street is a wider street that affords longer views; however, north of Spring Street the street jogs to the northwest, therefore obstructing longer views. Views south on Lafayette Street include the stone- and copper-clad dome of the former New York City Police Headquarters building located between Broome and Grand Streets. Individual towers of the University Village complex are partially visible in the northward view corridors along West Broadway, Wooster Street, and Greene Street from within the subarea. The Washington Square Village residential buildings are also partially visible from vantage points on West Houston Street.

The SoHo-Cast Iron Historic District and Extension is a historic architectural resource as a collection of historic commercial buildings, many with cast iron façades, that are representative of the area's mid- to late-19th century development (see Chapter 7, "Historic and Cultural Resources," for a detailed description of the historic district). The SoHo Historic Core subarea is characterized by its continuous street walls of many cast-iron and masonry-clad buildings and narrow streets, many of which are paved in Belgian blocks. The historic buildings in the subarea have extensive ornamentation and are visually interesting. However, many of the buildings in the subarea are not visually prominent, as they are built to the lot line and are part of continuous street walls. As in the Broadway and Houston Street subarea, individual visual resources within the SoHo Historic Core subarea are typically located on corner sites that are more visually prominent in longer views. Visual resources include the Gunther Building, a six-story (approximately 91-foot-tall) cast-iron-clad building at 469 Broome Street, occupying the southwest corner of Broome and Greene Streets. This visual resource is visually prominent due to its corner location and the building's distinct architecture, which includes flat arched windows on each floor and a curved northeast corner. 490 Broome Street, located at the northwest corner of Wooster and Broome Streets, is a six-story (approximately 79-foot-tall) brick- and stone-clad warehouse building with tall round arched window openings, and terracotta and brownstone ornament. The building is visually prominent when viewed from nearby vantage points along Wooster and Broome Streets.

OPPORTUNITY AREA 1 SUBAREA

The OA-1 subarea occupies the southwest portion of the primary study area, and is generally bounded by West Broadway to the east, Canal Street to the south, and Sixth Avenue to the west (see **Figure 8-3**, and views 38 to 43 in **Figures 8-4u** to **8-4x**).

Urban Design

Streets

The OA-1 subarea is characterized by a confluence of street corridors. The junction of Canal Street and Sixth Avenue is a wide intersection that extends outside the boundaries of the primary study area. Sixth Avenue is an 80-foot-wide northbound thoroughfare that extends at a north-west–southeast angle and carries four lanes of traffic. Within the subarea, Canal Street is a 100-foot-wide street with three lanes of traffic in both directions. Thompson Street is a 50-foot-wide southbound street with one lane of traffic. Thompson Street does not intersect with Canal Street; it turns west at a small paved plaza just north of Canal Street. A subway station entrance is located

Buildings along Canal Street at the southwestern portion of the subarea; the tall brick hotel building on West Broadway is visible in the distance. **38**

Existing Conditions: Opportunity Area 1 (OA-1) Subarea

Figure 8-4u

View northeast of the low-rise buildings along Canal Street **39**

View southwest at West Broadway and Grand Street, showing low-rise buildings on projected development sites, beside mid-rise and high-rise buildings in the subarea **40**

Existing Conditions: Opportunity Area 1 (OA-1) Subarea

View east on West Broadway between Broome and Grand Streets **41**

View north on West Broadway from Canal Street, showing the buildings with ground floor storefronts that line West Broadway **42**

Existing Conditions: Opportunity Area 1 (OA-1) Subarea

View south on Sixth Avenue, from the western edge of the subarea **43**

Existing Conditions: Opportunity Area 1 (OA-1) Subarea

on the plaza, along with small street trees. Within the subarea, Grand and Watts Streets extend to the southwest from Sixth Avenue.

South of Grand Street, West Broadway is a 75-foot-wide northbound thoroughfare with two lanes of traffic and curbside parking. North of Grand Street the corridor carries two-way traffic.

Street furniture in the OA-1 subarea includes standard cobra head street lamps, traffic lights, fire hydrants, planters, trash cans, and parking meters.

Natural Features and Open Space

The Canal Street blockfront between Thompson Street and Sixth Avenue contains the Grand Canal Court, a publicly accessible basketball court enclosed by a metal fence and several mature trees at the sidewalk. A dog park with trees in planters is located on the south side of Grand Street between Thompson Street and West Broadway. The dog park occupies a parcel between two brick-faced buildings and has a cast iron fence along the sidewalk.

A triangular-shaped unnamed open space is located at the northern portion of the subarea, bounded by Broome, Watts, and Thompson Streets. This small park has seating, landscaping, and mature trees.

Buildings

Buildings in the OA-1 subarea range in size from one to 18 stories, and range from 20 to over 80 feet in width. The southwest portion of the OA-1 subarea is developed with hotel and office towers. A 16-story (approximately 222-foot-tall) early 20th century office building is located at 100 Sixth Avenue at the southeast corner of Sixth Avenue and Watts Street, and features Art Deco-style ornamentation. Farther south along Sixth Avenue is the James Hotel at 27 Grand Street. This modern 18-story hotel tower has a tooled concrete base with frontages on Sixth Avenue and Grand Street. Above the street wall, the building has a recessed curvilinear level clad in glass. A rectilinear tower is set back from the base and rises to the building's full height. The hotel's inconspicuous entrance is on Grand Street.

Located off of the main transportation corridors of Canal Street and Sixth Avenue, the OA-1 subarea includes a variety of building types and sizes, with buildings that range from single-story retail to an 18-story hotel. This portion of the subarea has a continuous street wall, with older six-story masonry-faced apartment buildings, small two-story buildings with ground-floor restaurants, and as modern apartment buildings in a variety of contemporary cladding materials. The northern portion of the subarea also contains a two-story parking garage that has primary frontage on West Broadway and a rear wall fronting on Thompson Street (Projected Development Site 20). Thompson Street is a narrow street with little pedestrian activity, while West Broadway and Grand Street are more actively used. The SoHo Grand Hotel at 306 West Broadway is an approximately 186-foot-tall, 16-story building that occupies a midblock site between Canal and Grand Streets, with primary frontage on West Broadway and secondary frontage on Thompson Street. The brick-faced hotel has a through-block six-story base, with a tower that is set back from the base rising to its full height.

One-story buildings, such as 43 and 47 Grand Street located on the southwest corner of West Broadway and Grand Street, are located adjacent to tall buildings. These two small buildings are occupied by retail space and a single-bay light industrial garage. Canal Street also contains a mix of narrow one- to five-story brick-faced buildings with ground-floor storefronts.

Large billboards are mounted on building façades and underdeveloped parcels in the subarea. The one-story commercial building 47 Grand Street is surmounted by billboards facing northeast and southeast. Underdeveloped parcels along Canal Street and Sixth Avenue also contain billboards, with advertisements on sheeting on the fence that borders the sidewalk along these streets. The upper portion of the two-story masonry building at the northeast corner of Canal Street and Sixth Avenue also has an illuminated billboard.

View Corridors and Visual Resources

Views within the southwest edge of the subarea are long, due to the wide streets and the broad intersection of Sixth Avenue and Canal Street. Views south from Sixth Avenue and Canal Street include the 57-story (approximately 820-foot-tall) residential tower at 56 Leonard Street that has a distinctive silhouette of shifting cantilevered floors on each level.

The OA-1 subarea does not contain visual resources.

OPPORTUNITY AREA 2 SUBAREA

The OA-2 subarea occupies the southeast portion of the primary study area and is generally bounded by Grand Street to the north, Canal Street to the south, Lafayette Street to the west, and Baxter Street to the east (see **Figure 8-3**, and views 44 to 48 in **Figures 8-4y** to **8-4aa**).

Urban Design

Streets

The OA-2 subarea is a transitional area where the neighborhoods of SoHo, Little Italy, Chinatown, and Lower Manhattan converge. The area is characterized by busy traffic junctions, wide pedestrian crossings, and multiple corner lots.

Centre and Lafayette Streets are 80-foot-wide streets and Canal Street is 100 feet in width. As described above, Canal Street is a major vehicular and pedestrian thoroughfare that establishes the southern boundary of the primary study area. Within the OA-2 subarea, Canal Street intersects with Lafayette, Centre, and Baxter Streets in quick succession because the blockfronts on Canal Street are short, each measuring approximately 150 feet in length. Pedestrian traffic is high in this subarea, with subway station entrances located near the northeast and northwest corners of Lafayette and Canal Streets, including an elevator on the sidewalk and a stair entrance.

The subarea contains a variety of building types and sizes. A tall free-standing billboard is located at the southeast corner of Centre and Hester Streets. Billboards are also located on top of buildings facing Canal Street.

Street furniture in the OA-2 subarea includes standard cobra head street lamps, traffic lights, fire hydrants, planters, trash cans, and parking meters.

Natural Features and Open Space

The OA-2 subarea does not contain street trees or other natural features. There are no open spaces.

Buildings

Buildings in the OA-2 subarea range in size from one to 26 stories, and range from 20 to over 300 feet in width. The subarea is primarily characterized by five- to six-story buildings with ground-floor retail. These buildings vary in their material, date of construction, and form. A glass-clad, approximately 86-foot-tall bank building at 235 Canal Street has a chamfered corner and angled

View northwest from Canal and Baxter Streets; the buildings along Canal Street are similar in height but vary in age and material. **44**

View north on Centre and Canal Streets; the building at 239 Canal Street is to the left. **45**

Existing Conditions: Opportunity Area 2 (OA-2) Subarea

View northwest from Canal and Lafayette Streets **46**

View north on Centre Street, showing a parking lot at the southeast corner of Howard and Centre Streets **47**

Existing Conditions: Opportunity Area 2 (OA-2) Subarea

View south on Lafayette street from Howard Street **48**

Existing Conditions: Opportunity Area 2 (OA-2) Subarea

façades. Across the street to the west at 239 Canal Street is an early 20th century six-story (approximately 87-foot-tall) building that evokes the architectural style of nearby Chinatown, with round columns, polychromatic painted friezes, and multiple tiers of roof tiles.

