

Proposal at a Glance

Expand Housing

Add housing & require affordable housing in centrally located, transit-rich neighborhoods with good jobs and services

Support the Arts

Sustain SoHo/NoHo's cultural legacy by promoting public presence of the arts in and around SoHo/NoHo

Strengthen Mixed-Use

Establish modern mixed-use zoning that strengthens SoHo/NoHo's status as a regional hub for jobs and commerce

Build Contextually

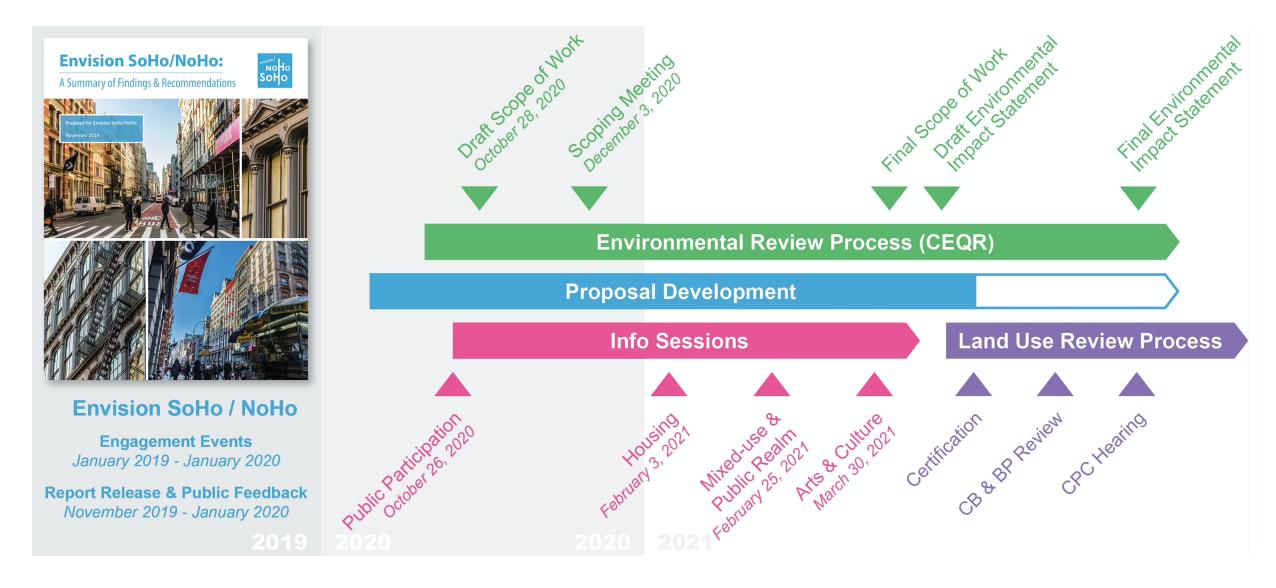
Accommodate growth within **contextual envelopes** that encourage good design and respond to historic character

Improve Public Realm

Continue collaboration with DOT, DSNY, and local stakeholders to explore **public realm improvement strategies**



