

Appendix A:

Project Description

Appendix A1:

Proposed Zoning Text Amendment

SPECIAL SoHo-NoHo MIXED USE DISTRICT TEXT AMENDMENT

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution

ARTICLE I GENERAL PROVISIONS

Chapter 1 Title, Establishment of Controls and Interpretation of Regulations

* * *

11-10

ESTABLISHMENT AND SCOPE OF CONTROLS, ESTABLISHMENT OF DISTRICTS AND INCORPORATION OF MAPS

* * *

11-12

Establishment of Districts

* * *

11-122

Districts established

In order to carry out the purposes and provisions of this Resolution, the following districts are hereby established:

* * *

Special Purpose Districts

* * *

Establishment of the Special Sheepshead Bay District

In order to carry out the special purposes of this Resolution as set forth in Article IX, Chapter 4, the #Special Sheepshead Bay District# is hereby established.

Establishment of the Special SoHo-NoHo Mixed Use District

In order to carry out the special purposes of this Resolution as set forth in Article XIV, Chapter 3, the #Special SoHo-NoHo Mixed Use District# is hereby established.

Establishment of the Special South Richmond Development District

In order to carry out the special purposes of this Resolution as set forth in Article X, Chapter 7, the #Special South Richmond Development District# is hereby established.

* * *

**Chapter 2
Construction of Language and Definitions**

* * *

**12-10
DEFINITIONS**

* * *

Accessory use, or accessory

An “accessory use”

* * *

(2) Living or sleeping accommodations for caretakers in connection with any #use# listed in Use Groups 3 through 18 inclusive, provided that:

* * *

(iv) in C6-2M, C6-4M, M1-5M, M1-6M, ~~M1-5A~~ and M1-5B Districts, no living or sleeping accommodation for caretakers is permitted in any #building# which contains a #residential use# or a #joint living-work quarters for artists#; and

* * *

Joint living-work quarters for artists

A “joint living-work quarters for artists” consists of one or more #rooms# in a #non-residential building#, on one or more floors, with lawful cooking space and sanitary facilities meeting the requirements of the Housing Maintenance Code, occupied:

- (a) and arranged and designed for use by, and is used by, not more than four non-related #artists#, or an #artist# and the #artist’s# household, and including adequate working space reserved for the #artist#, or #artists# residing therein;
- (b) by any household residing therein on September 15, 1986 whose members are all unable to meet the #artist# certification qualifications of the Department of Cultural Affairs that registers with the Department of Cultural Affairs prior to nine months from January 8, 1987; or
- (c) by any person who is entitled to occupancy by any other provision of law.

Regulations governing #joint living-work quarters for artists# are set forth in Article I, Chapter 5, Sections 42-14, paragraph D. (Use Group 17 - Special Uses in ~~M1-5A~~ and M1-5B Districts), 42-141 (Modification by certification of the Chairperson of the City Planning Commission of uses in ~~M1-5A~~ and M1-5B Districts), 43-17 (Special Provisions for Joint Living-Work Quarters for Artists in ~~M1-5A~~ and M1-5B Districts) and 74-78 (Conversions of Non-residential Floor Area).

* * *

Special Sheepshead Bay District

The “Special Sheepshead Bay District” is a Special Purpose District designated by the letters “SB” in which special regulations set forth in Article IX, Chapter 4, apply.

Special SoHo-NoHo Mixed Use District [date of adoption]

The “Special SoHo-NoHo Mixed Use District” is a Special Purpose District designated by the letters “SNX” in which special regulations set forth in Article XIV, Chapter 3, apply.

Special South Richmond Development District

The “Special South Richmond Development District” is a Special Purpose District designated by the letters “SR” in which special regulations set forth in Article X, Chapter 7, apply.

* * *

Chapter 4 Sidewalk Cafe Regulations

* * *

14-41

Locations Where Certain Sidewalk Cafes Are Not Permitted

No #enclosed# or #unenclosed sidewalk cafes# shall be permitted on any of the following #streets#, portions of #streets# and areas, except that #small sidewalk cafes# may be permitted pursuant to the provisions of Section 14-43 (Locations Where Only Small Sidewalk Cafes Are Permitted).

Citywide:

All #streets# with elevated rail transit lines, unless specifically permitted in Section 14-43.

Manhattan:

All #streets# bounded by 38th Street on the south, 59th Street on the north, Third Avenue on the east and Eighth Avenue on the west

All #streets# within ~~the M1-5A and~~ M1-5B Districts and the #Special SoHo-NoHo Mixed Use District#, south of Houston Street

Bowery — from East Broadway to Canal Street

* * *

14-44

Special Zoning Districts Where Certain Sidewalk Cafes Are Permitted

#Enclosed# or #unenclosed sidewalk cafes# shall be permitted, as indicated, in the following special zoning districts, where allowed by the underlying zoning. #Small sidewalk cafes#, however, may be located on #streets# or portions of #streets# within special zoning districts pursuant to the provisions of Section 14-43 (Locations Where Only Small Sidewalk Cafes Are Permitted).

Manhattan	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
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* * *

Manhattanville Mixed-Use District	No ³	Yes
SoHo-NoHo Mixed Use District	No	Yes ⁶
Transit Land Use District	Yes	Yes

* * *

⁶ #Unenclosed sidewalk cafes# are not permitted south of Houston Street, except for #small sidewalk cafes# in locations designated in Section 14-43 (Locations Where Only Small Sidewalk Cafes Are Permitted)

* * *

**Chapter 5
Residential Conversion within Existing Buildings**

* * *

**15-01
Applicability**

* * *

**15-012
Applicability within C6-1G, C6-2G, ~~M1-5A~~, M1-5B or M1-6D Districts**

#Conversions# in #buildings#, or portions thereof, in C6-1G or C6-2G Districts shall be permitted only by special permit pursuant to Section 74-782 (Residential conversion in C6-1G, C6-2G, C6-2M, C6-4M, ~~M1-5A~~, M1-5B, M1-5M and M1-6M Districts).

Except as specifically set forth in Sections 15-013 and 15-024, the provisions of this Chapter are not applicable in ~~M1-5A~~ or M1-5B Districts.

In M1-6D Districts, the conversion to #dwelling units# of #non-residential buildings# erected prior to January 1, 1977, or portions thereof, shall be permitted, subject to Sections 15-11 (Bulk Regulations), 15-12 (Open Space Equivalent) and 15-30 (MINOR MODIFICATIONS), paragraph (b), except as superseded or modified by the provisions of Section 42-481 (Residential use).

* * *

15-02

General Provisions

* * *

15-021

Special use regulations

* * *

(e) In C6-1G and C6-2G Districts, in all #manufacturing# and #commercial buildings# except police stations, courthouses and fire houses, or portions thereof, erected prior to December 15, 1961, #residential use# shall not be permitted unless the Commission has granted a special permit pursuant to Section 74-782 (Residential conversion in C6-1G, C6-2G, C6-2M, C6-4M, ~~M1-5A~~, M1-5B, M1-5M and M1-6M Districts). However, if the Chairperson determines that #floor area# in such #buildings# was occupied for #residential use# on April 1, 1984, such #residential use# shall be permitted to remain and no special permit shall be required, provided that a complete application for determination of occupancy is filed by the owner of the #building# or the occupant of a #dwelling unit# in such #building# not later than April 17, 1985.

* * *

15-50

SPECIAL PERMIT

* * *

15-51

Residential Conversion in C6-1G, C6-2G, C6-2M, C6-4M, M1-5M and M1-6M Districts

In C6-1G, C6-2G, C6-2M, C6-4M, M1-5M and M1-6M Districts, the City Planning Commission may permit modification of the requirements of Sections 15-021 paragraph (e), or 15-21 in accordance with the provisions of Sections 74-711 (Landmark preservation in all districts) or 74-782 (Residential conversion in C6-1G, C6-2G, C6-2M, C6-4M, ~~M1-5A~~, M1-5B, M1-5M and M1-6M Districts).