The OA-2 subarea contains a mix of low-rise buildings, parking lots and garages, and five-story tenement-style brick buildings. A parking lot occupied with quad stackers (four-level lift stackers) is located at the southeast corner of Hester and Centre Streets, and a five-story parking garage is located at the northwest corner of Howard and Centre Streets. Apart from the parking structures, buildings in the subarea typically have retail spaces on the ground floor. In contrast to these smaller buildings is a 26-story (approximately 344-foot-tall) hotel at 9 Crosby Street that has its primary façade on Lafayette Street. This tall building has a glass-clad tower set back from a one-story base.

View Corridors and Visual Resources

As described in the Canal Street subarea above, the OA-2 subarea has long east–west views on Canal Street that include the buildings along this corridor. On Centre Street, views to the south include the upper portions of some of the stone-clad municipal buildings, including 1 Centre Street in the distance.

The six-story (approximately 87-foot-tall) building at 239 Canal Street is notable in the view corridor along Canal Street. The subarea does not include any visual resources.

NOHO HISTORIC CORE SUBAREA

The NoHo Historic Core subarea occupies the portion of the primary study area immediately north of Houston Street, and is generally bounded by Lafayette Street to the west, Great Jones Street to the north, and Bleecker Street to the south, and set back from Bowery to the east (see **Figure 8-3**, and views 49 to 52 in **Figures 8-4ab** to **8-4ad**). This subarea comprises only a few blocks within the primary study area. Much of the NoHo Historic Core subarea is within the NoHo Historic District and Extension, as described in Chapter 7, "Historic and Cultural Resources."

Urban Design

Streets

The streets in the NoHo Historic Core subarea include Lafayette, Great Jones, Bond, and Bleecker Streets. Lafayette and Great Jones Streets are wider corridors, as Bond and Bleecker Streets are narrow east–west streets.

Within the subarea, Lafayette Street is an 80-foot-wide thoroughfare with two northbound travel lanes, one lane of curbside parking, and a dedicated bike lane with a median strip and diverter lane. As in the SoHo Historic Core subarea, the section of Lafayette Street in the NoHo Historic Core subarea is developed with older brick-faced commercial and residential buildings that establish a consistent street wall. The buildings are generally three to six stories tall. The block between Bond and Great Jones Streets is lined with newer apartment buildings clad in a variety of modern materials.

Great Jones Street is an approximately 75-foot-wide one-way street with a single travel lane and parallel curbside parking as well as angled parking on the north side of the street. A wide sidewalk is located along the south side of the street. This street also includes a dedicated bike lane. Bond Street is an approximately 70-foot-wide one-way street with a single travel lane and is paved with Belgian blocks. The street terminates at Broadway to the west outside the subarea. Bleecker Street is an approximately 50-foot-wide single-lane eastbound street with a bike lane and curbside

View east on Bleecker Street from Lafayette Street **49**

View west on Great Jones Street between Bowery and Lafayette Street **50**

View west on Bleecker Street between Bowery and Lafayette Street **51**

Existing Conditions: NoHo Historic Core Subarea

View north on Lafayette Street from Bleecker Street **52**

Existing Conditions: NoHo Historic Core Subarea

parking. This narrow street is lined with older buildings built to the sidewalk that create a consistent street wall.

Street furniture in the NoHo Historic Core subarea includes standard cobra head street lamps, fire hydrants, trash cans, and planters. Subway station entrances are located at the northwest and northeast corners of Bleecker and Lafayette Streets.

Natural Features and Open Space

Mature street trees are located along Bleecker Street. Sections of Bond and Great Jones Streets contain smaller street trees as well as trees in raised wood planters.

Buildings

High lot coverage loft buildings in the NoHo Historic Core subarea range in size from four to twelve stories, and are 25 to over 75 feet in width. The façades typically have cast-iron- or stone-clad storefronts, with upper stories clad in stone, brick, cast-iron, or terra cotta, and pronounced metal cornices. The buildings in the subarea are typically occupied by offices or apartments. Retail spaces and restaurants are also located on the ground floor of buildings located throughout the subarea, and typically occupy the ground floors of narrower, midblock buildings. The larger-footprint apartment and office buildings have ground floor street walls articulated by windows, pedestrian entrances, and garage entrances with curb cuts at the sidewalk.

Interspersed among the historic warehouses, the NoHo Historic Core subarea contains modern buildings clad in contemporary materials. These buildings typically have five- to nine-story street wall heights that meet the sidewalk. On Lafayette Street between Bond and Great Jones Streets, both sides of the corridor are developed with newer apartment buildings. The ten-story (approximately 130-foot-tall) office building at 363 Lafayette Street has a six-story base that meets the sidewalk, has gray brick pilasters, tall windows, and horizontal metal spandrels with a geometric pattern. The 11-story (approximately 140-foot-tall) newer condominium building at 40 Bond Street rises above the five-story, approximately 65-foot-tall base that meets the sidewalk. The façade has large window openings framed with thick copper mullions. Across the street to the south at 41 Bond Street is a modern, nine-story (approximately 118-foot-tall) building clad in gray Roman brick. An apartment building at 48 Bond Street (approximately 132 feet tall) has a glass curtain wall on the ground floor, with upper stories clad in gray stone.

View Corridors and Visual Resources

Bond and Bleecker Streets are narrow streets with short views. Within the subarea, Great Jones Street has long views to the west, east, and the northwest due to the low-density development at the block corner. Longer views to the east on Great Jones Street are obscured by street trees on both sides of the street, and long views to the west are blocked by buildings as Great Jones Street narrows. Lafayette Street has longer views to the north and south, and includes distant southward views that include tall towers in the distance in Lower Manhattan.

The NoHo Historic Core subarea does not include visual resources. Although many of the buildings in the subarea that are within the NoHo Historic District and Extension have extensive ornament and are visually interesting, none are visually prominent beyond their site, as they are built to the lot line and create strong street walls. As such, they are not considered visual resources.

OPPORTUNITY AREA 3 SUBAREA

The OA-3 subarea is a narrow corridor at the northern portion of the primary study area that includes the west side of Bowery between Great Jones Street and Astor Place (see **Figure 8-3**, and views 53 to 57 in **Figures 8-4ae** to **8-4ag**). This subarea includes portions of the Bowery Historic District and the NoHo Historic District and Extension, as described in Chapter 7, "Historic and Cultural Resources."

Urban Design

Streets

Bowery is a 120-foot-wide commercial corridor that carries two lanes of two-way traffic, median strips and turning lanes, and curbside parking on both sides of the street. North of East 4th Street and along the southern boundary of Cooper Triangle, Bowery, which is identified as both Bowery and Cooper Square, jogs to the west. On the west side of Bowery/Cooper Square between East 5th and East 6th Streets is Cooper Triangle, a wide paved plaza with seating areas. There is an NYCT bus route with bus stops along Bowery.

Street furniture in the OA-3 subarea includes standard cobra head street lamps, fire hydrants, trash cans, and planters.

Natural Features and Open Space

Bowery and east–west streets are planted with mature street trees. The plaza on the west side of Bowery has plantings and street trees.

Buildings

Buildings in the Bowery-NoHo subarea range in size from one to 16 stories, and range from 20 to over 170 feet in width. North of East 4th Street, Bowery is characterized primarily by mixed residential, commercial, and institutional buildings. The buildings range in height from three to 16 stories, typically with long street walls along Bowery, including the approximately 178-foot-wide frontage of the four-story building at 46 Cooper Square. Ground-floor retail is not common in this subarea; it is limited to a clothing store at 54 Cooper Square, in the northern portion of the subarea, and a boutique and small eateries on the block between East 4th and Great Jones Streets.

The tallest buildings in this subarea include 2 Cooper Square, a 16-story apartment building occupying the northwest corner of Bowery and East 4th Street. The brick-clad structure is approximately 150 feet tall with a tower rising from a five-story base. Farther north is 56 Cooper Square, a 12-story (approximately 150-foot-tall) stone- and brick-clad older apartment building that has tall arched double-height window openings on the ground floor and decorative brickwork on the upper stories. Institutional buildings are also located on the block, including the approximately 98-foot-tall New York University (NYU) building at 16 Cooper Square and the Grace Church School at 46 Cooper Square.

The blockfront on Bowery between Great Jones and East 4th Streets contains one-story restaurants on each corner lot that appear to be former industrial buildings. The center of this block includes five-story tenement buildings, with their ground-floor storefronts covered with plywood or scaffolding.

The northern portion of the Opportunity Area 3 (OA-3) subarea, showing buildings between East 4th Street and Astor Place

Existing Conditions: Opportunity Area 3 (OA-3) Subarea

Figure 8-4ae

View south on Bowery showing buildings between East 4th Street and Astor Place **54**

A one-story former gas station on a projected development site at the southwest corner of East 4th Street and Bowery **55**

Existing Conditions: Opportunity Area 3 (OA-3) Subarea

View north on Bowery, including the subarea on the west side of the street **56**

View south on Bowery from the subarea **57**

Existing Conditions: Opportunity Area 3 (OA-3) Subarea

Figure 8-4ag

View Corridors and Visual Resources

Bowery is a wide street with long views to the north and south, despite its slight west turn. The street is a view corridor, characterized by modern institutional buildings and tall hotel towers. The building at 41 Cooper Square is an amorphous metal-wrapped academic building at the northeast corner of East 6th Street and Bowery/Cooper Square. Also nearby is 25 Cooper Square, a 21-story (approximately 240-foot-tall) hotel tower.