Neighborhood Planning Process





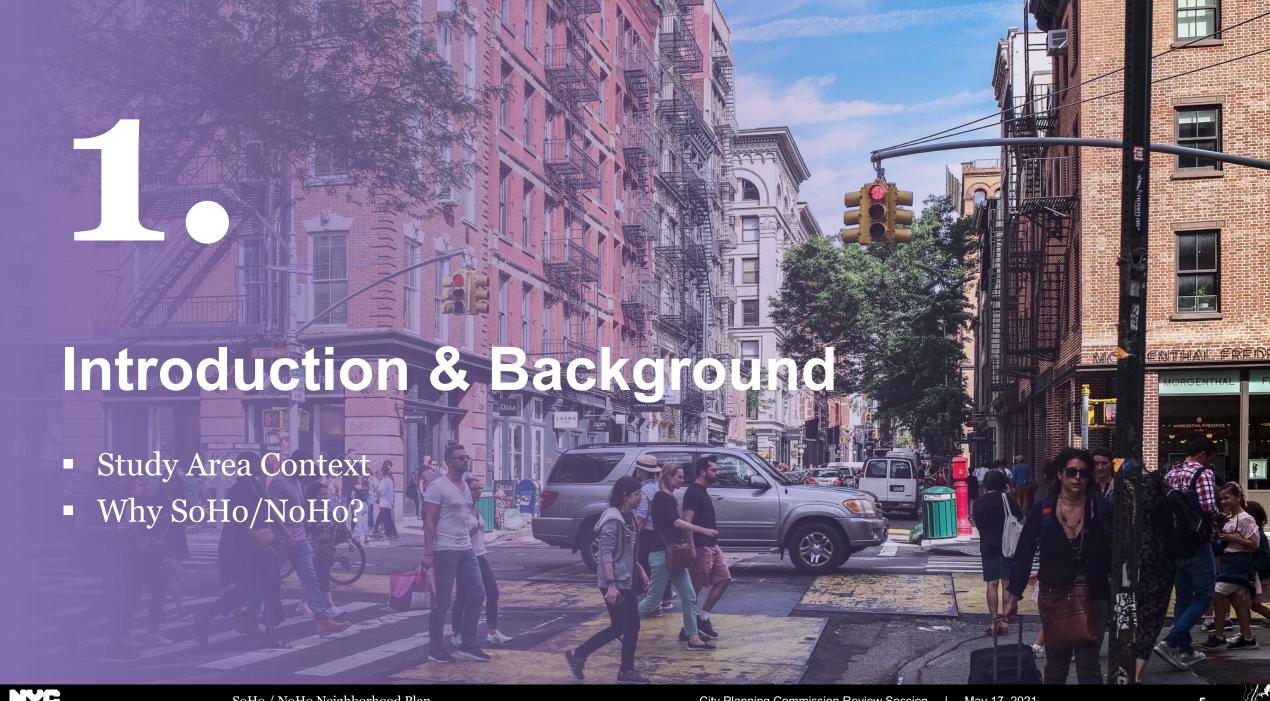
Agenda













Study Area

SoHo/NoHo, Manhattan CD 2

Centrally located

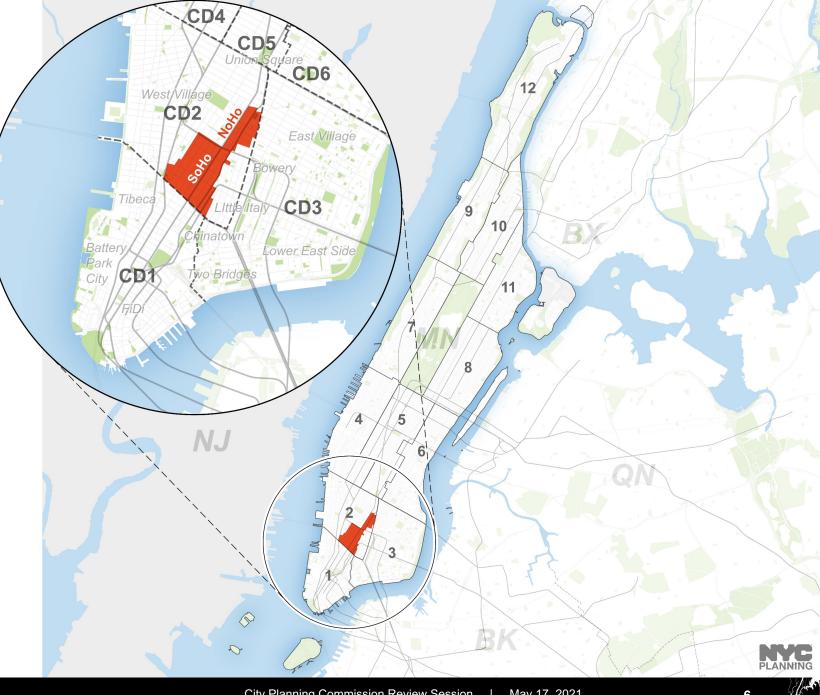
Exceptional transit access (10 stations on N/Q/R/W, B/D/F/M, A/C/E, J/Z, 1, 6 subway lines)

Dynamic mixed-use neighborhoods with live-work traditions

Five-decade old manufacturing **zoning** (M1-5A/M1-5B established in 1971)

Iconic cast-iron architecture protected by six historic districts

Unique history and cultural identity



Exceptional Transit











Introduction & Background

Unique History & Cultural Identity







Flickr: Professor Bop

1820s

1860s

1950

1970

1990

2000

2010

2020

Residential

Commerce, **Entertainment, & Industry**

Artist live-work

Loft-living

Mixed-use neighborhoods

Post-Civil War - mid-20th c.

Apparel/textile manufacturing, warehousing & wholesale center 1960's - 1970's

Archives of American Art,

Artist live-work gaining legal status

1980's

Increasingly popular loft-living

1990's - present

Dynamic mixed-use district

Mid-20th Century

Shrinking industrial sectors & burgeoning artist live-work community



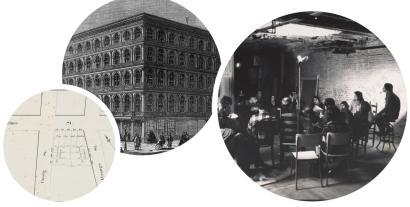






Introduction & Background

Unique History & Cultural Identity









1820s

1860s

1950

1960

1970

1980

1990

The Miriam & Ira D. Wallach Division of Art, Prints & Photographs: Photography Collection, NYPL

2000

2010

2020

Residential

Commerce, Entertainment, & Industry

Post-Civil War - mid-20th c.

Apparel/textile manufacturing, warehousing & wholesale center

Mid-20th Century

Shrinking industrial sectors & burgeoning artist live-work community

Artist live-work

1960's - 1970's

Archives of American Art

Artist live-work gaining legal status

Artist in Residence (A.I.R.) for fire & safety

M1-5A & M1-5B districts established Joint Living-Work Quarters for Artist (JLWQA) as a manufacturing use in Use Group 17D

Loft-living

Manuscripts & Archives Division, NYPL

1980's

Increasingly popular loft-living

Manhattan: Loft Law provided path to legalize residential use

SoHo/NoHo: Occupancy Survey (1983) found 1/3 households had certified artists Mixed-use neighborhoods