* * *

ARTICLE II

RESIDENCE DISTRICT REGULATIONS

Chapter 3

Residential Bulk Regulations in Residence Districts

* * *

23-03

Street Tree Planting in Residence Districts

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, the following shall provide #street# trees in accordance with Section 26-41 (Street Tree Planting):

- (a) #developments#, or #enlargements# that increase the #floor area# on a #zoning lot# by 20 percent or more. However, #street# trees shall not be required for #enlargements# of #single-# or #two-family residences#, except as provided in paragraphs (b) and (c) of this Section;
- (b) #enlargements# of #single-# or #two-family residences# by 20 percent or more within the following special purpose districts:

* * *

#Special Ocean Parkway District# ;

#Special SoHo-NoHo Mixed Use District# ;

#Special South Richmond Development District# ;

* * *

**ARTICLE IV
MANUFACTURING DISTRICT REGULATIONS**

**Chapter 1
Statement of Legislative Intent**

* * *

**41-10
PURPOSES OF SPECIFIC MANUFACTURING DISTRICTS**

* * *

**41-11
M1 Light Manufacturing Districts (High Performance)**

These districts are designed for a wide range of manufacturing and related uses which can conform to a high level of performance standards. Manufacturing establishments of this type, within completely enclosed buildings, provide a buffer between Residence (or Commercial)

Districts and other industrial uses which involve more objectionable influences. New residences are excluded from these districts, except for:

- (a) joint living-work quarters for artists in ~~M1-5A and~~ M1-5B Districts;
- (b) dwelling units in M1-5M and M1-6M Districts;

* * *

**Chapter 2
Use Regulations**

* * *

**42-10
USES PERMITTED AS-OF-RIGHT**

* * *

**42-11
Use Groups 4A, 4B, 4C, 5, 6C, 6E, 7A, 9A and 12B**

* * *

**42-111
Special provisions for hotels in M1 Districts**

In M1 Districts, #transient hotels# shall be permitted only as set forth in this Section. The City Planning Commission may permit transient hotels in an M1 District pursuant to a special permit set forth in another Section of this Resolution, or pursuant to Section 74-803 (Transient hotels within M1 Districts), as applicable.

* * *

- (c) Within ~~M1-5A and~~ M1-5B Districts

Within an ~~M1-5A or~~ M1-5B District, a special permit pursuant to Section 74-803 shall be required in conjunction with a special permit pursuant to Section 74-781 (Modifications by special permit of the City Planning Commission of uses in ~~M1-5A and~~ M1-5B Districts) except that a permit pursuant to Section 74-781 shall not be required for a #transient hotel# located above the ground floor level, where the #floor area# used for such #use# on the ground floor does not exceed an amount minimally necessary to access and service such #transient hotel#.

* * *

42-13
Use Groups 6C, 9A and 12B

* * *

42-131
~~**M1-5A and M1-5B Districts**~~

~~M1-5A M1-5B~~

The regulations governing M1 Districts shall apply in ~~M1-5A and~~ M1-5B Districts except where the special #use# regulations set forth in Section 42-14, paragraph D. (Special Uses in ~~M1-5A and~~ M1-5B Districts) provide otherwise.

* * *

42-14
Use Group 17

M1 M2 M3

* * *

D. Special #uses# in ~~M1-5A and~~ M1-5B Districts

~~M1-5A M1-5B~~

- (1) #Joint living-work quarters for artists# in #buildings# in ~~M1-5A and~~ M1-5B Districts, provided:
 - (a) Such #building# was erected prior to December 15, 1961.
 - (b) The #lot coverage# of such #building# does not exceed 5,000 square feet except that in #buildings# with frontage along Broadway the #lot coverage# shall not exceed 3,600 square feet. However, such quarters may also be located in a #building# occupying more than 5,000 square feet of #lot area# if the entire #building# was held in cooperative ownership by #artists# on September 15, 1970. #Joint living-work quarters for artists# are permitted in other #buildings or other structures# only by special permit of the City Planning Commission pursuant to Section 74-782, by minor modification of the Chairperson of the City Planning Commission pursuant to Section 42-141 (Modification by certification of the Chairperson of the City Planning Commission of uses in ~~M1-5A and~~ M1-5B Districts), paragraph (e), or by authorization of the City Planning

Commission pursuant to Section 42-142 (Modification by authorization of the City Planning Commission of use regulations in ~~M1-5A and~~ M1-5B Districts).

- (c) In M1-5B Districts in ~~#buildings#~~ occupying less than 3,600 square feet of ~~#lot area#~~, ~~#joint living-work quarters for artists#~~ may not be located below the floor level of the second ~~#story#~~ unless modified by the Chairperson of the City Planning Commission pursuant to Section 42-141, Section 74-781 (Modification by special permit of the City Planning Commission of uses in ~~M1-5A and~~ M1-5B Districts), or by authorization of the City Planning Commission pursuant to Section 42-142.

* * *

- (2) ~~#Commercial# and #manufacturing uses#~~ below the floor level of the second ~~#story#~~ provided,

- (a) ~~In M1-5A Districts, in #buildings# occupying more than 3,600 square feet of #lot area#, only #uses# listed in Use Groups 7, 9, 11, 16, 17A, 17B, 17C or 17E shall be allowed below the floor level of the second #story# of such #buildings#, unless modified by the Chairperson of the City Planning Commission, pursuant to Sections 42-141 or 74-781;~~

- (b) — in M1-5B Districts, in any ~~#buildings#~~, only ~~#uses#~~ listed in Use Groups 7, 9, 11, 16, 17A, 17B, 17C or 17E shall be allowed below the floor level of the second ~~#story#~~ of such ~~#buildings#~~ unless modified by the Chairperson of the City Planning Commission, pursuant to Sections 42-141 or 74-781;

- (3) In addition to the above restrictions, the following ~~#uses#~~ are not permitted as of right in any ~~#building or other structure#~~ or on any tract of land in ~~M1-5A or~~ M1-5B Districts:

* * *

- (4) (a) Any ~~#use#~~ which became ~~#non-conforming#~~ after April 27, 1976, shall be governed by Article V (Non-Conforming Uses and Non-Complying Buildings), except that in ~~M1-5A and~~ M1-5B Districts, Section 52-37 is hereby suspended and replaced by paragraph D.(4)(b) of this Section.

- (b) In ~~M1-5A and~~ M1-5B Districts, any ~~#non-conforming use#~~ listed in Use Groups 5, 6, 8, 10, 12, 13, 14 or 15 may be changed, initially or in any subsequent change, only to a conforming ~~#use#~~ or a ~~#use#~~ listed in Use Group 6.

* * *

(5) Museums or non-commercial art galleries, subject to the #bulk# regulations applicable for #manufacturing uses#, and subject to the provisions of this Section.

(a) ~~As of right~~

In any #building#, a museum or non-commercial art gallery is permitted on the ground floor where a #use# in Use Group 6 is permitted pursuant to the provisions of paragraphs D.(2) or D.(4) of this Section and, above the ground floor where #joint living-work quarters for artists# are permitted, pursuant to paragraph D.(1) of this Section.

(b) ~~By authorization of the City Planning Commission~~

~~In an M1-5A District, the City Planning Commission may authorize a museum or non-commercial art gallery where it is not permitted as of right, provided that the Commission finds that:~~

- ~~(i) the #use# of such space as a museum or non-commercial art gallery will not harm #manufacturing uses# in the M1-5A District or the industrial sector of the City's economy;~~
- ~~(ii) any commercial or manufacturing tenants in such space were given the opportunity by the owner or predecessors in title to remain in the space at fair market rentals, and the property owners or predecessors in title did not cause the vacating of the space through harassment, non-renewal of leases, or the charging of rents in excess of the then fair market value; and~~
- ~~(iii) any such museum or non-commercial art gallery will be supportive of the local art industry.~~

~~The Commission may set such conditions on the grant of an authorization to allow such #uses# as it deems necessary to protect #manufacturing uses# or the industrial sector of the City's economy. In no case shall such museum or non-commercial art gallery occupy more than 65,000 square feet of #floor area#.~~

* * *

42-141

Modification by certification of the Chairperson of the City Planning Commission of uses in M1-5A and M1-5B Districts

In ~~M1-5A and~~ M1-5B Districts, the requirements of paragraphs D.(1)(b), D.(1)(c), D.(1)(d) and D.(1)(e) or D.(2) of Section 42-14 (Use Group 17) may be modified by certification of the Chairperson of the City Planning Commission as provided in this Section. A copy of any request for modification under this Section shall be sent by the applicant to the applicable Community

Board at least 20 days prior to the next regularly scheduled Community Board meeting. If the Community Board elects to comment on such requests, it must do so within 31 days of such notification.