This small subarea does not include visual resources. However, the Empire State Building is located outside the subarea at a distance to the north. This visual resource is visually prominent from certain northward vantage points on Bowery from within the subarea.

SECONDARY STUDY AREA

As described above, the secondary study area extends an approximate ¼-mile from the boundary of the primary study area (see **Figures 8-3**, and views 48 to 72 in **Figures 8-4ah** to **8-4ao**).

The street grid of the secondary study area comprises rectangular blocks in an irregular grid. Sixth Avenue and Bowery (Fourth Avenue north of Astor Place) are major north–south corridors in the study area. Within the secondary study area, these two avenues cut at an angle across the Manhattan street grid. Blocks adjacent to these streets are oriented at angles parallel to these major transportation corridors.

The southern portion of the study area is characterized by taller commercial buildings and monolithic stone-clad municipal buildings on large superblocks lining Centre Street. Stone-clad municipal buildings include the Manhattan Criminal Courts Building (16 stories with a 24-story central tower, approximately 232 feet tall and 352 feet tall) at 100 Centre Street, the nine-story (approximately 117-foot-tall) Louis J. Lefkowitz State Office Building at 80 Centre Street, and the 10-story (approximately 110-foot-tall) New York City Department of Health and Mental Hygiene at 125 Worth Street. Historic cast iron loft buildings are located west of Lafayette Street and east of West Broadway. Interspersed among these historic buildings are tall commercial towers, including the 20-story (approximately 146-foot-tall) residential building at 91 Leonard Street, with a secondary façade on Broadway, and the 26-story (approximately 350-foot-tall) office building located at 60 Walker Street at the northwest corner of Broadway and Walker Street.

The southwest portion of the study area includes multiple ramps to the Hudson Tunnel entrance. The blocks surrounding the entrance are developed with modern commercial towers. The buildings occupy large lots along Sixth Avenue and Varick and Hudson Streets. South of Canal Street, modern commercial towers are located west of Church Street. The 26-story (approximately 463-foot-tall) tower at 16 Walker Street occupies an entire block. The brick-clad building has frontages on Sixth Avenue and Walker, Lispenard, and Church Streets. Farther south on Church Street is 56 Leonard Street, a 57-story (approximately 820-foot-tall) residential tower. The modern building features a distinctive silhouette of cantilevered apartments on each level.

The eastern portion of the secondary study area contains multiple recreation fields and ball courts in Sara D. Roosevelt Park, low-rise buildings in Chinatown and Little Italy, tall commercial and residential buildings near Bowery, and a mix of older low-rise and new tall buildings that characterize much of the East Village. Portions of Nolita, the Lower East Side, Chinatown, and Little Italy are located south of Houston Street within the secondary study area. The neighborhoods' narrow streets are lined with brick tenement buildings, each with ground-floor storefronts that contain restaurants and shops. East of Bowery and west of Sara D. Roosevelt Park the blocks contain mixed-use brick-faced buildings, as well as hotel and mixed-use towers faced in glass and brick.

View south on Mott Street in Chinatown **58**

View of Columbus Park in the southern portion of the study area **59**

Existing Conditions: Secondary Study Area

Figure 8-4ah

View of 100 Centre Street, one of the municipal buildings in the southern portion of the study area **60**

View north on Varick Street, from North Moore Street **61**

Existing Conditions: Secondary Study Area

View south on Church Street, from White Street **62**

View west on Canal Street, from Bowery **63**

View south on Bowery, from East Houston Street **64**

View northeast to Sara D. Roosevelt Park, from Chrystie and Rivington Streets **65**

Existing Conditions: Secondary Study Area

View of the Police Headquarters Building at 240 Centre Street **66**

View south on Fourth Avenue, from East 12th Street **67**

Existing Conditions: Secondary Study Area

View south on Second Avenue, from East 5th Street **68**

View of St. Mark's Church in the Bowery, from Second Avenue **69**

View south on Third Avenue from Astor Place **70**

View east on West Houston Street, from Sullivan Street **71**

Existing Conditions: Secondary Study Area

View of Washington Square Park **72**

On Bowery, towers are set back from the street. The hotel building at 189 Bowery is a 19-story tower set back from the street behind a paved plaza. At the northeast corner of East 5th Street and Bowery, and facing the primary study area, is a 21-story (approximately 240-foot-tall) hotel tower located at 25 Cooper Square. The East Village neighborhood is located in the northeast portion of the secondary study area, north of Houston Street, along Second and First Avenues and adjacent east–west streets. The neighborhood is distinguished by its historic tenement-style buildings.

North of Houston Street, the western portion of the secondary study area comprises several educational buildings that are part of NYU, Washington Square Park, and the lower-rise buildings on the blocks surrounding Washington Square Park that are part of the South Village and Greenwich Village. Much of this area is within the South Village and Greenwich Village Historic Districts.

Immediately northwest of the primary study area are two superblocks that contain approximately 295-foot-tall high-rise residential towers. University Village at 100 and 110 Bleecker Street and 505 LaGuardia Place is a complex that occupies the superblock bounded by West Houston Street, LaGuardia Place, Bleecker Street, and Mercer Street. Silver Towers I and II contain NYU faculty housing; the west building—505 LaGuardia Place—is a cooperative apartment house. The towers are positioned at the center of the site around a large lawn. The eastern end of this superblock contains NYU's 23-story mixed-use development at 181 Mercer Street that occupies the entire blockfront on Mercer Street with frontages on West Houston and Bleecker Streets. North of these developments is Washington Square Village, which consists of two tall residential buildings oriented east to west on Bleecker and West 3rd Streets; a one-story retail building on LaGuardia Place; and a plaza, playground, and partially underground parking garage between the two residential buildings. The two residential buildings (the north building comprises Washington Square Village 1 and 2 and the south building comprises Washington Square Village 3 and 4) are parallel slab-like towers set back from the lot line behind ornamental viewing gardens enclosed by low fences.

Washington Square Park, located at the northwestern edge of the secondary study area, is an approximately 9.75-acre park containing a grand fountain, dog parks, playground, paved areas, seating areas with benches, lawn areas, landscaping, bathrooms, mature trees, spray showers, Wi-Fi hotspots, and eateries. The most prominent features are the Washington Square Arch at the northern gateway and the central fountain. The park attracts pedestrians and the area around the park is busy with foot traffic and recreational park users. Smaller open spaces include community gardens and the planted median along Houston Street. South of Houston Street and west of SoHo is the South Village neighborhood, characterized by four- to six-story residential buildings with ground-floor retail spaces along Thompson Street, and to a lesser extent Sullivan Street, which is more residential in character due fewer ground-floor retail spaces. The neighborhood is framed to the west by two newer mixed-use developments along Sixth Avenue.

View Corridors and Visual Resources

Long views in the secondary study area are available along the wider study area streets, including Canal Street, Bowery, Sixth Avenue, Second Avenue, and Fourth Avenue. The western portion of Canal Street is a wide corridor characterized by modern high-density developments and unobstructed long views. The eastern portion of Canal Street is more varied, with a mix of building massings, types, and cladding materials. Views on the Bowery include modern glass-clad towers, interspersed among masonry-clad mid-rise and low-rise buildings.

Several of the visual resources in the study area are also historic resources, which are described in Chapter 7, "Historic and Cultural Resources." Visual resources in the northwestern portion of the

secondary study area include the towers of University Village and Washington Square Village; Washington Square Park and the vistas from within the park, including Washington Square Arch; the Cable Building at 611 Broadway; and Grace Episcopal Church at Broadway and East 10th Street. The University Village and Washington Square Village residential towers are visible from multiple vantage points in the secondary study area due to their heights and siting on two superblocks. The Cable Building occupies a prominent site at the southern end of the block bounded by Mercer Street, Bleecker Street, West Houston Street, and Broadway. The nine-story (approximately 142-foot-tall) building is clad in brick and stone, with chamfered corners and a richly ornamented façade.

Visual resources within the eastern portion of the secondary study area include Saint Mark's-in-the-Bowery Church, located at the northwest corner of East 10th Street and Second Avenue, and Saint Patrick's Old Cathedral, with frontages on Mulberry and Mott Streets and set back from Prince Street behind a cemetery. The Puck Building at 295-309 Lafayette Street, the former New York City Police Headquarters building at 240 Centre Street, and the Bowery Savings Bank at the corner of Bowery and Grand Street are also visual resources. The steeple of Saint Mark's is not highly visible beyond a block from the site due to street trees that surround the property and the building's location, which is set back on its site. The Police Headquarters building occupies the block bounded by Centre Street, Grand Street, Broome Street, and Centre Market Place. The building is located at a slight turn in Centre Street, providing views of the building in southward view corridors along Lafayette Street. The stone-faced building is capped by a distinctive dome.

Visual resources in the southern portion of the secondary study area include some of the monolithic stone-clad municipal buildings that have large footprints, including the New York City Department of Health and Mental Hygiene at 125 Worth Street, the Manhattan Criminal Courts Building at 100 Centre Street, and the Louis J. Lefkowitz State Office Building at 80 Centre Street. These buildings are visually prominent due to the street pattern that frames views of the buildings. These stone-clad buildings are visible in southward view corridors along Centre Street. Visual resources also include Columbus Park, an irregularly shaped park bounded by Bayard, Baxter, Mulberry, and Worth Streets. It includes pavilion structures, landscaping, and ball courts. Views to the park are available from the adjacent streets. As described above, Sara D. Roosevelt Park is located in the eastern portion of the secondary study area. As a linear park that extends between East Houston and Canal Streets and bounded by Chrystie and Forsyth Streets, this park is a visual resource that includes a mature tree canopy that is visible from the west on Bowery in views along Rivington, Stanton, Broome, and Hester Streets.