1990's - present

Dynamic mixed-use district

~8,000 residents including certified artists and those that are not

Dynamic local economy and cultural sector

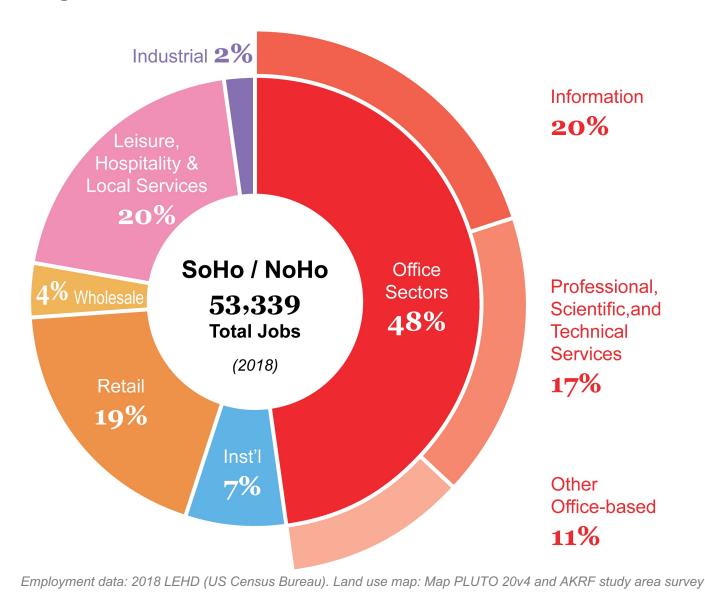
Over 53,000 private sector jobs

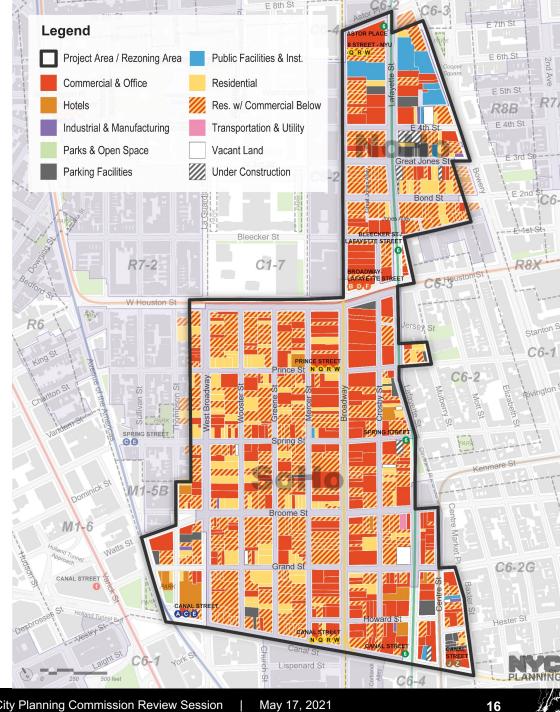
May 17, 2021

Internationally renowned shopping district

Tourist destination with iconic architecture

Dynamic Mixed-Use District







Outdated M1-5A/M1-5B Zoning

Residential: Not permitted

o No affordable housing requirement

Manufacturing / Commercial: 5 FAR

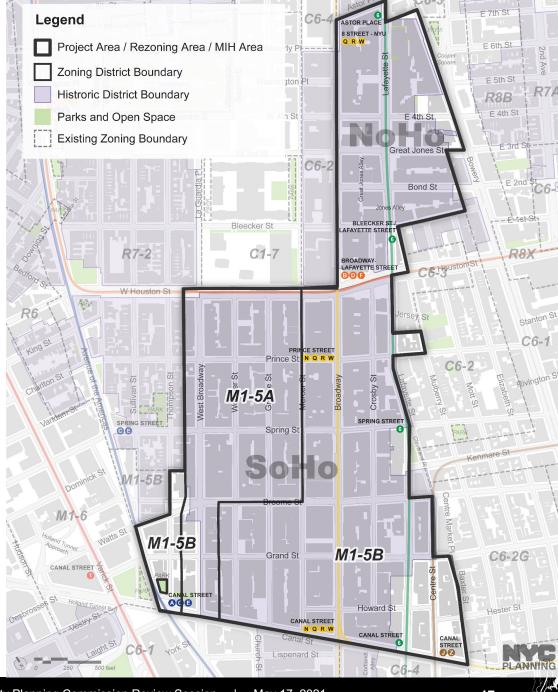
- Ground floors largely restricted to industrial and related uses
- Joint Living Work Quarters for Artist (Use Group 17D JLWQA)
- Community facility: 6.5 FAR
 - Limited range

Standard M1-5 envelope

- Non-contextual
- No height limits
- Street wall height: 85' or 6 stories
- Sky Exposure Plane (SEP)
- Allows sheer-rising towers setback from the street