* * *

42-142

Modification by authorization of the City Planning Commission of use regulations in ~~M1-5A~~ and M1-5B Districts

In ~~M1-5A~~ and M1-5B Districts, the requirements of Section 42-14 (Use Group 17), paragraphs D.(1)(b), (c), and (d), may be modified by authorization of the City Planning Commission, provided that:

* * *

42-30

USES PERMITTED BY SPECIAL PERMIT

* * *

42-31

By the Board of Standards and Appeals

In the districts indicated, the following #uses# are permitted by special permit of the Board of Standards and Appeals, in accordance with standards set forth in Article VII, Chapter 3.

* * *

~~M1-5A~~ M1-5B

Eating and drinking establishments, with entertainment but not dancing, with a capacity of 200 persons or less [PRC-D]

~~M1-5A~~ M1-5B M1-5M M1-6M

Eating or drinking establishments, with entertainment and a capacity of more than 200 persons or establishments of any capacity with dancing [PRC-D]

* * *

42-32

By the City Planning Commission

In the districts indicated, the following #uses# are permitted by special permit of the City Planning Commission, in accordance with standards set forth in Article VII, Chapter 4.

* * *

M1

Indoor interactive entertainment facilities with eating and drinking* [PRC-D]

* * *

* In M1-1, ~~M1-5A~~, and M1-5B Districts, and in M1 Districts with a suffix "D," indoor interactive entertainment facilities with eating and drinking are not permitted

* * *

**42-50
SIGN REGULATIONS**

* * *

**42-54
Permitted Projection or Height of Signs**

* * *

**42-541
Permitted projection**

M1 M2 M3

In all districts, as indicated, except as otherwise provided in Section 42-542 (Additional regulations for projecting signs), no permitted #sign# shall project across a #street line# more than 18 inches for double- or multi-faceted #signs# or 12 inches for all other #signs#, except that:

- (a) in ~~M1-5A~~, M1-5B, M1-5M and M1-6M Districts, for each establishment located on the ground floor, non-#illuminated signs# other than #advertising signs# may project no more than 40 inches across a #street line#, provided that along each #street# on which such establishment fronts, the number of such #signs# for each establishment shall not exceed two two-sided #signs# separated at least 25 feet apart, and further provided that any such #sign# shall not exceed a #surface area# of 24 by 36 inches and shall not be located above the level of the first #story# ceiling.

* * *

Chapter 3

Bulk Regulations

* * *

43-10

FLOOR AREA REGULATIONS

* * *

43-17

Special Provisions for Joint Living-Work Quarters for Artists in ~~M1-5A~~ and M1-5B Districts

~~M1-5A~~ M1-5B

In the ~~districts~~ district indicated, no #building# containing #joint living-work quarters for artists# shall be #enlarged#.

Mezzanines are allowed within individual quarters, in #buildings# with an existing #floor area ratio# of 12.0 or less, and only between floors, or between a floor and a roof, existing on January 22, 1998, that are to remain, provided that such mezzanines do not exceed 33 and 1/3 percent of the gross #floor area# of such individual quarters. Such mezzanines shall not be included as #floor area# for the purpose of calculating minimum required size of a #joint living-work quarters for artists#.

In the ~~districts~~ district indicated no #building# containing #joint living-work quarters for artists# shall be subdivided into quarters of less than 1,200 square feet except where no #story# contains more than one #joint living-work quarters for artists# unless modified pursuant to Section 43-171.

However, the minimum size requirement may be replaced by the requirements of Section 15-024 for #joint living-work quarters for artists#:

* * *

**ARTICLE VII
ADMINISTRATION**

**Chapter 3
Special Permits by the Board of Standards and Appeals**

* * *

**73-20
THEATERS**

* * *

**73-202
In ~~M1-5A~~ or M1-5B Districts**

In ~~M1-5A~~ or M1-5B Districts, the Board of Standards and Appeals may permit theaters for a term not to exceed five years, provided that the following findings are made:

* * *

73-24

Eating or Drinking Places

73-241

In C1-1, C1-2, C1-3, C1-4, C2-1, C2-2, C2-3, C2-4, C3, C5, ~~M1-5A~~ or M1-5B Districts

In C1-1, C1-2, C1-3, C1-4, C2-1, C2-2, C2-3, C2-4, C3, C5, ~~M1-5A~~ or M1-5B Districts, the Board of Standards and Appeals may permit eating or drinking establishments with entertainment but not dancing, with a capacity of 200 persons or less, for a term not to exceed five years, provided that the following findings are made:

- (a) that such #use# will not impair the character or the future use or development of the surrounding residential or mixed use neighborhood;
- (b) that such #use# will not cause undue congestion in local #streets#;
- (c) that in ~~M1-5A~~ and M1-5B Districts, eating and drinking places shall be limited to not more than 5,000 square feet of floor space;
- (d) that in C1-1, C1-2, C1-3, C1-4, C2-1, C2-2, C2-3, C2-4, C5, ~~M1-5A~~ and M1-5B Districts, such #use# shall take place in a #completely enclosed building#; and
- (e) that the application is made jointly by the owner of such #building# and the operators of such eating or drinking establishment.

* * *

73-60

MODIFICATIONS OF BULK REGULATIONS

* * *

73-62

Modification of Bulk Regulations for Buildings Containing Residences

* * *

73-625

Modification of Affordable Housing Fund payment options in the SoHo NoHo Mixed Use District

Within the #Special Soho-NoHo Mixed Use District#, for #conversions# from non-#residential# to #residential use# in #buildings# existing prior to [date of adoption] that are not otherwise subject to paragraph (d)(3)(v) of Section 23-154 (Inclusionary Housing), the Board of Standards and Appeals may permit a contribution to the #affordable housing fund# pursuant to such paragraph to satisfy the requirements of paragraph (d)(3), inclusive, of such Section, provided that the Board finds that:

- (a) the configuration of the #building# imposes constraints, including, but not limited to, deep, narrow or otherwise irregular #building# floorplates, limited opportunities to locate #legally required windows#, or pre-existing locations of vertical circulation or structural column systems, that would create practical difficulties in reasonably configuring the required #affordable floor area# into a range of apartment sizes and bedroom mixes serving a number of lower-income residents comparable to what such quantity of #affordable floor area# would serve in a more typical configuration, pursuant to the #guidelines# of the Inclusionary Housing Program. In order to make such determination, the Board may consult with the Department of Housing Preservation and Development. Such practical difficulties shall be shown on a floor plan; and
- (b) the practical difficulties existed on [date of enactment].

For the purposes of this Section, defined terms include those set forth in Sections 12-10 and 23-911.

The Board may prescribe such conditions and safeguards as it deems necessary to minimize adverse effects upon the surrounding area and the community at large.

* * *

**Chapter 4
Special Permits by the City Planning Commission**

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**74-71
Landmark Preservation**

* * *

**74-712
Developments in Historic Districts**

Within Historic Districts designated by the Landmarks Preservation Commission, the City Planning Commission may grant a special permit, in accordance with the following provisions:

- (a) In ~~M1-5A~~ and M1-5B Districts, on a #zoning lot# that, as of December 15, 2003, is vacant, is #land with minor improvements#, or has not more than 40 percent of the #lot area# occupied by existing #buildings#, the Commission may modify #use# regulations to permit #residential development# and, below the floor level of the second #story# of any #development#, #uses# permitted under Section 32-15 (Use Group 6), provided:

* * *

ARTICLE XIV
SPECIAL PURPOSE DISTRICTS

Chapter 3
Special SoHo-NoHo Mixed Use District

143-00
GENERAL PURPOSES

The “Special SoHo-NoHo Mixed Use District” established in this Resolution is designed to promote and protect public health, safety and general welfare. These general goals include, among others, the following specific purposes:

- (a) to enhance neighborhood economic diversity by broadening the range of housing choices for residents of varied incomes;
- (b) to reinforce the longstanding mixed-use character of the area by allowing a wider range of residential, commercial and community facility uses while retaining significant concentration of commercial and manufacturing space;
- (c) to ensure the development of buildings is compatible with existing neighborhood character;
- (d) to sustain SoHo/NoHo’s cultural legacy and support New York City’s creative economy with provisions that support arts, cultural and creative uses, organizations and their broader public audience;
- (e) to retain jobs within New York City; and
- (f) to promote the most desirable use of land in accordance with a well-considered plan and thus conserve the value of land and buildings, and thereby protect City tax revenues.