E. THE FUTURE WITHOUT THE PROPOSED ACTIONS (NO ACTION CONDITION)

In 2031, in the future without the Proposed Actions (the No Action condition), it is anticipated that current urban design trends and general development patterns in the primary and secondary study areas would continue. These trends and patterns are characterized by a mix of uses, including residential, commercial, and community facility developments. As described in Chapter 1, "Project Description," in order to assess the possible effects of the Proposed Actions, an RWCDS was established for both the No Action and With Action conditions for the 2031 Build Year. As detailed in Chapter 2, "Land Use, Zoning, and Public Policy," in the future No Action condition, development is anticipated on four sites within the primary study area and 28 sites are expected to be developed in the secondary study area.

PRIMARY STUDY AREA

URBAN DESIGN

In the No Action condition, new buildings and conversions of existing buildings to new uses would continue the trend of adding office and residential spaces to the primary study area that would be similar in size to the existing historic buildings in the SoHo-Cast Iron Historic District and Extension. A new seven-story (36-dwelling-unit [DU]) apartment building will be constructed at 11 Greene Street at the northwest corner of Canal and Greene Streets in the Canal Street subarea. Located within the SoHo-Cast Iron Historic District and Extension, the building will be similar in height to nearby existing buildings, and would have a larger footprint that is consistent with existing buildings on other corner lots on Canal Street. In the Broadway and Houston Street subarea, a building at 32 Howard Street within the SoHo-Cast Iron Historic District and Extension will be converted and enlarged for office space. New construction developments are also expected to be built in the SoHo Historic Core subarea. An office building at 68 Spring Street and a residential building with ground floor retail at 74 Grand Street would also be located within the SoHo-Cast Iron Historic District and Extension and would be similar in size to the nearby historic buildings.

VIEW CORRIDORS AND VISUAL RESOURCES

Views in the primary study area would not change substantially in the No Action condition, as the new buildings would be contained within existing blocks and would be in keeping with the general scale of the area and longer views along the wider avenues would be maintained. Buildings that would be constructed would be of a similar height or shorter than study area visual resources and would not block views of any visual resources along avenues or streets in the primary study area.

SECONDARY STUDY AREA

URBAN DESIGN

Several tall buildings with large footprints will be constructed in the secondary study area in the future without the Proposed Actions. These large buildings will be concentrated in the northwest portion of the secondary study area in close proximity to the existing University Village towers on the north side of West Houston Street. A new, approximately 2.5-million-gross-square-foot (gsf) building at 181 Mercer Street will contain office and community facility space for NYU, including classrooms, housing, a sports center, and performance space. The building will be located between West Houston and Bleecker Streets. A new building will be built at 799 Broadway at the southwest corner of Broadway and East 11th Street that will include approximately 4,000 gsf of community facility space and approximately 136,000 gsf of office space. Larger buildings will also be constructed in the No Action condition farther to the west in the Hudson Square neighborhood, a high-density mixed-use district characterized by high-lot-coverage large office buildings and new residential development. An approximately 570,000-gsf mixed-use office, community facility, and retail building will be constructed at 417 Canal Street between Sixth Avenue and Varick Street. These developments would add large-scale buildings in terms of their footprints and height to sites in the secondary study area that are already characterized by high-density development.

In the No Action condition, sites near the edges of the primary study area will be developed with buildings containing retail, residential, and office space. A new building with approximately 5,000

gsf of retail space will be built at 250 Canal Street, across from the Canal Street Corridor subarea. A new, approximately 20-DU building with retail and office space will be built at 185 Grand Street east of the primary study area. A new building with 58 hotel rooms and approximately 6,800 gsf of community facility space will be located at 88 Walker Street south of the primary study area. A new senior housing development will be built at Haven Green, east of the primary study area. These mixed-use developments are expected to maintain the urban design character of the existing area.

VIEW CORRIDORS AND VISUAL RESOURCES

Views in the primary study area would not change substantially in the No Action condition, as the new buildings that are expected to be developed would be contained within existing blocks, would be in keeping with the general scale of the primary study area, and would not obstruct or obscure views along any view corridors.

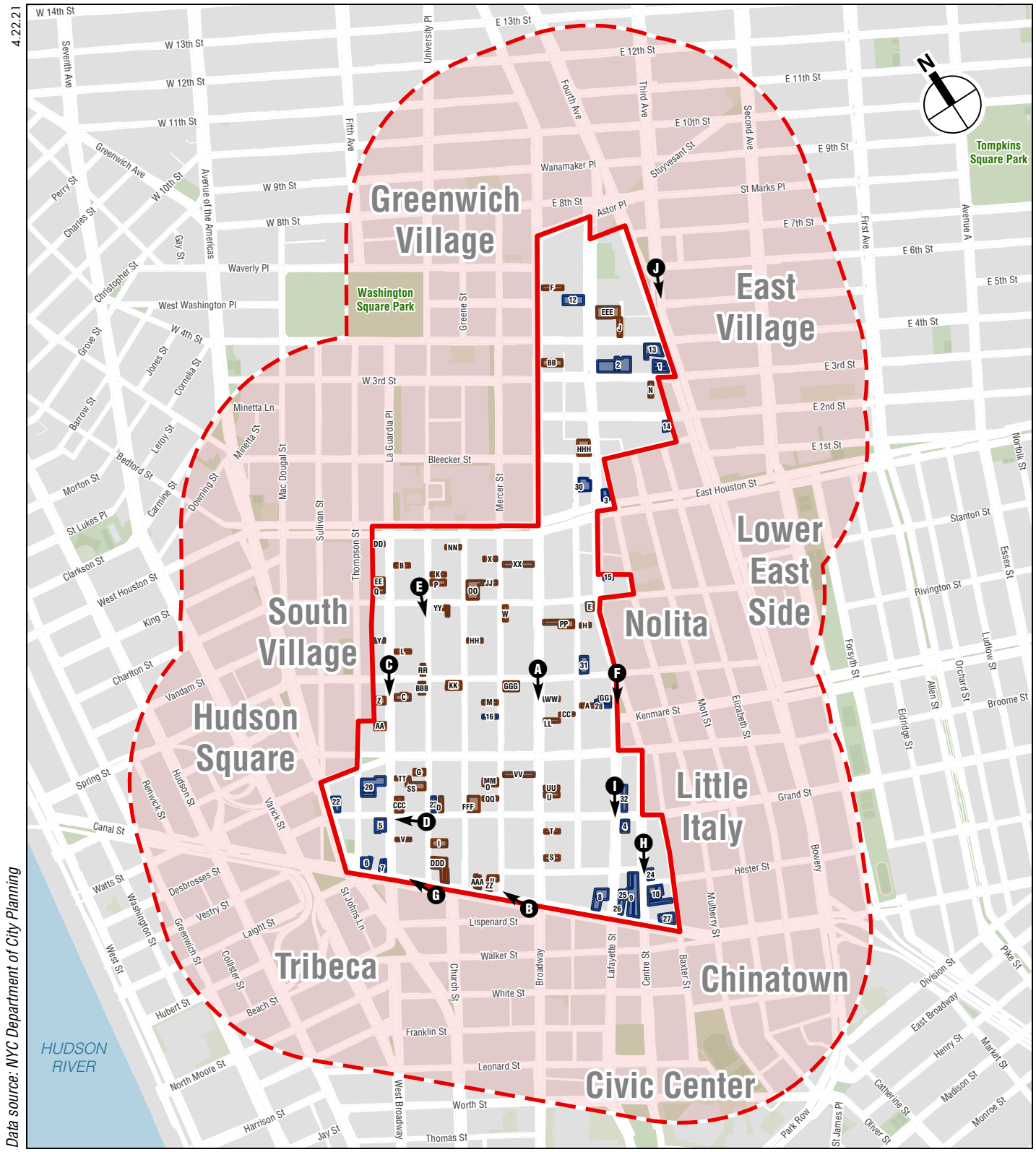
Buildings that would be located near visual resources would only partially obscure views of these resources. The planned building at 181 Mercer Street will be located near the University Village complex and will change certain views of the University Village towers in view corridors from Mercer and Houston Streets. The new building at 125 White Street will be located north of the Manhattan Criminal Courts Building at 100 Centre Street. Views on Centre and White Streets that include the north façade of the Manhattan Criminal Courts Building may be partially obscured by the new building; however, views of the court building's primary façades would remain available in views from the east and west.

F. THE FUTURE WITH THE PROPOSED ACTIONS (WITH ACTION CONDITION)

PRIMARY STUDY AREA

The Proposed Actions would facilitate development within the historic SoHo and NoHo neighborhoods that would guide future development to enhance the existing historic character and neighborhood context. **Figures 8-6a through 8-6j** show comparative No Action and With Action comparison massings in illustrative views of the primary and secondary study areas. These views are keyed to the map shown on **Figure 8-5**.