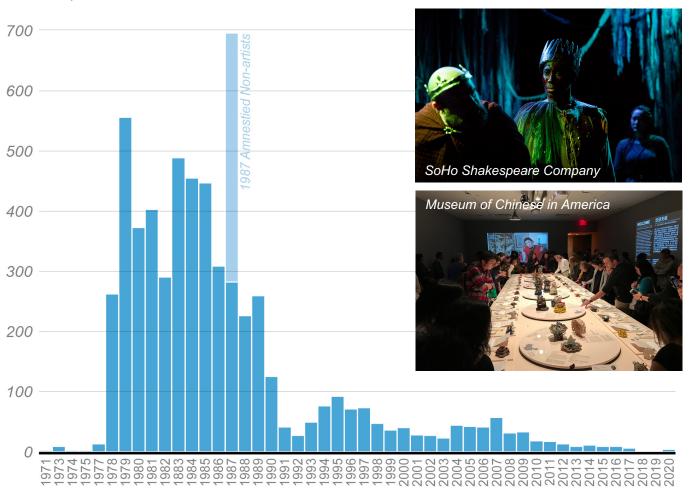


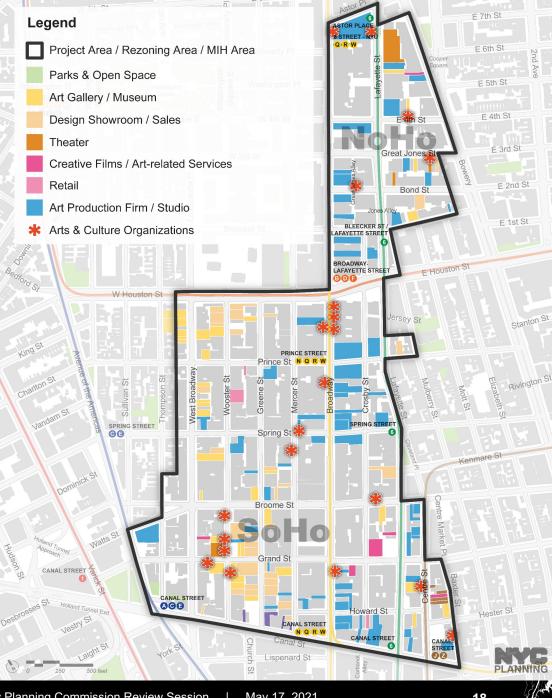


Evolved Creative Landscape

Number of Artists Certified for JLWQA

Source: Department of Cultural Affairs





Economic Engine

Regional hub for jobs & commerce

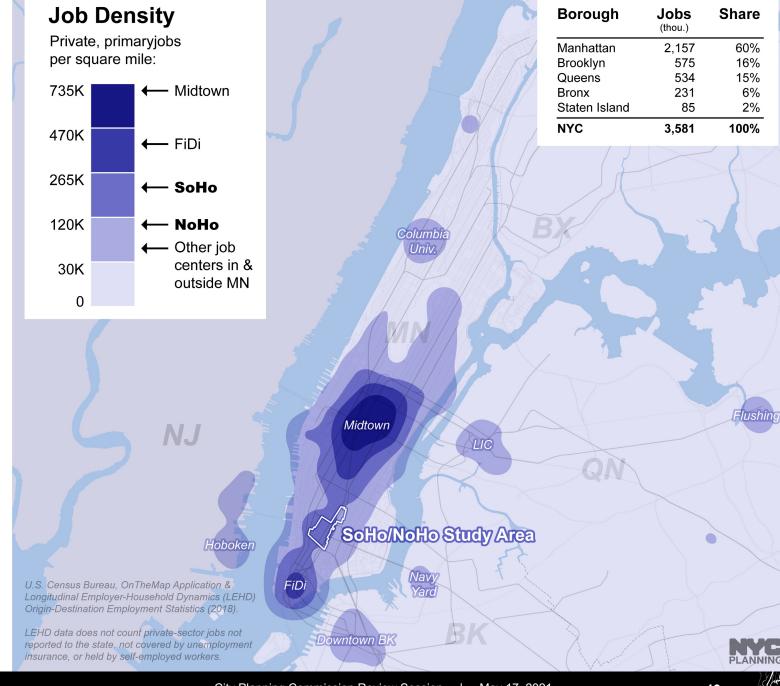
High job density

- 53,000+ private sector jobs concentrated in SoHo/NoHo
- Home to small- to medium-sized firms

Major shopping district

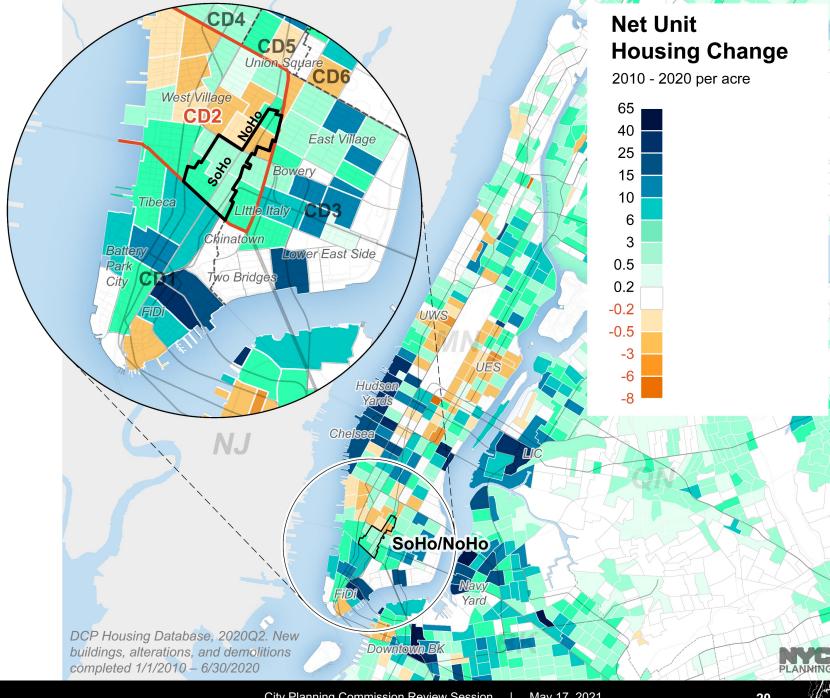
- o \$3.1 billion consumer spending 2016
- o \$170 million in annual sales tax
- o Ranked #2 in NYC and Top 10 in US in sales

Retail sector data: HR&A retail conditions study (2018). Demographic data: 2010 Census, block-level data aggregated to SoHo/NoHo boundary.



Opportunity-rich but lacking housing

- **Transit-accessible** (10 stations on N/Q/R/W, B/D/F/M, A/C/E, J/Z, 1, 6 subway lines)
- Close to jobs, major institutions & other amenities
- **Housing production** constrained by restrictive zoning and other factors
 - SoHo/NoHo lost or gained little housing in the past decade
 - Manhattan CD2 lagged most of the city's CDs in housing gains (ranked #48 out of 59 CDs)
- No income-restricted affordable housing



Why SoHo/NoHo? Why now?

- ☐ City's fair housing analyses have highlighted the importance of adding housing in opportunity-rich neighborhoods to address inequities
- ☐ Outdated 50-year-old zoning creates unnecessary barriers for businesses, arts and cultural organizations, and residents
- ☐ COVID-19 highlighted consequences of inequities and exacerbated zoning impediments
- ☐ Envision SoHo/NoHo report, culmination of 6+ month public engagement effort, provides foundation for action