143-01

General Provisions

The provisions of this Chapter shall apply within the #Special SoHo-NoHo Mixed Use District#. The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control.

143-02

Definitions

Definitions specifically applicable to this Chapter are set forth in this Section. Other defined terms are set forth in Section 12-10 (DEFINITIONS).

Qualifying building

For the purposes of this Chapter, a “qualifying building” shall be any #building#, where, prior to [date of adoption]:

- (a) such #building# contained at least 60,000 square feet of #floor area#; and
- (b) at least 20 percent of the #floor area# within such #building# was allocated to non-#residential floor area#, as such term is utilized in Section 143-14.

SoHo-NoHo Arts Fund

For the purposes of this Chapter inclusive, the “SoHo-NoHo Arts Fund” (the “Arts Fund”) shall be a separate interest-bearing account established for the deposit of contributions made when converting #joint living-work quarters for artists# to #residences# through in accordance with the provisions of Section 143-13 (Joint Living-Work Quarters for Artists). The Arts Fund shall be allocated by the New York City Department of Cultural Affairs, or a not-for-profit entity designated by the Department of Cultural Affairs, to support arts programming, projects, organizations, and facilities that promote the public presence of the arts within the Special District and surrounding neighborhoods and extend the cultural legacy of SoHo and NoHo generally. Such allocation should prioritize under-resourced organizations and under-served areas within Lower Manhattan neighborhoods south of 14th Street.

143-03

District Plan and Map

In order to carry out the purposes and provisions of this Chapter, a district map is located in the Appendix to this Chapter and is hereby incorporated and made an integral part of this Resolution.

It is incorporated for the purpose of specifying locations where special regulations and requirements, as set forth in the text of this Chapter, apply.

Appendix A

Map 1. Ground Floor Use Requirements

Such map is hereby incorporated and made part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in the text of this Chapter apply.

143-04

Applicability of the Inclusionary Housing Program

For the purposes of applying the Inclusionary Housing Program provisions set forth in Sections 23-154 and 23-90, inclusive, #Mandatory Inclusionary Housing areas# within the #Special SoHo-NoHo Mixed Use District# are shown on the maps in APPENDIX F of this Resolution. Such provisions are modified as follows:

- (a) #Conversions# from #joint living-work quarters for artists# to #residences#, as set forth in Section 143-13 (Joint Living-Work Quarters for Artists), shall not be subject to the provisions of paragraph (d)(1) of Section 23-154.
- (b) The provisions of paragraph (d)(4)(i) of Section 23-154 shall apply only to a #development# or #enlargement# on a #zoning lot# on which the maximum permitted #residential floor area#, less the #lot area#, does not exceed 12,500 square feet on [date of adoption].
- (c) For #conversions# in #buildings# existing prior to [date of adoption] that are not otherwise subject to paragraph (d)(3)(v) of Section 23-154, the Board of Standards and Appeals may permit a contribution to the #affordable housing fund#, pursuant to the provisions of Section 73-625.

[Note: references to the provisions of Article VI, Chapter 6 reflect the proposed zoning text amendment Elevate Transit: Zoning for Accessibility (application number N 210270 ZRY), which is currently in public review.]

143-05

Applicability of Article VI, Chapters 4 and 6

In #flood zones#, or for #transit-adjacent sites# or #qualifying transit improvement sites#, as

defined in Section 66-11 (Definitions), in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Zones), or Article VI, Chapter 6 (Special Regulations Applying Around Mass Transit Stations), the provisions of Article VI shall control.

143-06

Applicability of Article XII, Chapter 3

In the #Special SoHo-NoHo Mixed Use District#, M1 Districts are paired with a #Residence District#. In paired districts, the special #use#, #bulk#, and parking and loading provisions of Article XII, Chapter 3 (Special Mixed Use District) shall apply, except where modified by the provisions of this Chapter.

Notwithstanding the provisions of Section 123-10 (GENERAL PROVISIONS), in the event of a conflict between the provisions of this Chapter and the provisions of Article XII, Chapter 3, the provisions of this Chapter shall control.

143-07

Applicability of Quality Housing regulations

All #buildings# shall be #developed# or #enlarged# in accordance with the Quality Housing Program and the regulations of Article II, Chapter 8 shall apply. The #bulk# regulations of this Chapter shall be considered the applicable #bulk# regulations for #Quality Housing buildings#.

143-10

SPECIAL USE REGULATIONS

Within the #Special SoHo-NoHo Mixed Use District#, the #use# provisions of Article XII, Chapter 3 are modified by the provisions of this Section.

143-11

Retail Uses

All #uses# listed in Use Group 10A shall be permitted as-of-right.

143-12

Home Occupation

The #home occupation# provisions of Section 12-10 (DEFINITIONS - Home occupation) shall apply, except that up to 49 percent of the total #floor area# of a #dwelling unit# may be used for

a #home occupation#, and such #home occupation# may occupy more than 500 square feet of #floor area#.

In addition, in connection with such #home occupation#, up to three persons not residing in such #dwelling unit# may be employed, and a #home occupation# may include any permitted #commercial use#, subject to the limitations set forth in paragraph (b) of the definition of #home occupation#.

143-13

Joint Living-Work Quarters for Artists

#Conversions# to #joint living-work quarters for artists#, as listed in Use Group 17D, shall not be permitted after [date of adoption] within the #Special SoHo-NoHo Mixed Use District#.

For #joint living-work quarters for artists# existing on [date of adoption], any #conversion# to a #residence# shall only be permitted upon certification by the Chairperson of the City Planning Commission to the Commissioner of the Department of Building that instruments in a form acceptable to the City are executed and recorded and that, thereafter, a contribution has been deposited in the #SoHo-NoHo Arts Fund#. The execution and recording of such instruments and the payment of such non-refundable contribution shall be a precondition to the filing for or issuing of any #building# permit allowing the #conversion# a #joint living-work quarters for artists# to a #residence#.

The contribution amount shall be \$100.00 per square foot of #floor area# to be #converted# from a #joint living-work quarters for artists# to a #residential use# as of [date of adoption], and shall be adjusted by the Chairperson annually. Such adjustment shall occur on August 1 of each calendar year, based on the percentage change in the Consumer Price Index for all urban consumers as defined by the U.S. Bureau of Labor Statistics for the 12 months ended on June 30 of that year. The contribution amount shall be determined based upon the rate which is in effect at the time the contribution is received.

143-14

Non-Residential Retention for Qualifying Buildings

For #developments#, #enlargements#, and #conversions# on #zoning lots# with #qualifying buildings# existing on [date of adoption], #residential uses# shall only be permitted upon certification by the Chairperson of the City Planning Commission to the Commissioner of the Department of Buildings that the #zoning lot#, as it existed on [date of adoption], will contain at least the amount of non-#residential floor area# that existed within such #qualifying buildings# on the #zoning lot# on [date of adoption]. For the purposes of this Section, non-#residential floor area# shall not include #residences#, including #dwelling units# that are registered Interim Multiple Dwellings or are covered by the New York City Loft Board pursuant to Article 7-C of the New York State Multiple Dwelling Law or that the Loft Board determines were occupied for

#residential use# on September 1, 1980, #joint living-work quarters for artists#, #community facility uses# with sleeping accommodations or #transient hotels#, where permitted.