With the Proposed Actions, special use and bulk regulations would reflect the existing built character of the subareas. The Proposed Actions would also provide base heights that would be contextual to the nearby existing buildings. The proposed bulk regulations have been developed in consideration of the surrounding built context and urban design conditions such as wide streets and transit locations. In the Broadway and Houston Street subarea, Canal Street subarea, SoHo Historic Core subarea, and NoHo Historic Core subarea—which are characterized by three historic districts with varied built forms—special subarea provisions would support loft-like building forms that reflect and respect the unique existing and historic character of these areas. Because changes to buildings and new construction in these historic districts are subject to LPC's review and approval, the new building forms allowed by the Proposed Actions would facilitate better urban design and cornice alignment. The proposed bulk envelopes would include minimum and maximum base heights, allowing LPC the flexibility to adjust the base heights of new developments to be compatible to those of adjacent and nearby buildings in the historic districts. With the Proposed Actions, final building designs would be determined in a manner appropriate



No Action and With Action Conditions
Photograph Views

SOHO/NOHO NEIGHBORHOOD PLAN

Figure 8-5

No Action - View A1

With Action - View A2

Comparison Massings:
Broadway and Houston Street Subarea: View south
on Broadway from Spring Street

Figure 8-6a

No Action - View B1

With Action - View B2

Comparison Massings:
Canal Street Subarea: View northwest
on Canal Street from between Broadway and Mercer Street

Figure 8-6b

No Action - View C1

With Action - View C2

Comparison Massings:
SoHo Historic Core Subarea: View south
on West Broadway from Spring Street

Figure 8-6c

No Action - View D1

With Action - View D2

Comparison Massings:
SoHo Historic Core Subarea: View west
on Grand Street from Wooster Street

Figure 8-6d

No Action - View E1

With Action - View E2

Comparison Massings:
SoHo Historic Core Subarea: View south
on Wooster Street from Prince Street

Figure 8-6e

No Action - View F1

With Action - View F2

Comparison Massings:
SoHo Historic Core Subarea: View southwest
on Lafayette Street from Spring Street

Figure 8-6f

No Action - View G1

With Action - View G2

Comparison Massings:
Opportunity Area 1 (OA-1) Subarea: View northwest on Canal Street from Church Street

Figure 8-6g

No Action - View H1

With Action - View H2

Comparison Massings:
Opportunity Area 1 (OA-1) Subarea: View south
on Centre Street from Grand Street

Figure 8-6h

No Action - View I1

With Action - View I2

Comparison Massings:
Opportunity Area 2 (OA-2) Subarea: View south
on Lafayette Street from between Grand Street and Broome Street

No Action - View J1

With Action - View J2

Comparison Massings:
Opportunity Area 3 (OA-3) Subarea: View south on Bowery from East 6th Street

Figure 8-6j

to the historic character of these areas and the immediate context without the need for separate land use actions.

In the OA-1, OA-2, and NoHo Bowery subareas, framed by wide streets and generally located outside of historic districts, special subarea regulations would allow sufficient flexibility to achieve the development and housing goals of the Proposed Actions while responding to neighborhood context within and around the primary study area. The Proposed Actions would facilitate larger developments at the outer boundaries of the primary study area and along major corridors. Along the wider streets, the Proposed Actions would increase density to facilitate housing production and commercial development in new buildings that would be consistent with the existing taller and denser context.

The Proposed Actions would preserve the major concentration of commercial space along commercial corridors, such as Broadway, while allowing residential use on an as-of-right basis that would facilitate residential infill development, including affordable housing. The new mixed-use buildings would include ground-floor retail across the primary study area and second-story commercial uses along major corridors and residential space above. Several sites with wider street frontages that would accommodate larger building footprints are anticipated to be redeveloped with mixed-use buildings containing residential, community facility, and/or commercial space.

BROADWAY AND HOUSTON STREET SUBAREA

Urban Design

The special use and bulk regulations under the Proposed Actions would reflect the existing built character of the Broadway and Houston Street subarea. In this subarea, the Proposed Actions would require buildings to have base heights between 85 and 145 feet before setting back and rising to a maximum building height of 205 feet. The Broadway and Houston Street subarea, which is characterized by varied built forms in the SoHo-Cast Iron Historic District and Extension and the NoHo Historic District and Extension, would include special zoning provisions that would support loft-like building forms that reflect and respect the unique existing and historic character of these areas. Further, because changes to buildings and new construction in these historic districts are subject to LPC's review and approval, the new building forms allowed by the Proposed Actions would be determined in a manner appropriate to the historic character of these areas and the immediate context without the need for separate land use actions. The bulk regulations under the Proposed Actions would allow LPC to refine base heights further to allow for improved cornice alignment for developments within New York City-designated historic districts.

The Proposed Actions would facilitate the redevelopment of four projected development sites and 16 potential development sites in the Broadway and Houston Street subarea (see **Figure 8-5** and the Comparison Massing in **Figure 8-6a**). Projected Development Sites 3 and 30 are located at Crosby Street and Lafayette Street near and along Houston Street. Projected Development Sites 2 and 12 are located on Lafayette Street in the northern portion of the Broadway and Houston Street subarea.

The Proposed Actions would result in the replacement of a one-story commercial building on Projected Development Site 3 with an approximately 115-foot-tall mixed-use building that is more similar to existing buildings in the Broadway and Houston Street subarea. The 104-foot-tall commercial building on Projected Development Site 30 would be converted to a mixed use building that includes residential uses on the upper stories. The height of the building that could

be developed on Projected Development Site 3 would be similar to the existing 100- to 180-foot-tall modern buildings that front Houston Street. The adaptive reuse of the 104-foot-tall building on Projected Development Site 30 would not alter the building height and would remain consistent with other existing older and more modern buildings in this part of the subarea. As stated in the Existing Conditions discussion, the north and south sides of Houston Street, a wide street, are developed with modern office buildings, many of which occupy an entire blockfront. These include the approximately 100-foot-tall glass-clad office building at 610 Broadway and the approximately 180-foot-tall masonry-clad office building at 599 Broadway. Immediately north of Houston Street, the subarea is also characterized by over-160-foot-tall through-block buildings with frontages on Broadway and Crosby Street.

With the Proposed Actions, the new building on Projected Development Site 3 and the adaptively reused building on Projected Development Site 30 would have ground-floor retail uses that would enhance the pedestrian experience and be consistent with the types of buildings and uses within the Broadway and Houston Street subarea which have a predominantly commercial character. The existing office uses in the building on Projected Development Site 30 would be converted to residential space under the Proposed Actions. The buildings on these projected development sites would contain a mix of residential, retail, and office space, and would add new residential uses, including approximately 66 DUs. Residential uses would be consistent with existing residential uses along Broadway, Crosby, and Mercer Streets in the subarea.

Projected Development Sites 2 and 12, located along Lafayette Street, would replace parking lots. The new buildings would provide active uses that would contribute to the pedestrian experience. Projected Development Site 2 would be developed with an approximately 185-foot-tall building, and Projected Development Site 12 would be developed with an approximately 205-foot-tall building. These buildings would be taller than other buildings in the subarea, which include the 156-foot-tall office building at 14 East 4th Street, located at the southwest corner of Lafayette and East 4th Street. While the buildings would be taller than most nearby existing buildings, the new buildings would reinforce the street wall by replacing parking lots with new buildings and enhancing the pedestrian experience along these streets. The redevelopment of Projected Development Site 2 would replace a corner parking lot with wide frontages on both streetfronts, including an approximately 220-foot-wide frontage on Great Jones Street that would establish a consistent street wall with the existing buildings to the east and north. These new developments would be located in close proximity to buildings with forms that maintain the street wall but that reflect the different types of buildings along Lafayette Street, with older, masonry-clad buildings to the north in the Broadway and Houston Street subarea and newer buildings with a variety of modern cladding materials immediately to the south in the NoHo-Core subarea.

The Proposed Actions could result in the conversion of an existing approximately 194-foot-tall building on a potential development site and new development on 15 potential development sites that are located throughout the subarea. With the Proposed Actions, new development on the other potential development sites could replace low-rise or utilitarian structures with mid-rise buildings that are more compatible with the neighborhood context (see the Comparison Massings of potential development sites on Broadway in **Figure 8-6a**).

With the Proposed Actions, the existing building on the potential development site that is a conversion site could be adaptively reused with ground-floor retail and residential uses on the upper floors. The other potential development sites could be developed with buildings ranging from approximately 115 to approximately 200 feet tall, with most buildings approximately 160 feet tall. The buildings could generally be developed with a mix of residential and retail uses. The

buildings on the potential development sites could have a maximum height of approximately 200 feet, and could be located on through-block lots with narrow widths that front Broadway and Mercer Street, resulting in buildings with narrow frontages, similar to existing adjacent buildings found in the subarea. These new buildings would be similar to existing buildings on through-block lots in the subarea, many of which are developed with approximately 170-foot-tall loft buildings. The other potential development sites could be developed with buildings ranging from approximately 115 feet up to approximately 205 feet, with taller buildings located on corner lots, and lower-height buildings typically located on midblock sites.

As noted above, much of the subarea is located within the SoHo-Cast Iron Historic District and Extension and the NoHo Historic District and Extension. Due to the designation as a New York City Historic District (NYCHD), any changes to buildings within the NYCHD would be subject to LPC's review and approval (see Chapter 7, "Historic and Cultural Resources").

Therefore, although the Proposed Actions would allow for the development of new buildings within the Broadway and Houston Street subarea, the buildings developed as a result of the Proposed Actions would be of a similar scale and massing as most existing buildings. The new buildings would enhance the mixed-use character of the subarea and the pedestrian experience by adding to the ground-floor retail uses already typical of this subarea. Furthermore, the buildings would have forms and footprints consistent with those of many of the existing buildings. With the Proposed Actions, the new development that could be built on the projected and potential development sites would not result in significant adverse impacts.