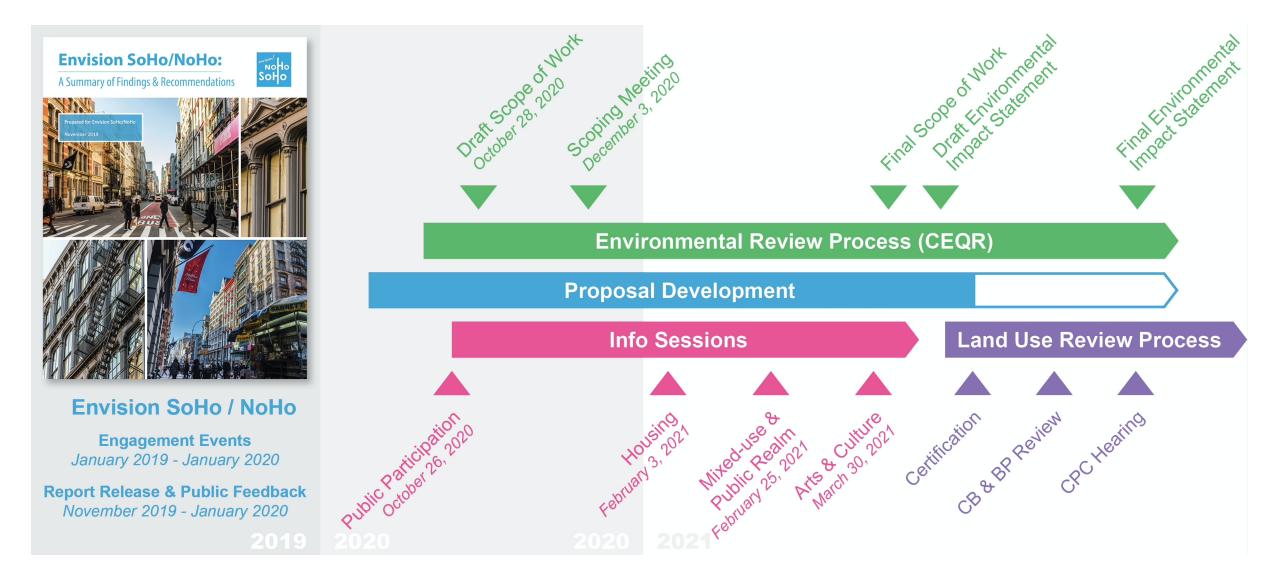








Neighborhood Planning Process



May 17, 2021

Envision SoHo/NoHo Process

Engagement Events

January 2019 – January 2020

8 Public Events		
FEB 6th	Introduction to Process & Key Themes	
FEB 28th	Defining Mixed-Use (non-residential)	
MAR 20th	Living in the Mix (residential & live/work)	
APR 11th	Mixing It Up (non-residential & residential)	
MAY 2nd	Making Mixed-Use Work (tools & strategies)	
JUN 13th	Summary of Recommendations	
JAN 8th	Public Release of Envision SoHo/NoHo Report (2020)	

- 24 Individual Stakeholder Interviews
- 8 Focus Group meetings
- 17 Advisory Group Working Sessions
- **2 CB2 Land Use Committee Meetings**

Online Engagement





















Advisory Group

Broadway Residents Coalition | Pete Davies

Cooper Square Committee | Steve Herrick

Cooper Union | Danielle Cooper Daughtry

Council Member Carlina Rivera | Pedro Carrillo

City Council Land Use Division | Raju Mann, Chelsea Kelley

Landmarks Conservancy | Peg Breen, Andrea Goldwyn*

Lower Manhattan Cultural Council | Diego Segalini

Manhattan Chamber of Commerce | Jessica Walker, Jeffery Brault*

Manhattan Community Board 2 | Carter Booth

New York University | Arlene Peralta, Nichole Huff*

NoHo Business Improvement District | Cordelia Persen

NoHo-Bowery Stakeholders | Zella Jones

NoHo Neighborhood Association | Jeanne Wilcke

NYC Loft Tenants Association | Chuck DeLaney, Alexander Neratoff*

Real Estate Board of New York | Paimaan Lohdi

SoHo Alliance | Sean Sweeney, Bo Riccobono*

SoHo Broadway Initiative | Mark Dicus, Brandon Zwagerman*

SoHo Design District | Dahlia Latif, Michele Varian*









Focus Group Participants

Artist Residents

Elliott Barowitz, Craig Bashear, Mary Clarke, Nancy English, Ara Fitzgerald, Jen Gatien, Rebecca Kelly, David Lawrence, Jim Long, Denise Martin, Susan Meisel, John Rockwell, Phyllis Rosenblatt, Kathleen Row, Ben Schonzeit, Lora Tenenbaum, Gary Tenenbaum, Bruce Williams, Susan Wittenberg

Business Community

David Dartellow (Case Iron Real Estate), James Cavello (Westwood Gallery), Marc Elia (Nike), Andrew Kahn (Cushman & Wakefield), Bari Musacchi (Rubirosa & Baz Bagel), Lionel Ohayon (Icrave), Jill Platner (Jill Platner Jewelry and Sculpture), Jean Marie Salaun (Selima Optique), Scott Sartiano (Broken Coconut), Dave Ugelow (Group Nine Media), Michael Zenreigh (Michael Zenreich Architect)

Commercial Property Owners

Anthony Borelli (Edison Properties), Helen Chiu (Win Restaurant Supplies), Alex & Jonathan Chu (Chu Enterprises), Jordan Claffey (RFP Realty), Jonathan Feldberg (Scholastic), Ken Fishel (Renaissance Properties New York), John Pasquale (PEP Real Estate), Michael Salzhauer (Benjamin Partners), Abe Shnay (SK Development), Gaston Silva (Vornado), Victor Trager (Trager LLC)

Residential Property Owners

Margaret Baisley, Tim Clark, Sharon Ermilio, Kim Lippmann, Caspar Luard, John Peachy, Scott Schnay, Edward Somekh, David Thall, Sarah Walker, Ronnie Wolf





Summary of Findings & Recommendations



Engagement Events

January 2019 – January 2020

8 Public Events	
FEB 6th	Introduction to Process & Key Themes
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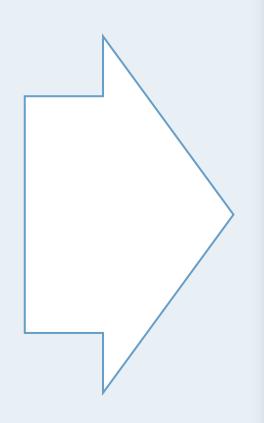
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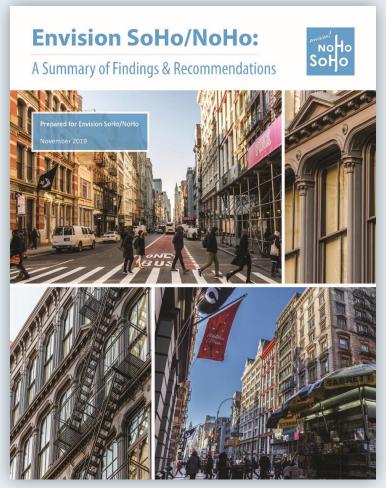
17 Advisory Group Working Sessions

2 CB2 Land Use Committee Meetings

Online Engagement



Report Release & Public Feedback November 2019 – January 2020





Envision SoHo/NoHo Report | Recommendations



Improve Quality of Life

- Alleviate street & sidewalk congestion
- Implement best practices for loading/unloading & the management of commercial deliveries
- Implement best practices for trash pickups & street cleaning
- Maximize opportunities for open space, community space & greenery
- Improve enforcement of zoning rules, building codes & other regulations

Encourage Neighborhood Diversity

- Maintain, enforce & strengthen existing protections for residents including renters & those in rent regulated units
- Support & promote the artist/maker communities while allowing people to live in SoHo/NoHo without artist certification
- Create housing & live-work opportunities on underused land in ways that respect & support neighborhood diversity & character