A restrictive declaration acceptable to the Department of City Planning shall be executed and recorded, binding the owners, successors and assigns to provide the amount of non-#residential floor area# that existed within #qualifying buildings# on [date of adoption], on the #zoning lot#. Such restrictive declaration shall be recorded in the Office of the City Register.

143-15

Ground Floor Use Requirements

The provisions of this Section shall apply to #developments# and #ground floor level enlargements#.

For the purposes of applying the special #ground floor level# streetscape provisions set forth in Section 37-30 to this Chapter, any portion of a #ground floor level street# frontage along #streets# designated on Map 1 in the Appendix to this Chapter shall be considered #primary street frontages#. A #ground floor level street# frontage along any other #street# shall be considered a #secondary street frontage#. For the purposes of this Section, defined terms shall include those in Sections 12-10 and 37-311.

(a) Along #primary street frontages#

For #buildings#, or portions thereof, with #primary street frontage#, #uses# on the #ground floor level#, to the minimum depth set forth in Section 37-32 (Ground Floor Depth Requirements for Certain Uses), shall be limited to non-#residential uses#, except for Type 1 lobbies and entrances and exits to #accessory# parking spaces provided in accordance with the applicable provisions of Section 37-33 (Maximum Width of Certain Uses). #Ground floor level street walls# shall be glazed in accordance with the provisions set forth in Section 37-34 (Minimum Transparency Requirements).

(b) Along #secondary street frontages#

Any #street wall# width exceeding 50 feet with no transparent elements on the #ground floor level# shall provide visual mitigation elements in accordance with the provisions for Type 1 blank walls set forth in Section 37-361 (Blank wall thresholds).

143-16

Physical Culture or Health Establishments

#Physical culture or health establishments# shall be permitted as-of-right. For the purposes of applying the underlying regulations to such #use#, a #physical culture or health establishment# shall be considered a Use Group 9A #use#.

143-17

Transient Hotels

In all districts, the #development# of a #transient hotel#; a change of #use# or #conversion# to a #transient hotel#, or an #enlargement#, containing a #transient hotel#, of a #building# that, as of [date of adoption], did not contain such #use#; or an #enlargement# or #extension# of a #transient hotel# that existed prior to [date of adoption] that increases the #floor area# of such #use# by 20 percent or more, shall be permitted only by special permit of the City Planning Commission pursuant to the provisions of this Section.

In order to permit such a #transient hotel#, the Commission shall find that such #transient hotel# is so located as not to impair the essential character of, or the future #use# or #development# of, the surrounding area.

Any #transient hotel# existing prior to [date of adoption] shall be considered a conforming #use# and may be continued, structurally altered, #extended# or #enlarged# subject to the limitations set forth in this Section, and subject to the applicable district #bulk# regulations. However, if for a continuous period of two years such #transient hotel# is discontinued, or the active operation of substantially all the #uses# in the #building or other structure# is discontinued, the space allocated to such #transient hotel# shall thereafter be used only for a conforming #use#, or may be #used# for a #transient hotel# only if the Commission grants a special permit for such #use# in accordance with the provisions of this Section. In addition, in the event a casualty damages or destroys a #transient hotel# that was in such #use# as of [date of adoption], such #building# may be reconstructed and used as a #transient hotel# without obtaining a special permit. A #non-complying building# may be reconstructed pursuant to Section 54-40 (DAMAGE OR DESTRUCTION IN NON-COMPLYING BUILDINGS).

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

143-20

SPECIAL BULK REGULATIONS

Within the #Special SoHo-NoHo Mixed Use District#, the #bulk# provisions of Article XII, Chapter 3 are modified by the provisions of this Section.

143-21

Special Floor Area Regulations

The applicable #floor area# regulations shall be modified as follows:

- (a) the #floor area ratio# for #community facility uses# shall be 6.5; and

- (b) in M1-5 Districts paired with an R9X District north of Howard Street, the #floor area ratio# for all other non-#residential uses# shall be 6.0.

143-22
Density

For all #residential buildings#, or portions thereof, including those existing on December 15, 1961, the factor to determine the maximum number of #dwelling units# shall be 680.

143-23
Special Yard Regulations

The applicable #rear yard# and #rear yard equivalent# regulations shall be modified as follows:

(a) Permitted obstructions

In any #rear yard# or #rear yard equivalent#, any #building# or portion of a #building# used for #commercial#, #manufacturing#, or #residential uses#, other than dwelling units, shall be a permitted obstruction, provided that the height of such #building# shall not exceed one #story#, excluding #basement#, nor in any event 23 feet above #curb level#.

In addition, in M1-5 Districts paired with an R9X District north of Howard Street, in any #rear yard#, any #building# or portion of a #building# used for any permitted non-#residential use#, shall be a permitted obstruction, provided that the height of such #building#, or portion thereof, shall not exceed two #stories#, excluding #basements#, nor in any event 30 feet above #curb level#.

Decks, parapet walls, roof thickness, skylights, vegetated roofs, and weirs, pursuant to Section 43-42 (Permitted Obstructions), shall be permitted above such height limitations.

(b) Required #rear yards#

For all #uses#, a #rear yard# with a depth of not less than 20 feet shall be provided at every #rear lot line# on any #zoning lot#, except as follows:

- (1) no #rear yard# shall be required within 100 feet of the point of intersection of two #street lines# intersecting at an angle of 135 degrees or less;
- (2) whenever a #front lot line# of a #zoning lot# coincides with all or part of a #street line# measuring less than 230 feet in length between two intersecting #streets#, no #rear yard# shall be required within 100 feet of such #front lot line#; and

(3) for #interior lots# where the depth of such #zoning lot#, or a portion thereof, is less than 90 feet, and such shallow depth was in existence on December 15, 1961 and the date of application for a #building# permit, the required #rear yard# for such #interior lot#, or portion thereof, may be reduced by six inches for each foot by which the depth of a #zoning lot#, or portion thereof, is less than 90 feet. However, in no event shall the minimum depth of a #required yard#, or portion thereof, be reduced to less than 10 feet.

(c) Required #rear yard equivalents#

For #buildings#, or portions thereof, containing non-#residential uses#, no #rear yard equivalent# shall be required on any #through lot# or #through lot# portion of a #zoning lot#.

For #buildings#, or portions thereof, containing #residential# uses, on any #through lot# that is 110 feet or more in maximum depth from #street# to #street#, a #rear yard equivalent# consisting of an open area with a minimum depth of 40 feet midway, or within 10 feet of being midway, between the two #street lines# upon which such #through lot# fronts, shall be provided.

However, for #through lots# where the depth of such #zoning lot#, or a portion thereof, is less than 180 feet, and such shallow depth was in existence on December 15, 1961 and on the date of application for a building permit, the required #rear yard equivalent# for such #through lot#, or portion thereof, may be reduced by one foot for each foot by which the depth of a #zoning lot#, or portion thereof, is less than 180 feet. However, in no event shall the minimum depth of a #required yard#, or portion thereof, be reduced to less than 20 feet.

(d) Along district boundaries

The provisions of 43-30 (Special Provisions Applying Along District Boundaries), shall not apply along the district boundaries of two M1 Districts paired with #Residence Districts#.

143-24

Special Height and Setback regulations

For the purposes of this Section, Watts Street, West Broadway, Centre Street, and Great Jones Street shall be considered #wide streets#.

The applicable height and setback regulations are modified as follows:

(a) #Street wall# location

Along all #street# frontages, the #street wall# regulations applicable to #Quality Housing buildings# on a #wide street# in a C6 District, as set forth in Section 35-651 (Street wall location), shall apply. On #through lots#, the additional regulations set forth in paragraph (b) of Section 35-655 shall not apply.

For the purposes of applying such regulations, the minimum base height a #street wall# shall rise to, without setback, shall be those set forth in paragraph (b) of this Section.

(b) Base heights and maximum #building# heights

The table below sets forth the minimum and maximum base height, and maximum #building# height for all #buidings#.

A setback is required for all portions of a #building# that exceed the maximum base height specified for the applicable district, and shall be provided in accordance with paragraph (c) of this Section.