View Corridors and Visual Resources

With the Proposed Actions, the new buildings in the subarea would be taller than the existing buildings that currently occupy the development sites and would not adversely affect any view corridors in the primary study area since the new buildings would be constructed on existing blocks. Views of the high-rise residential towers at University Village would continue to be available in eastward views along the Houston Street view corridor.

Views to visual resources in the Broadway and Houston Street subarea would remain available. Views to the visual resources at 490 Broadway, 513-519 Broadway, and 443 Broome Street, the Astor Library at 423 Lafayette Street, the De Vinne Press Building at 393-399 Lafayette, and the W&L Building at 696 Broadway, would remain available from existing vantage points. While new buildings on the projected and potential development sites could alter views of subarea visual resources, and views to these buildings may be obscured from certain vantage points, views to the visual resources would not be obstructed.

Therefore, there would be no adverse impacts to view corridors or visual resources in the Broadway and Houston Street subarea.

CANAL STREET SUBAREA

Urban Design

The special use and bulk regulations under the Proposed Actions would reflect the existing built character of the Canal Street subarea. The Proposed Actions would require buildings to have base heights between 85 and 145 feet before setting back and rising to a maximum building height of 205 feet. The Canal Street subarea, which is characterized by varied built forms in the SoHo-Cast Iron Historic District and Extension, would include special zoning provisions that would support building forms that reflect and respect the unique existing and historic character of the subarea.

Further, because changes to buildings and new construction in the historic district are subject to LPC's review and approval, the new building forms allowed by the Proposed Actions would be determined in a manner appropriate to the historic character of this area and the immediate context without the need for separate land use actions. The bulk regulations under the Proposed Actions would allow LPC to refine base heights further to allow for improved cornice alignment for developments within the New York City-designated historic district.

The Proposed Actions could facilitate the redevelopment of four potential development sites in the Canal Street subarea. There are no projected development sites in the Canal Street subarea (see **Figure 8-5** and the Comparison Massings in **Figure 8-6b**).

The four potential developments that could result from the Proposed Actions are located on midblock sites along Canal Street. These sites could be redeveloped with buildings reaching a maximum height of between approximately 130 to 175 feet, with approximately 10-foot setbacks at a maximum base height of 145 feet. These buildings could include residential and commercial uses. The buildings would be taller than the existing buildings in the subarea; however, the Canal Street subarea is developed with buildings of a variety of types, materials, and forms. Although the potential development sites could introduce higher-density buildings to the subarea, these sites would be compatible with the existing varied urban design (see the Comparison Massings of the building envelopes on potential development sites in **Figure 8-6c**). The subarea is also located on Canal Street, a wide street and a busy transportation corridor that serves as a transitional space between SoHo to the north and the higher-density neighborhoods to the south.

As noted above, the subarea is located within the boundaries of the SoHo-Cast Iron Historic District and Extension; any changes to buildings within the NYCHD would be subject to LPC's review and approval (see Chapter 7, "Historic and Cultural Resources").

Therefore, although the Proposed Actions could allow for the development of new buildings within the subarea, they would be compatible with the varied urban design of the subarea and would not result in significant adverse impacts.

View Corridors and Visual Resources

With the Proposed Actions, the four potential development sites on Canal Street in the Canal Street subarea could be developed with larger buildings than the existing buildings in the subarea. However, buildings that could be built on these potential development sites would not adversely affect any visual resources as there are no visual resources in the Canal Street subarea. The new development in this subarea could change some views to the east and west along the Canal Street view corridor by adding new tall buildings. However, these changes would not be adverse as the Canal Street view corridor includes older loft and warehouse buildings mixed among taller and larger buildings in the distance that are visible in views to the north and south. In addition, longer views along the Canal Street view corridor would continue to include views to distant larger buildings, including the Holland Plaza Buildings, the AT&T Building, One World Trade, the Manhattan Bridge tower, and Confucius Plaza towers. Furthermore, new development on the potential development sites would not change the existing street grid.

Therefore, there would be no adverse impacts to view corridors or visual resources in the Canal Street subarea.

SOHO Historic CORE SUBAREA

Urban Design

The special use and bulk regulations under the Proposed Actions would reflect the existing built character of the SoHo Historic Core subarea. The Proposed Actions would require buildings to have base heights ranging between 60 and 105 feet before setting back and rising to a maximum building height of 145 feet. The SoHo Historic Core subarea is characterized by high lot coverage loft buildings typically five to seven stories tall (approximately 70 to 110 feet) on narrow lots. The Proposed Actions would support loft-like building forms that reflect and respect the unique existing and historic character of this area. Further, because changes to buildings and new construction in the historic district are subject to LPC's review and approval, the new building forms allowed by the Proposed Actions would be determined in a manner appropriate to the historic character of this area and the immediate context without the need for separate land use actions. The bulk regulations under the Proposed Actions would allow LPC to refine base heights further to allow for improved cornice alignment for developments within the New York City-designated historic district.

The Proposed Actions would facilitate the redevelopment of six projected development sites in the SoHo Historic Core subarea. Most of the projected development sites are located in the eastern portion of the subarea, and are concentrated along Lafayette Street. Two projected development sites, Projected Development Sites 23 and 16, are located in the western portion of the subarea along Wooster and Mercer Streets. Several potential development sites are located throughout the subarea. Most of the SoHo Historic Core subarea is located within the SoHo-Cast Iron Historic District and Extension, as described in Chapter 7, "Historic and Cultural Resources" (see **Figure 8-5** and the Comparison Massings in **Figures 8-6c to 8-6f**). The Proposed Actions would allow for the redevelopment of the projected development sites that are currently underdeveloped and contain vacant lots or low-rise buildings. The buildings that would be developed on Projected Development Sites 16 and 23 in the western portion of the subarea would replace a parking lot and a vacant site, and would therefore contribute to the pedestrian experience by providing a continuous street wall and active ground-floor uses. In the eastern portion of the subarea, the buildings that would be built on Projected Development Sites 15 and 28 would replace a one-story retail building and a two-story former industrial building. The Proposed Actions would also allow for the conversion of existing buildings on Projected Development Sites 31 and 32, with the adaptive reuse of a six-story office and commercial building and a nine-story office and commercial building to residential use. The Proposed Actions would therefore introduce mid-rise buildings to two underdeveloped sites, and would replace mid-rise buildings with new buildings of a similar height but that would contain residential uses. These new developments would be consistent with the heights and uses of the adaptively reused buildings on Projected Development Sites 31 and 32. In the western portion of the subarea, the approximately 75- to 95-foot heights of the projected developments would be compatible with the existing buildings in the SoHo Historic Core subarea, which are also typically below 100 feet tall. The buildings that would be developed on the projected development sites would have narrow façades that would be similar to those of adjacent existing buildings.

The buildings that would be developed along Lafayette Street would range in height from approximately 95 feet to approximately 105 feet. This height is compatible with many of the existing buildings on Lafayette Street in the subarea. Projected Development Site 31 at the northeast corner of Spring and Crosby Streets is assumed to be adaptively reused from an office use to a residential use, while maintaining the existing building height of 115 feet tall on this large

corner site at the eastern edge of the subarea. As described in the Existing Conditions section, Lafayette Street is a wide street that contains larger masonry-clad buildings located on wider lots; the adaptive reuse under the Proposed Actions would not substantially alter the urban design character along these streets.

With the Proposed Actions, the potential development sites in the SoHo Historic Core subarea could include smaller infill developments containing a mix of residential with ground-floor retail uses. The residential buildings could contain approximately 15 to 42 DUs. Retail uses would occupy a portion of each development, ranging from approximately 2,400 gsf to 5,700 gsf, with most retail uses being located on the ground floor, consistent with nearby existing buildings. The potential developments would be compatible with the subarea, which is overwhelmingly characterized by mixed-use residential and commercial historic loft buildings, most of which are within the SoHo-Cast Iron Historic District and Extension (as described in Chapter 7, "Historic and Cultural Resources"). Throughout the SoHo Historic Core subarea, most buildings' ground floors contain retail uses while most of the upper floors of the historic loft buildings have been converted from their original light industrial uses to JLWQA, residential, and office uses. The new buildings on the development sites would contribute to the pedestrian experience of the SoHo Historic Core subarea by adding active ground-floor uses to the area.

As noted above, there are 37 potential development sites in the SoHo Historic Core subarea that are located throughout the subarea and generally occupy narrow lots. Two potential development sites could be adaptively reused and converted from commercial space to residential space. With respect to the remaining potential development sites, the Proposed Actions could facilitate the redevelopment of underdeveloped sites or sites that have low-rise former industrial buildings. The potential development sites are generally occupied by low-rise (one- or two-story) buildings, vacant sites, or parking lots—although some potential development sites are occupied by mid-rise commercial buildings. The potential development sites in the SoHo Historic Core subarea could be developed with buildings that have a maximum height of 145 feet, although most buildings could be approximately 75 to 95 feet tall. The heights of the new buildings on the potential development sites would be consistent with the heights of existing buildings in the SoHo Historic Core subarea. New infill developments that replace underutilized and vacant sites would reinforce the historic street wall. The Proposed Actions could allow for a mix of residential and commercial development on the potential sites that could include ground-floor retail spaces compatible with the existing urban design character of the subarea. This would enhance the mix of uses in the subarea and add to SoHo's vibrancy.