Promote Economic Vitality

- Promote mixed-use in ways that respect & support neighborhood diversity & character
- Preserve, promote, & create more opportunities for arts, maker & cultural uses
- Foster the small business community by reducing regulatory barriers & providing supportive resources





Planning Goals Informed by Envision SoHo/NoHo



Improve Quality of Life

Encourage Neighborhood Diversity

Promote Economic Vitality







SoHo / NoHo Neighborhood Planning Goals





Planning Goals Informed by Envision SoHo/NoHo



Improve Quality of Life

Encourage Neighborhood Diversity

Promote Economic Vitality

Foster a more equitable, diverse & inclusive SoHo/NoHo

Expand Housing

Support economic resiliency & strengthen mixed-use

Strengthen Mixed-use

Celebrate
SoHo/NoHo's role in
the arts & creative
economy

Support the Arts

Shape future development to enhance historic character

Build Contextually

SoHo / NoHo Neighborhood Planning Goals





Planning Goals Informed by Shared Vision

Expand Housing

- Create opportunities for new housing in new construction & conversions
- Require affordable housing through Mandatory Inclusionary Housing (MIH)
- Retain Joint Living Work Quarters for Artist (JLWQA)
- Accommodate & expand live-work

Strengthen Mixed-use

- Remove impediments for mix of compatible commercial & light manufacturing of uses
- Provide flexibility for business adaptation & new modes of operation
- Preserve significant concentration of office & production space
- Better manage the public realm and advance quality of life improvements

Support the Arts

- Retain Joint Living Work Quarters for Artist (JLWQA)
- Accommodate creative businesses & live-work by artists, artisans & makers
- Create a path to transition existing JLWQAs to residential, paired with provisions to support arts/culture in new ways

Build Contextually

- Guide future development to enhance historic character& neighborhood context
- Contextual zoning to require loft building forms
- Differentiate areas within and outside historic districts
- No tall towers exceeding existing building heights & neighborhood context in and around SoHo/NoHo





Public Information Sessions: Neighborhood Plan Updates



FEB 3 Housing

FEB 25 Public Realm

MAR 30 Arts & Culture

500+ Attendees

Planning goals & upcoming engagement events.

200 Attendees

Strategies for affordable housing presented with the Department of Housing Preservation and Development.

150+ Attendees

Mixed-use zoning and quality of life strategies for residents and businesses presented with the Department of Transportation and Department of Sanitation.

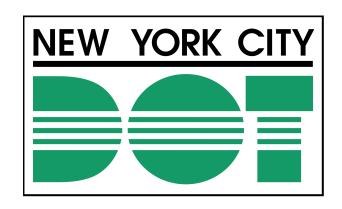
150+ Attendees

Strategies for supporting arts and culture presented with the Department of Cultural Affairs.

Interagency Collaboration





















Proposed Actions

1. Zoning Map Amendment

to replace all or portions of existing M1-5A and M1-5B districts with medium- to high-density mixed-use districts and establish a new Special SoHo-NoHo Mixed Use District (SNX) in the Project Area.

2. Zoning Text Amendment

to establish regulations for the proposed Special SoHo NoHo Mixed-Use District (SNX) and to amend Appendix F of the ZR to apply the Mandatory Inclusionary Housing (MIH) program to the Special District.



Expand Housing

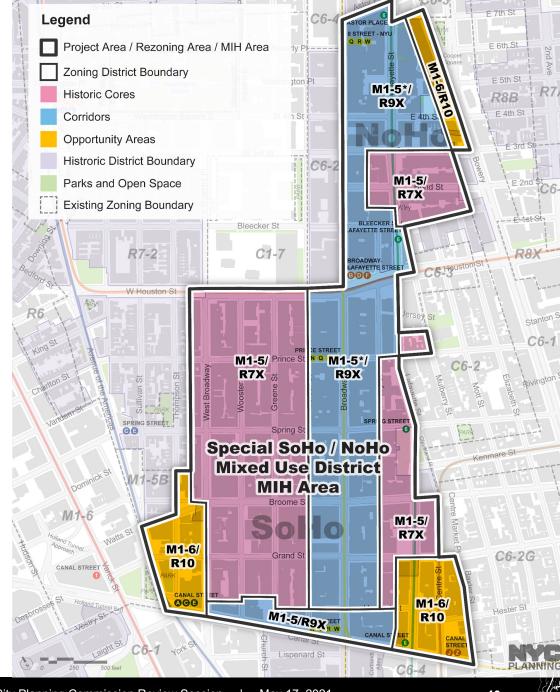
Support the Arts

Strenathen Mixed-use

Build Contextual

Proposed Zoning Overview

- Map paired manufacturing / residential districts to support dynamic mix of residential, commercial, manufacturing, and community facility uses
- Establish a new special district Special SoHo/NoHo
 Mixed-use District & three density tiers
 - > Historic cores
 - Corridors
 - Opportunity areas
- Contextual building envelopes to shape appropriate built forms
- Designate Mandatory Inclusionary Housing (MIH) Area to require permanently affordable housing in SoHo/NoHo for the first time
- Sustain SoHo/NoHo's cultural legacy by promoting public presence of the arts





Housing in SoHo/NoHo

Loft Law Units

(Multiple Dwelling Law Article 7C)

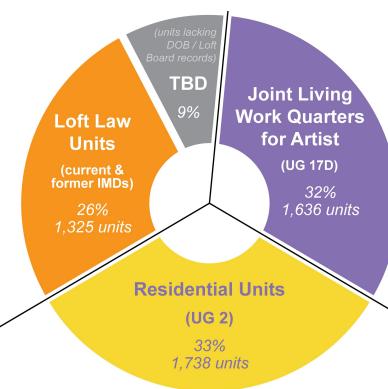
Interim Multiple Dwellings (IMDs)

- Undergoing residential legalization
- Some units subject to Loft Law rent rules

Former IMDs

Source: DOB BIS; Loft Board; PLUTO

- Legalized as residences
- Some units subject to rent regulation (DHCR)



Joint Living Work Quarters for Artist (JLWQA)