MINIMUM BASE HEIGHT, MAXIMUM BASE HEIGHT,
AND MAXIMUM BUILDING HEIGHTS

<u>District</u>	<u>Minimum base height (in feet)</u>	<u>Maximum base height (in feet)</u>	<u>Maximum #building# height (in feet)</u>
<u>M1-5 / R7X</u>	<u>60</u>	<u>105</u>	<u>145</u>
<u>M1-5 / R9X</u>	<u>85</u>	<u>145</u>	<u>205</u>
<u>M1-6 / R10</u>	<u>125</u>	<u>155</u>	<u>275</u>

However, for any #zoning lot# located in a Historic District designated by the Landmarks Preservation Commission, the minimum and maximum base heights may be modified as follows:

- (1) the minimum base height of a #street wall# may vary between the minimum height set forth in the table above, and the height of the #street wall# of an adjacent #building# before setback, if such height is lower than the minimum base height; and
- (2) the maximum base height of a #street wall# may vary between the maximum base height set forth in the table above, and the height of the #street wall# of an adjacent #building# before setback, if such height is higher than the maximum base height.

(c) Setbacks

At a height not lower than the minimum base height or higher than the maximum base height specified for the applicable district in the table in paragraph (b) of this Section, a setback shall be provided in accordance with paragraph (c) of Section 23-662 (Maximum height of buildings and setback regulations) shall apply to such setbacks.

(d) Dormers

As an alternative to the dormer provisions of paragraph (c) of Section 23-621, dormers may be a permitted obstruction within a required front setback distance above a maximum base height, provided that the aggregate width of all dormers at the maximum base height does not exceed 40 percent of the width of the #street wall# of the highest #story# entirely below the maximum base height. Such dormers need not decrease in width as the height above the maximum base height increases.

143-25

Additional #bulk# modifications

For #buildings# containing #residences#, or portions thereof, the following additional #bulk# modifications shall apply.

(a) #Outer court# modifications

For #outer courts# containing #legally required windows#, if an #outer court# is less than 20 feet wide, the width of such #outer court# shall be at least equal to the depth of such #outer court#. If an #outer court# is 20 feet or more in width, it may extend to any depth.

(b) #Inner court# modifications

For #inner courts# containing #legally required windows#, the area shall not be less than 600 square feet, and the minimum dimension of such #inner court# shall not be less than 20 feet.

The minimum horizontal distance between a #legally required window# opening on an #inner court# and any wall opposite such window on the same #zoning lot# shall not be less than 20 feet.

(c) Distance between #legally required windows# and #lot lines#

The minimum distance between a #legally required window# and: any wall; a #rear lot line#, or vertical projection thereof; or a #side lot line#, or vertical projection thereof; shall be 20 feet, measured in a horizontal plane at the sill level of, and perpendicular to, such window for the full width of the rough window opening.

(d) Distance between #buildings#

The required minimum distance between the portion of a #building# containing #dwelling units# and any other #building# on the same #zoning lot# shall be 40 feet below a height of 125 feet. Portions of #buildings# above 125 feet that exceed, in aggregate, a #lot coverage# of 40 percent, shall be spaced at least 80 feet apart.

APPENDIX A

Special SoHo-NoHo Mixed Use District Plan

Map 1: Ground Floor Use Requirements



----- Special SoHo-NoHo Mixed Use District (SNX)
 ——— Type 1 Primary Street Frontage (123-15(a))



* * *

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *



MANHATTAN

* * *

Manhattan Community District 2

Map 1 – [date of adoption]



-  **Inclusionary Housing designated area**
-  **Mandatory Inclusionary Housing Program** *see Section 23-154(d)(3)*
Area 1 - [date of adoption] MIH Program Option 1 and Option 2



Portion of Community District 2, Manhattan

* * *

Basic Information				Residential											Commercial								Manufacturing													Totals			
Site Number	Lot Count	Zoning	Proposed Zoning	Group	Residential Units	Affordable 30 percent	Affordable 25 percent	Affordable 20 percent	Local Retail	Office	Other Commercial	Total Commercial	Warehouse	Industrial	Total Manufacturing	Parking Provided	Total Bicycle Parking Required	Bicycle Parking Required GFA	Residential FAR	Commercial FAR	Manufacturing FAR	Total FAR																	
DBOW ID	Blot	Existing Zoning	Proposed Zoning	Group	ZFA	GFA	ZFA	GFA	ZFA	GFA	ZFA	GFA	ZFA	GFA	ZFA	GFA	ZFA	GFA	ZFA	GFA	ZFA	GFA	ZFA	GFA	ZFA	GFA	ZFA	GFA	ZFA	GFA	ZFA	GFA	ZFA	GFA	ZFA	GFA			
1	723	1	2,712-33 M1-SB	M1-SB	Projected	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2	3	3	20,577-32 M1-SB	M1-SB	Projected	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
3	2	2	3,066-51 M1-SB	M1-SB	Projected	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4	H	2	4,548-19 M1-SB	M1-SB	Projected	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	C	2	6,973-26 M1-SA	M1-SA	Projected	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	J	2	8,835-45 M1-SB	M1-SB	Projected	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7	M	2	2,943-35 M1-SA	M1-SA	Projected	6,982	6,026	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
8	K	8	18,619-49 M1-SB	M1-SB	Projected	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9	B	3	21,348-44 M1-SB	M1-SB	Projected	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10	10	3	15,830-47 M1-SB	M1-SB	Projected	0	0	0	0	0	0	0	0	0	0	0	0	0	16,094	18,084	16,094	18,084	16,094	18,084	16,094	18,084	16,094	18,084	16,094	18,084	16,094	18,084	16,094	18,084	16,094	18,084	16,094	18,084	
12	17	1	8,905-91 M1-SB	M1-SB	Projected	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
13	21	1	5,375-09 M1-SB	M1-SB	Projected	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
14	68	1	3,189-85 M1-SB	M1-SB	Projected	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
15	71	1	1,875-18 M1-SB	M1-SB	Projected	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
16	12	1	2,413-04 M1-SA	M1-SB	Projected	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
26	180	1	16,723-10 M1-SB M1-SA	M1-SB	Projected	6,701	7,702	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
28	1	1	4,683-37 M1-SB	M1-SB	Projected	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
29	1	1	2,241-48 M1-SB	M1-SB	Projected	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
24	120	1	2,899-29 M1-SB	M1-SB	Projected	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
25	142	1	3,443-30 M1-SB	M1-SB	Projected	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
26	6	1	3,424-40 M1-SB	M1-SB	Projected	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
27	149	1	6,265-00 M1-SB	M1-SB	Projected	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
28	4H-67	2	5,351-00 M1-SB	M1-SB	Projected	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
30	CV	5	6,838-18 M1-SB	M1-SB	Projected	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
31	31D	4	6,222-20 M1-SB	M1-SB	Projected	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
32	C1	1	6,268-73 M1-SB	M1-SB	Projected	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL			22,980 26,163	32	0	0	0	0	102,324	184,738	207,876	34,710	39,000	321,176	361,628	4,450	5,000	16,094	18,084	20,644	23,064	39,733	0	240	4	48	1	56											
AA	11	1	2,496-88 M1-SB	M1-SB	Potential	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
AAA	109	1	3,749-29 M1-SA	M1-SB	Potential	0	0	0	0	8,900	10,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BB	23	1	2,752-58 M1-SB	M1-SB	Potential	5,235	6,016	6	1	2,986	2,986	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BBB	111	1	2,714-41 M1-SA	M1-SB	Potential	0	0	0	0	2,002	2,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CC	24	1	6,157-19 M1-SB	M1-SB	Potential	0	0	0	0	9,487	9,660	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CCB	2	2	3,439-37 M1-SA	M1-SB	Potential	2,086	2,375	2	0	3,915	3,950	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
CC	116	1	1,932-42 M1-SB	M1-SB	Potential	0	0	0	0	5,340	6,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
CCC	6	3	5,096-24 M1-SB	M1-SB	Potential	0	0	0	0	12,556	14,558	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
D	25	1	2,622-51 M1-SB	M1-SB	Potential	0	0	0	0	2,113	2,375	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
DD	123	1	1,918-88 M1-SA	M1-SB	Potential	3,457	3,974	4	0	1,830	1,832	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
DDD	P	2	12,416-30 M1-SB	M1-SB	Potential	0	0	0	0	3,800	4,270	0	0	32,073	36,038	35,874	40,308	0	2,021	2,271	0	0	0	0	2,021	2,271	0	0	0	0	0	0	0	0	0	0	0	0	
EE	1	2	3,717-07 M1-SA	M1-SB	Potential	0	0	0	0	2,596</																													