Some potential development sites in the SoHo Historic Core subarea could be developed with buildings up to a maximum height of 145 feet with a base height of 60 to 105 feet. As described above, the Proposed Actions include special zoning provisions that would support loft-like building forms that reflect and respect the unique existing and historic character of this area that would also be subject to LPC's review and approval. The bulk regulations under the Proposed Actions would also allow LPC to refine base heights further to allow for improved cornice alignment for developments within the New York City-designated historic district. Buildings that could be developed on the potential development sites in the subarea, include some taller buildings that could be located near the southern portion of the subarea. These potential developments, which include taller and lower height buildings, would be compatible with the urban design character of Canal Street, which includes a mix of building massings and forms along this wide transportation corridor.

As noted above, the subarea is located within the SoHo-Cast Iron Historic District and Extension; any changes to buildings within the NYCHD would be subject to LPC's review and approval (see Chapter 7, "Historic and Cultural Resources").

Although the Proposed Actions could allow for the development of new buildings within the historic district, the buildings would be of a similar scale and massing as most existing buildings. Furthermore, the new buildings would enhance the pedestrian experience of the subarea by replacing parking lots and utilitarian buildings with buildings that have ground floor retail uses and active streetfronts. With the Proposed Actions, the new development on the projected and potential development sites would not result in significant adverse impacts.

View Corridors and Visual Resources

The Proposed Actions would add new tall buildings that could be viewed along some view corridors, but they would be consistent with the varied character along these existing view corridors. Northward views that include the towers of University Village would remain available along West Broadway, Wooster Street, and Greene Street from existing vantage points within the subarea.

With the Proposed Actions, views of visual resources would not be adversely affected. Views to visual resources in the subarea, including the Gunther Building at the southwest corner of Broome and Greene Streets, and 490 Broome Street would remain available as in the existing conditions. Some views of the visual resources could include taller buildings on the projected and potential development sites, but views of the resources would not be blocked.

Therefore, there would be no adverse impacts to view corridors or visual resources in the SoHo Historic Core subarea.

OPPORTUNITY AREA 1 SUBAREA

Urban Design

The special use and bulk regulations under the Proposed Actions would be reflective of the varied context of the OA-1 subarea and its transitional role between the lower scale buildings of the historic district in the SoHo Historic Core and more densely developed and taller buildings in Hudson Square to the west. The Proposed Actions would require buildings to have base heights ranging between 125 and 155 feet before setting back and rising to a maximum building height of 275 feet.

The Proposed Actions would facilitate the redevelopment of five projected development sites in the OA-1 subarea. Projected Development Sites 5, 6, 7, 20, and 22 are concentrated along Sixth Avenue, Canal Street, and West Broadway. The OA-1 subarea is a transitional area located between the SoHo Historic Core subarea and the high-density mixed-use neighborhood of Hudson Square to the west (see **Figure 8-5** and the Comparison Massings in **Figures 8-6g and 8-6h**; Projected Development 5 is included in **Figures 8-6c and 8-6d**). This subarea includes a small portion of the SoHo-Cast Iron Historic District and Extension (as described in Chapter 7, "Historic and Cultural Resources").

The Proposed Actions would allow for the redevelopment of underdeveloped vacant lots and low-rise buildings. The building that would be developed on Projected Development Site 22, in the western portion of the subarea, would replace a vacant lot located along Sixth Avenue, currently containing a billboard. The site, which is currently an underdeveloped corner lot situated among tall hotel and office building towers, would be developed with an approximately 195-foot-tall

commercial building that is more in keeping with the high-density corridor. Projected Development Sites 5 and 20, located along West Broadway, are currently occupied by utilitarian buildings, including one-story former garages and a parking garage. These buildings are not characteristic of the broader existing neighborhood context, which is densely developed with high-lot-coverage buildings containing residential and commercial uses. With the Proposed Actions, the building that would be developed along West Broadway would enhance the pedestrian experience by adding a new active use and creating a continuous, uninterrupted street wall. Projected Development Sites 6 and 7 are located along Canal Street. Projected Development Site 6, at the corner of Canal and Thompson Streets, is currently developed with one- and two-story buildings, with billboards on the top of the buildings. Projected Development Site 7 contains a four-story tenement building.

The heights of the projected developments would be compatible with the tall buildings in the subarea, including an approximately 186-foot-tall hotel at 306 West Broadway, an approximately 222-foot-tall office building at 100 Sixth Avenue, with a primary frontage on Sixth Avenue, and an approximately 255-foot-tall hotel at 27 Grand Street, occupying the corner of Grand Street and Sixth Avenue. In the With Action condition, the projected developments would have a maximum height ranging from approximately 145 feet to approximately 270 feet. Projected Development Sites 6 and 7 along Canal Street would be redeveloped with mixed-use residential and commercial buildings that are 175 and 145 feet tall, respectively.

Projected Development Sites 5 and 20 along West Broadway would be developed with buildings that would reach a maximum height of approximately 220 feet and approximately 270 feet. These buildings would be taller than the adjacent existing buildings but they would offer a continuation of the high-density form that characterizes the southern portion of West Broadway and Sixth Avenue within the subarea. The OA-1 subarea is a transitional area between the SoHo Historic Core subarea to the east and the high-density mixed-use Hudson Square neighborhood to the west. The subarea is characterized by a wide range of building heights, including high-density towers. Under the Proposed Actions, the projected developments along West Broadway would be consistent with the trend of higher-density development along Sixth Avenue.

The projected development sites would include residential and commercial uses. Residential buildings would include a range of approximately 38 to 189 DUs. Commercial uses would include retail, supermarket, and office space. Projected Development Site 20, a through-block building on West Broadway, would include a supermarket and office space, as well as approximately 189 DUs. Projected Development Site 5, also located along West Broadway, would contain local retail and office spaces, in addition to approximately 54 DUs. The projected mixed-use buildings along this portion of West Broadway would be consistent with the existing urban design, which includes a similar mix of uses. Projected Development Site 22 fronting on Sixth Avenue would only contain commercial space, with a combination of local retail and office uses. The commercial uses on Projected Development Site 22 would be compatible with the high-density Sixth Avenue corridor, which includes hotels and office buildings.

Therefore, although the Proposed Actions would allow for the development of new buildings within the subarea, the buildings would be compatible with the existing varied urban design. Furthermore, the new buildings would replace underdeveloped sites, such as parking lots or low-rise buildings, thereby providing an uninterrupted street wall and facilitating a transition to the higher density neighborhoods to the west. With the Proposed Actions, the new development in the OA-1 subarea would not result in significant adverse impacts.

View Corridors and Visual Resources

Taller buildings would be constructed on existing blocks and would not affect the street grid. The Proposed Actions would add new tall buildings to some view corridors along Canal Street and West Broadway, but they would be consistent with the varied character along the streets. The projected development on Sixth Avenue would be similar in height to nearby buildings, and it would not obstruct views along this avenue. Northward views along West Broadway, westward views along Canal Street, and north and south views along Sixth Avenue would remain available and would include the new developments within the context of the existing buildings.

The projected developments on West Broadway would replace low-rise buildings, and therefore could limit views of other nearby buildings in this view corridor from certain nearby vantage points. However, other views along West Broadway would continue to include these buildings. Views along the narrower east–west streets would not be adversely affected by these changes.

There are no visual resources in the OA-1 subarea. Therefore, there would be no adverse impacts to view corridors or visual resources in this subarea.

OPPORTUNITY AREA 2 SUBAREA

Urban Design

The Proposed Actions would reflect the varied built character of the OA-2 subarea, which serves as a transitional area between the lower scale of SoHo, Little Italy, and Chinatown, and the taller buildings of Lower Manhattan. The Proposed Actions would require base heights ranging between 125 to 155 feet before setting back and rising to a maximum building height of 275 feet.

The Proposed Actions would facilitate the redevelopment of eight projected development sites. The projected development sites would be concentrated within the southeastern portion of the subarea, with frontage on Canal, Lafayette, and Centre Streets. An additional projected development site would be located at the southeast corner of Grand and Lafayette Streets (see **Figure 8-5** and the Comparison Massings in **Figures 8-6h** and **8-6i**). There are no potential development sites in this subarea.

In comparison to the No Action condition, the Proposed Actions would replace low-rise utilitarian buildings, underdeveloped sites, as well as mid-rise commercial buildings. With the Proposed Actions, the taller buildings would be located on larger sites comprising several assembled lots, with frontages on Lafayette, Centre, and Canal Streets. Projected Development Site 9, occupying the west side of Centre Street between Canal and Howard Streets, would replace a six-story, approximately 90-foot-tall building and a two-story building, with a 215-foot-tall building. Projected Development Site 10, occupying the southeast corner of Centre and Howard Streets, would replace a parking lot with stackers with a new 235-foot-tall building. Projected Site 8, located with frontages on Canal and Centre Streets, would replace nondescript three-story, approximately 35-foot-tall brick buildings, with an approximately 255-foot-tall building (see **Figure 8-5** and the Comparison Massings in **Figures 8-6h** and **8-6i**). Under the Proposed Actions, buildings on Projected Development Sites 8, 9, and 10 would have a 10-foot setback at a height of approximately 155 feet. These projected development sites at the southern portion of the subarea would be developed with higher density developments that vary from the existing low scale and underdeveloped sites in the subarea, but which are in keeping with the character of the OA-2 subarea as a transitional area framed by wide streets, where SoHo, Little Italy, Chinatown, and Lower Manhattan converge. The buildings would not be as tall as the existing approximately 343-foot-tall hotel located on Lafayette Street between Grand and Howard Streets. The proposed

buildings would also be oriented toward Canal Street, a wide transportation corridor that is characterized by a mix of building types, materials, and sizes.