- Legalized / converted from former manufacturing lofts
 - Require artist certification by Department of Cultural Affairs
 - Many not occupied by certified artists

Residential Units

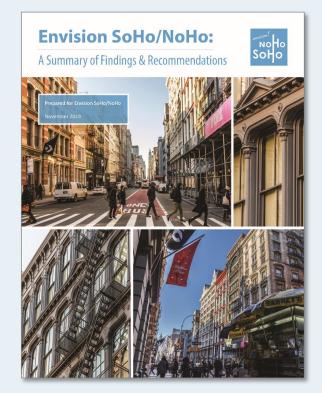
- Converted / constructed units
 - o Via CPC special permits / BSA variances; Market rate
- Pre-existing units (e.g. tenements, rowhouses)
 - Some units subject to NYS Rent Stabilization Laws





Encourage Neighborhood Diversity





Conscious efforts should be made to <u>reconcile the chasm between outdated</u> <u>regulations and the realities of people</u> who reside in the neighborhoods, and to <u>promote more diversity and more equity</u> in SoHo/NoHo.

Support and promote the <u>artist and maker</u> <u>communities</u> while allowing people to live in SoHo/NoHo <u>without artist certification</u>.

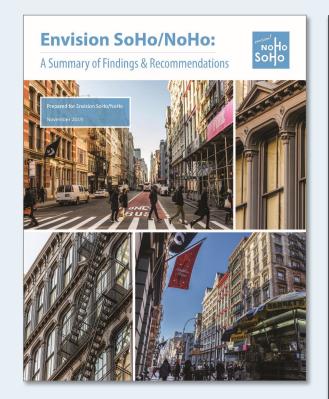
<u>Create housing and live-work</u> <u>opportunities</u> on underused land in ways that respect and support neighborhood diversity and character.

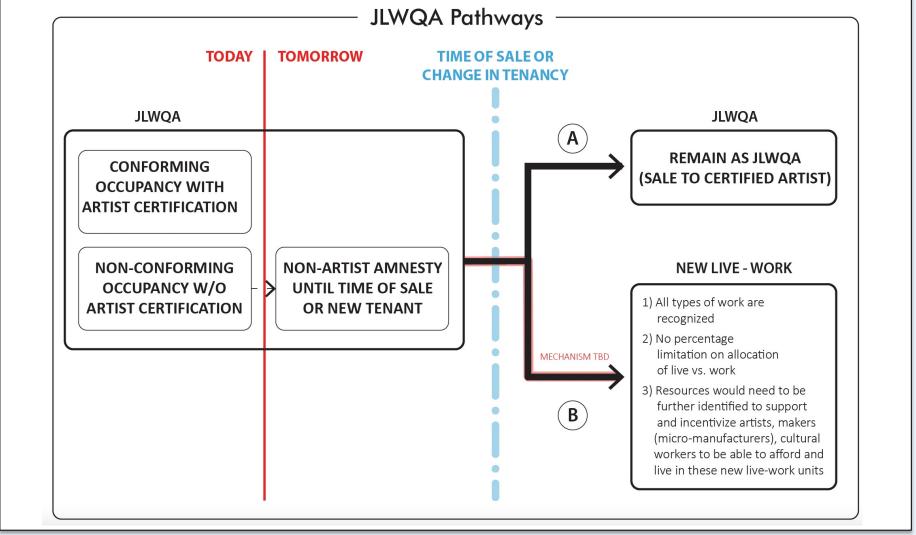




Encourage Neighborhood Diversity









Expand Housing

Support the Arts

Housing and Live-Work

Joint Living Work Quarters for Artist (JLWQA)

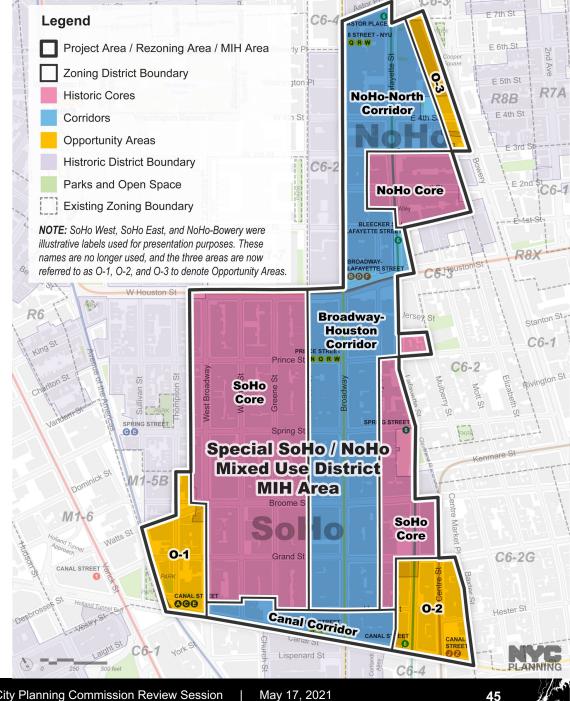
- Continue to allow existing JLWQA
- Option to transition to residential, paired with SoHo/NoHo Arts Fund contribution

Residential as-of-right with MIH

- New construction
- Commercial-to-residential conversions

Expanded home occupation provisions to accommodate existing and evolved live-work modes

- Up to 49% of dwelling units
- Expanded range of home occupations
- More inclusive
- Reflect new realities since COVID-19
- Applicable to all new and converted residential units





Expand Housing

upport the Arts

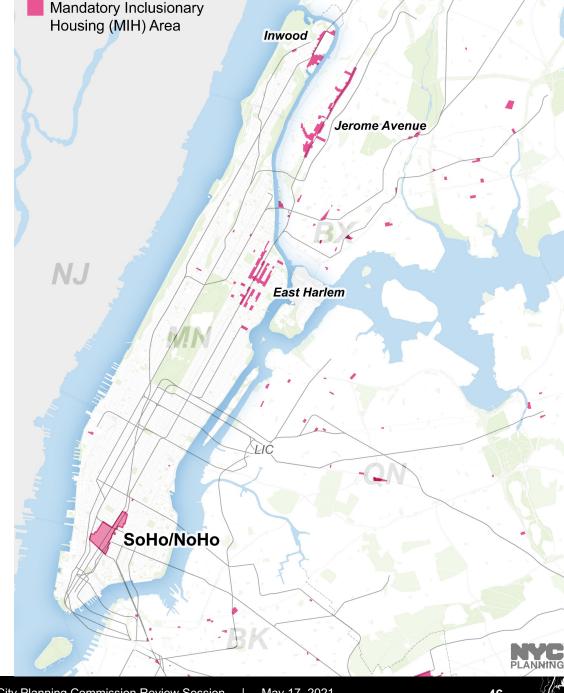
Strengthen Mixed-use

Build Contextua

Mandatory Inclusionary Housing (MIH)