Site Number	DWSO ID	Site ID	Lot Count	Zoning Lot Area	Zoning		Group	Residential		Residential Units			Affordable		Local Retail		Office		Total Commercial		Total Bicycle Parking Required	Bicycle Parking Required GFA	Residential FAR	Commercial FAR	Total FAR
					Existing Zoning	Proposed Zoning		ZFA	GFA	20 percent	25 percent	30 percent	ZFA	GFA	ZFA	GFA	ZFA	GFA							
1	Q	4	7,672.35	M1-SB	M1-6/R10	Projected	75,786	86,997	91	20	25	30	2,081	2,452	0	0	2,081	2,452	49	675	9.88	0.37	9.88		
2	C	3	20,627.32	M1-SB	M1-5/R9X	Projected	180,589	207,593	212	43	53	64	17,658	20,527	0	0	17,658	20,527	104	1,560	8.90	0.87	9.67		
3	H	2	3,086.61	M1-SB	M1-5/R9X	Projected	26,840	30,860	31	7	8	10	148	236	-1,646	-1,850	-1,499	-1,614	15	225	8.70	-0.49	8.21		
4	F	2	4,548.19	M1-SB	M1-6/R10	Projected	49,315	56,699	58	12	15	18	1,051	1,283	-4,730	-5,315	-3,680	-4,032	29	435	10.84	-0.81	10.03		
5	L	2	6,613.55	M1-SA	M1-6/R10	Projected	46,707	53,688	54	11	14	17	-1,176	-1,180	28,080	31,555	26,904	30,375	30	450	7.06	4.07	11.13		
6	J	2	4,835.45	M1-SB	M1-6/R10	Projected	52,972	60,896	62	13	16	19	-3,099	-3,373	0	0	-3,099	-3,373	31	465	10.95	-0.64	10.31		
7	M	2	2,943.95	M1-SA	M1-6/R10	Projected	25,730	29,580	30	8	10	12	180	267	0	0	180	267	19	225	8.74	0.06	8.80		
8	K	2	10,619.40	M1-SB	M1-6/R10	Projected	103,620	119,116	121	26	31	37	1,443	1,661	-504	-564	-361	-440	62	930	9.76	-0.03	9.72		
9	B	3	21,348.44	M1-SB	M1-6/R10	Projected	237,400	272,891	279	56	70	84	-18,397	-20,672	-26,828	-30,144	-26,653	-29,468	140	2,040	11.12	-1.25	9.12		
10	O	5	13,830.47	M1-SB	M1-6/R10	Projected	134,158	154,219	157	32	40	48	0	0	0	0	20,887	23,736	81	1,215	9.70	1.51	11.96		
12	17	1	8,905.91	M1-SB	M1-5/R9X	Projected	37,882	43,550	44	9	11	14	0	0	40,872	45,930	40,872	45,930	26	390	4.25	4.59	9.71		
13	21	1	9,573.69	M1-SB	M1-6/R10	Projected	106,244	122,130	124	25	31	38	3,814	4,501	0	0	3,814	4,501	62	930	11.10	4.00	11.50		
14	28	1	3,189.85	M1-SB	M1-5/R7X	Projected	15,435	17,748	18	4	5	6	-31	30	-2,564	-2,882	-2,596	-2,852	9	135	4.84	-0.81	4.02		
15	71	1	2,375.18	M1-SB	M1-5/R7X	Projected	13,257	15,246	15	3	4	5	-2,384	-2,625	0	0	-2,384	-2,625	7	105	5.58	-1.00	4.58		
16	12	1	2,413.04	M1-SA	M1-5/R7X	Projected	12,952	14,896	15	3	4	5	2,280	2,621	0	0	2,280	2,621	7	105	5.37	0.94	6.31		
20	130	3	15,723.10	M1-SB	M1-5A	Projected	154,688	177,725	173	38	48	57	-1,056	-1,200	17,737	20,044	-9,441	-10,284	96	1,440	9.83	-0.60	9.24		
22	10	1	4,483.57	M1-SB	M1-6/R10	Projected	0	0	0	0	0	0	3,900	4,483	42,508	47,772	46,408	52,255	4	60	0.00	10.35	10.35		
23	9	1	2,841.48	M1-SB	M1-5/R7X	Projected	13,407	15,414	15	3	4	5	2,352	2,704	0	0	2,352	2,704	7	105	4.72	0.83	5.55		
24	120	1	2,885.29	M1-SB	M1-6/R10	Projected	32,095	36,905	37	8	10	12	-330	-306	-4,788	-5,380	-5,119	-5,686	18	270	11.12	-1.77	9.35		
25	142	1	3,443.39	M1-SB	M1-6/R10	Projected	26,814	30,804	31	7	8	10	328	444	-12,691	-14,280	-12,355	-13,816	15	225	7.73	-3.59	4.14		
26	6	1	3,424.40	M1-SB	M1-6/R10	Projected	38,232	43,957	44	9	11	14	2,978	3,424	0	0	2,978	3,424	22	330	11.16	0.87	12.03		
27	149	1	6,265.00	M1-SB	M1-6/R10	Projected	69,286	79,646	81	17	21	25	-5,853	-6,435	-18,067	-20,300	-23,920	-26,735	40	600	11.06	-3.82	7.24		
28	48+67	2	5,261.00	M1-SB	M1-5/R7X	Projected	24,552	28,224	28	6	7	9	-115	-17	-3,560	-4,000	-3,675	-4,017	14	210	4.67	-0.70	3.97		
30(CV)	C5	1	6,636.18	M1-SB	M1-5/R9X	Projected	32,952	37,880	38	8	10	12	-678	-655	-29,663	-33,330	-30,341	-33,985	19	285	4.97	-4.57	0.39		
31(CV)	C4	1	6,222.20	M1-SB	M1-5/R7X	Projected	36,312	41,744	42	9	11	13	-445	-382	-39,338	-44,200	-39,763	-44,582	21	255	5.84	-6.39	-1.26		
32(CV)	C1	1	6,298.73	M1-SB	M1-5/R7X	Projected	24,820	28,530	29	6	8	9	158	306	-26,599	-29,887	-26,441	-29,581	14	210	3.94	-4.20	-0.26		
TOTAL							1,571,853	1,806,728	1,829	382	475	573	3,705	6,833	-41,781	-46,811	-2,743	-24,022	941	13,875	202	-6	196		
A	11	1	2,496.88	M1-SB	M1-5/R7X	Potential	12,312	14,160	14	3	4	5	2,172	2,497	0	0	2,172	2,497	7	105	4.93	0.87	5.80		
AA	109	1	3,740.23	M1-SA	M1-5/R7X	Potential	17,664	23,212	18	4	5	6	-5,820	-6,459	0	0	-5,820	-6,459	10	150	4.71	-1.55	3.16		
AAA	7	2	3,752.58	M1-SB	M1-5/R9X	Potential	27,720	31,874	32	7	9	10	679	846	0	0	679	846	9	285	7.70	0.18	7.57		
B	23	1	2,714.41	M1-SA	M1-5/R7X	Potential	12,856	14,784	15	3	4	5	286	381	0	0	286	381	7	105	4.74	0.11	4.84		
BB	111	1	6,157.19	M1-SB	M1-5/R9X	Potential	44,381	51,020	52	11	13	16	-9,487	-10,660	0	0	1,348	1,654	27	405	7.21	0.22	6.70		
BBB	D	2	3,439.37	M1-SA	M1-5/R7X	Potential	14,705	16,908	17	4	5	6	2,235	2,589	0	0	2,235	2,589	9	135	4.28	0.65	4.93		
C	24	1	4,613.39	M1-SA	M1-5/R7X	Potential	21,888	25,160	25	5	7	8	374	521	0	0	374	521	12	180	4.74	0.08	4.83		
CC	116	1	1,932.42	M1-SB	M1-5/R9X	Potential	17,744	20,406	20	4	5	6	-5,340	-6,000	0	0	-5,340	-6,000	10	150	9.19	-2.76	6.42		
CCC	R	3	5,496.24	M1-SB	M1-5/R7X	Potential	30,156	34,664	35	9	11	13	-12,956	-14,558	0	0	-12,956	-14,558	25	549	5.49	-2.36	4.00		
D	25	1	2,622.51	M1-SB	M1-5/R7X	Potential	12,184	14,008	14	3	4	5	58	121	0	0	58	121	7	105	4.65	0.02	4.67		
DD	123	1	1,918.88	M1-SA	M1-5/R7X	Potential	7,963	9,156	9	3	3	3	-1,630	-1,832	0	0	-1,630	-1,832	6	90	4.15	-0.85	3.30		
DDD	P	2	12,416.30	M1-SB	M1-5/R9X	Potential	107,956	124,101	127	26	32	39	7,001	8,146	0	0	-25,073	-27,892	64	960	8.69	-2.02	6.51		
E	26	1	2,677.00	M1-SB	M1-5/R7X	Potential	13,219	15,197	15	3	4	5	360	468	0	0	360	468	7	105	4.94	0.13	5.07		
EE	1	2	3,757.97	M1-SA	M1-5/R7X	Potential	18,336	21,080	21	5	6	7	-3,140	-3,443	0	0	-3,140	-3,443	64	960	4.98	-0.84	4.04		
EEE	153	1	12,424.19	M1-SB	M1-5/R9X	Potential	107,424	123,480	126	26	32	38	10,805	12,420	0	0	-19,451	-21,576	10	150	8.65	-1.57	7.08		
F	28	1	3,913.01	M1-SB	M1-5/R9X	Potential	30,601	35,186	36	8	9	11	3,752	4,304	0	0	3,752	4,304	18	270	7.82	0.96	8.78		
FFF	C2	1	8,299.81	M1-SB	M1-5/R7X	Potential	42,701	49,091	50	10	13	15	-126	28	-26,700	-30,000	-26,826	-29,972	25	375	5.14	-3.23	1.91		
G	31	1	3,225.21	M1-SB	M1-5/R7X	Potential	15,463	17,775	18	4	5	6	-95	-37	0	0	-95	-37	9	135	4.79	-0.03	4.76		
GG	92	1	2,019.33	M1-SB	M1-5/R7X	Potential	11,464	13,182	13	3	4	4	-1,335	-1,500	-2,420	-2,720	-3,755	-4,220	6	90	5.68	0.86	3.50		
GGG	H	3	6,515.86	M1-SB	M1-5/R9X	Potential	57,716	66,349	67	14	17	21	-310	-216	-38,083	-42,791	-38,394	-43,007	29	435	8.86	-5.89	2.97		
H	34	1	1,807.40	M1-SB	M1-5/R7X	Potential	10,251	11,790	12	3	3	4	-1,605	-1,804	0	0	-1,605	-1,804	90	1,350	6.07	0.88	4.78		
HH	103	1	2,514.93	M1-SA	M1-5/R7X	Potential	7,626	8,768	9	2	3	4	353	452	0	0	353	452	7	105	3.03	0.14	3.17		
HHH	I	1	8,987.12	M1-SB	M1-5/R9X	Potential	79,288	91,150	93	19	24	28	829	952	0	0	829	952	46	690	8.82	-0.13	8.69		
I	35	1	5,146.23	M1-SB	M1-5/R7X	Potential	28,284	32,514	33	7	9	10	-4,628	-5,200	0	0	-4,628	-5,200	16	240	5.50	-0.90	5.47		
II	75	1	1,826.15	M1-SB	M1-5/R9X	Potential	16,965	19,500	19	4	5	6	-1,602	-1,800	-1,795	-2,017	-3,397	-3,817	9	135	9.29	-1.86	7.43		
J	38	1	3,397.37	M1-SB	M1-5/R9X	Potential	28,944	33,275	34	7	9	11	2,929	3,367	0	0	-275	-233	17	255	8.52	-0.08	8.44		
JJ	86	1	2,555.75	M1-SA	M1-5/R7X	Potential	8,943	10,281	10	3	3	4	369	472	0	0	369	472	7	105	3.50	0.14	3.64		
K	37	1	2,461.16	M1-SA	M1-5/R7X	Potential	11,532	13,260	13	3	4	4	-157	-122	0	0	-157	-122	6	90	4.69	-0.06	4.62		
KK	90	1	5,630.77	M1-SA	M1-5/R7X	Potential	31,613	36,340	37	8	10	12	-11,344	-12,747	0	0	-11,344	-12,747	18	270	5.61	-2.01	4.47		
L	38	1	2,665.40	M1-SA	M1-5/R7X	Potential	13,491	15,516	15	3	4	5	-352	-335	0	0	-352	-335	7	105	5.06	-0.13	4.93		
LL	94	1	2,491.04	M1-SB	M1-5/R9X	Potential	19,677	22,620	23	5	6	7	-1,227	-1,322	0	0	-1,227	-1,322	11	165	7.90	-0.49	7.41		
M	40	1	2,493.99	M1-SA	M1-5/R7X	Potential	12,952	14,896	15	3															