Under the Proposed Actions, the remainder of the projected development sites would be developed buildings that are 145 or 155 feet tall. These projected development sites are currently occupied by three- to six-story brick buildings ranging in height from approximately 35 to 80 feet. Projected Development Sites 24, 25, 26, and 27, located along Lafayette, Centre, and Canal Streets, would be developed with buildings that are compatible with the existing buildings in the subarea, including an approximately 164-foot-tall building at the southeast corner of Lafayette and Howard Streets, an approximately 200-foot-tall building at the southwest corner of Lafayette and Howard Streets, and an approximately 150-foot-tall building at the southwest corner of Grand and Centre Streets.

In the With Action condition, the projected development sites would contain a mix of residential and commercial uses. The buildings would contain approximately 31 DUs to as many as 279 DUs. Projected Development Site 10, located on the southeast corner of Centre and Hester Streets, would also feature destination retail space, a supermarket, and medical offices.

Therefore, although the Proposed Actions would allow for the development of new larger buildings in the subarea, these buildings would be compatible with the varied urban design of the subarea (see **Figure 8-5** and Comparison Massings in **Figure 8-6i**). Furthermore, the new buildings would replace underdeveloped sites with buildings that are more in character with the higher density neighborhoods to the south. With the Proposed Actions, future development in the OA-2 subarea would not result in significant adverse impacts.

View Corridors and Visual Resources

The Proposed Actions would not block view corridors within the OA-2 subarea.

As described in the Canal Street subarea above, the OA-2 subarea has long east-west views on Canal Street that include the buildings along this corridor. On Centre Street, views south include the upper portions of some of the stone-clad municipal buildings, including 1 Centre Street in the distance.

The subarea does not include any visual resources. Therefore, there would be no adverse impacts to view corridors or visual resources in the OA-2 subarea.

NOHO HISTORIC CORE SUBAREA

Urban Design

The Proposed Actions would reflect the context of the NoHo Historic Core subarea, which includes high-lot-coverage loft buildings that range in size from four to twelve stories. The Proposed Actions would require new developments to have base heights ranging between 60 and 105 feet before setting back and rising to a maximum building height of 145 feet. The NoHo Historic Core subarea, which is characterized by varied built forms in the NoHo Historic District and Extension, would include special zoning provisions to support building forms that reflect and respect the unique existing and historic character of this area. Further, because changes to buildings and new construction in the historic district are subject to LPC's review and approval, the new building forms allowed by the Proposed Actions would be determined in a manner appropriate to the historic character of this area and the immediate context without the need for separate land use actions. The bulk regulations under the Proposed Actions would allow LPC to

refine base heights further to allow for improved cornice alignment for developments within the New York City-designated historic district.

The Proposed Actions would facilitate the redevelopment of one projected development site and one potential development site in the NoHo Historic Core subarea (see **Figure 8-5**).

Projected Development Site 14, located at the midblock on Bond Street, is currently occupied by two-story former industrial building. The Proposed Actions would facilitate the redevelopment of this site with a building that is characteristic of the subarea, at a height of approximately 105 feet. The height of the buildings would be compatible with the subarea, which contains buildings that are typically approximately 60 to 125 feet tall, including newer residential buildings on Bond Street.

The projected development site would be developed with a mix of residential and retail uses that is consistent with the existing character of the subarea, which includes buildings that contain offices and apartments, as well as retail spaces in the narrower buildings located at midblock sites.

As noted above, the subarea is located within the NoHo Historic District and Extension; any changes to buildings in the NYCHD would be subject to LPC's review and approval (see Chapter 7, "Historic and Cultural Resources").

Therefore, although the Proposed Actions would allow for the development of new buildings within the subarea, the buildings that would be allowed would be similar in height and size to the existing buildings. Furthermore, the new buildings would replace low-rise buildings with buildings that are more in character with the subarea. With the Proposed Actions, the new development would not result in significant adverse impacts to urban design.

View Corridors and Visual Resources

The Proposed Actions would not block view corridors within the NoHo Historic Core subarea. Views north and south on Lafayette Street would change to include views of projected and potential development sites in the Broadway and Houston Street subarea but these buildings would be compatible with the mix of building heights that characterize Lafayette Street. The NoHo Historic Core subarea does not include visual resources. Although many of the buildings in the subarea that are within the NoHo Historic District and Extension have extensive ornamentation and are visually interesting, none are visually prominent beyond their site, as they are built to the lot line and contribute to the existing street walls. Therefore, there would be no adverse impacts to view corridors or visual resources in the NoHo Historic Core subarea.

OPPORTUNITY AREA 3 SUBAREA

Urban Design

The special use and bulk regulations under the Proposed Actions would reflect the existing varied context of the OA-3 subarea, which includes a mix of underdeveloped sites and taller high-lot-coverage commercial, institutional, and mixed-use residential buildings framed by wide streets such as Bowery. The Proposed Actions would require buildings to have base heights between 125 and 155 feet before setting back and rising to a maximum building height of 275 feet. The OA-3 subarea contains a portion of the NoHo Historic District and Extension. The Proposed Actions would support building forms that reflect and respect the unique existing and historic character of this area. As noted above, LPC review and approval is required for all new developments in NYCHDs.

The Proposed Actions would facilitate the redevelopment of two projected development sites in the NoHo–Bowery subarea (see **Figure 8-5** and the Comparison Massings in **Figure 8-6j**). Projected Development Sites 1 and 13 are located along Bowery between Great Jones and East 4th Streets. There are no potential development sites in the subarea.

Projected Development Sites 1 and 13 would replace three-story masonry buildings and one-story semi-industrial or formerly industrial buildings. These existing buildings are shorter than other existing buildings in the Bowery subarea, which is characterized by midrise buildings (approximately 60 to 160 feet tall). Projected Development Site 1 would replace an assemblage of multiple small lots merged into a larger single site, allowing the development of a building with a larger floorplate that would be more consistent with the rest of the subarea, which contains wide building frontages that form a consistent street wall (see the Comparison Massings in **Figure 8-6j**).

In the With Action condition, Projected Development Site 1 would be developed with an approximately 185-foot-tall building and Projected Development Site 13 would be developed with an approximately 235-foot-tall building. The building on Projected Development Site 1 would have approximately 10-foot setbacks at approximately 95 feet and 155 feet. The building on Projected Development Site 13 would have a setback at approximately 155 feet. The projected development sites would have base heights of 95 feet and 155 feet—consistent with the heights of shorter buildings in the subarea—and maximum building heights that would be consistent with the taller buildings along Bowery. Existing buildings in the OA-3 subarea range in height from four to sixteen-stories (approximately 160 feet tall), lower in height than what is anticipated on the projected development sites. However, the Bowery outside the primary study area contains tall buildings that are similar to the buildings that could be developed on the projected development sites. Immediately north of the subarea is the approximately 260-foot-tall building at 443 Lafayette Street. Across the street from the subarea to the east, the building at 25 Cooper Square is approximately 240 feet tall.

With the Proposed Actions, Projected Development Sites 1 and 13 would be developed with a mix of residential and commercial uses, including 99 DUs and 124 DUs, respectively. The buildings would each contain under 10,000 gsf of retail space. The mix of uses would be compatible with the variety of uses currently found in the subarea.

As noted above, a portion of the subarea is located within the NoHo Historic District and Extension; any changes to buildings in the NYCHD would be subject to LPC's review and approval (see Chapter 7, "Historic and Cultural Resources").

Therefore, although the Proposed Actions would allow for the development of new buildings within the subarea that are taller than existing buildings, the projected developments would be compatible with the Bowery, a wide thoroughfare, with a variety of building types and sizes. Furthermore, the new development would consist of high lot coverage buildings with large floorplates that are similar to other existing buildings in the subarea. With the Proposed Actions, the new development would not result in significant adverse impacts to urban design in the OA-3 subarea.

View Corridors and Visual Resources

Views north along Bowery would continue to include the Empire State Building in the far distance. Due to the height of the potential developments, some views to this visual resource may be partially obscured. However, views of the Empire State Building would remain available from many vantage points along the Bowery, particularly in views from the east side of Bowery.

The Proposed Actions would not block view corridors within the OA-3 subarea. The Proposed Actions would not obstruct views along Bowery, and the new developments would be consistent with existing buildings along this view corridor, which already contains tall buildings with modern cladding materials.

Therefore, there would be no adverse impacts to view corridors or visual resources in the OA-3 subarea.

SECONDARY STUDY AREA

URBAN DESIGN

While the Proposed Actions would not result in any new development in the secondary study area, many of new buildings anticipated on the development sites would be located at or near the edge of the primary study area and would be visible from the secondary study area. The tallest and largest of the projected developments would be visible along Bowery, Sixth Avenue, and Canal Street. The secondary study area along these corridors is already characterized by a wide variety of building typologies, including large mixed-use buildings with tall towers and modern institutional buildings along Bowery, tall hotels and office buildings on Sixth Avenue, and a highly varied mix of buildings on Canal Street. Neighborhoods to the immediate south, west, and north are characterized by high-density developments, including the modern towers of the Tribeca and Hudson Square neighborhoods, and the high-rise residential towers in University Village and Washington Towers. With the Proposed Actions, the taller buildings in the OA-2 and OA-1 subareas would be consistent with the urban design of the secondary study area, as the lower-density SoHo and NoHo neighborhoods transition to the higher density neighborhoods of Tribeca to the south and Hudson Square to the west. The taller buildings along Bowery would be similar in height to the existing buildings as well.

VIEW CORRIDORS AND VISUAL RESOURCES

Similar to views within the primary study area, views within the secondary study area are longer along the wide avenues. As no projected or potential development sites would be developed in the secondary study area, the Proposed Actions would not result in any significant adverse impact to view corridors or views to visual resources.

Therefore, the Proposed Actions would not result in significant adverse impacts on visual resources in the secondary study area. ✷