BBL	Old Site ID	DSOW ID	BBL	Old Site ID	DSOW ID
1005310041	Q	1	1004750003	R	CCC
1005310042	Q	1	1004750004	R	CCC
1005310043	Q	1	1004750059	25	D
1005310044	Q	1	1005160025	123	DD
1005310017	G	2	1002290004	P	DDD
1005310052	G	2	1002290005	P	DDD
1005310056	G	2	1004960018	26	E
1005220041	F	3	1005160034	I	EE
1005220043	F	3	1005160035	I	EE
1002340009	H	4	1005440005	153	EEE
1002340011	H	4	1005450014	28	F
1002270020	L	5	1004740026	C2	FFF
1002270022	L	5	1004750019	31	G
1002270006	J	6	1004820026	92	GG
1002270007	J	6	1004840003	C3	GGG
1002270001	M	7	1004960009	34	H
1002270002	M	7	1004990006	103	HH
1002090021	K	8	1005290069		HHH
1002090026	K	8	1002290015	35	I
1002080013	B	9	1002300044	75	II
1002080019	B	9	1005440072	36	J
1002080020	B	9	1005130033	86	JJ
1002070005	O	10	1005140004	37	K
1002070006	O	10	1004860017	90	KK
1002070007	O	10	1005010003	38	L
1002070008	O	10	1004830008	94	LL
1002070010	O	10	1004850024	40	M
1005450048	17	12	1004740014	96	MM
1005310037	21	13	1005300031	44	N
1005290035	68	14	1005140024	101	NN
1005100033	71	15	1004747501	46	O
1004850028	12	16	1005130039	105	OO
1004760073	130	20	1005140001	50	P
1004760056	130	20	1004970015	106	PP
1004760057		20	1005160036	55	Q
1004760001	10	22	1005160037	55	Q
1004750061	9	23	1004740019	107	QQ
1002350029	120	24	1005010032	108	RR
1002080004	142	25	1002320003	61	S
1002080001	6	26	1004750022	113	SS
1002070020	149	27	1002320010	64	T
1004820027	67	28	1004750009	118	TT
1004820028	48	28	1004730005	65	U
1005220028	C5	30	1004730007	122	UU
1004960040	C4	31	1002280111	81	V
1004720028	C1	32	1004740032	125	VV
1004820009	11	A	1004980001	82	W
1004880030	109	AA	1004830014	154	WW
1002300007	T	AAA	1005130025	88	X
1002300008	T	AAA	1005120017	155	XX
1005150007	23	B	1005020031	102	Y
1005310003	111	BB	1005000016	E	YY
1004870028	D	BBB	1005000017	E	YY
1004870029	D	BBB	1004880023	104	Z
1004870018	24	C	1002300003	S	ZZ
1004830029	116	CC	1002300004	S	ZZ
1004750001	R	CCC			