Designate Mandatory Inclusionary Housing (MIH) Area to require permanently affordable housing

- First MIH area in Manhattan Community District 2
- First MIH area with significant overlap with historic districts
- Will be one of the largest MIH areas in the city
- Between 25% and 30% of new residential floor area would be required to be permanently affordable and available to residents at a range of income levels.



Expand Housing

Support the Arts

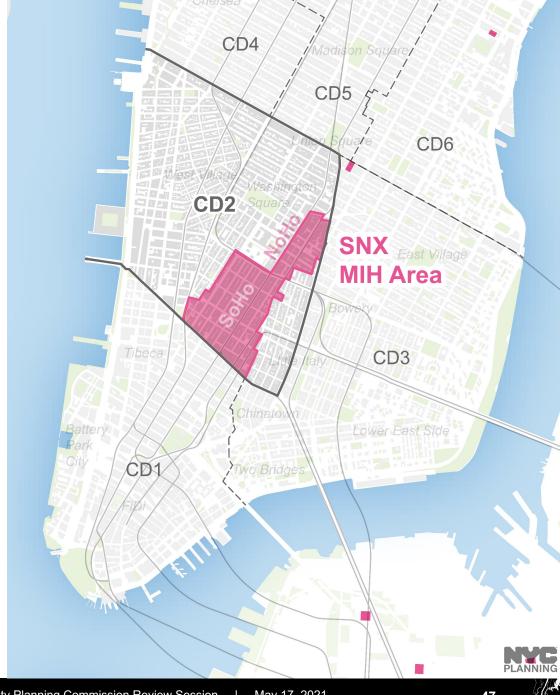
Strengthen Mixed-use

Build Contextual

Mandatory Inclusionary Housing (MIH)

Proposed MIH Options in SoHo/NoHo:

- **Option 1:** 25% of residential floor area must be for affordable housing units for residents with incomes averaging 60% AMI (\$61,440 per year for a family of three)
- **Option 2:** 30% of residential floor area must be for affordable housing units for residents with incomes averaging 80% AMI (\$81,920 per year for a family of three)



Housing Types in NYC

Туре	Description	Rent / Affordability Regulation	Presence in SoHo/NoHo?
Unregulated/ Private Market	Privately-owned housing that is sold / leased at market-rate	N / A	Yes
	Privately-owned housing that may be affordable to some families (a.k.a. "naturally-occurring affordable housing")	N / A	No
Public Housing*	Publicly-owned and operated housing managed by the New York City Housing Authority (NYCHA)	Income eligibility and rents regulated by NYCHA/HUD	No
Rent-Stabilized/ Rent-Controlled	Privately-owned, multifamily buildings, most often built before 1974, in which tenants are protected from sharp rent increases and have the right to renew their lease.	Rents regulated by NYS Rent Stabilization Law or other NYS laws like the Loft Law	Some (mostly via Loft Law)
Government Assisted / Income-restricted	Privately-owned buildings that receive public subsidy or other benefits in exchange for providing income-restricted housing with affordable rents .	Income eligibility and rents governed by a regulatory agreement with the owner	No
Rental Assistance	Federal, State, and City programs which pay for all or part of the rent on behalf of a tenant. (e.x. Housing Choice Vouchers (Section 8), CityFHEPS)	Income eligibility and rents regulated depending on voucher source.	Likely No

^{*} Includes PACT Developments which is publicly-owned housing converted to more stable funding through the PACT (Permanent Affordability Commitment Together) Program.



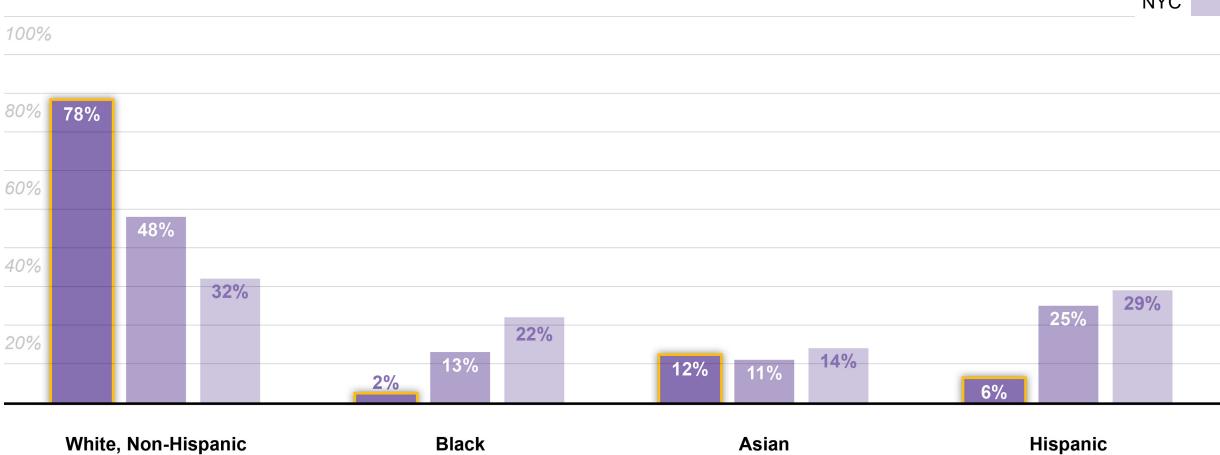


SoHo/NoHo Study Area

Manhattan

NYC

Race and Ethnicity



Source: 2010 Census, Tables P2, P12, P21, P29, H4, H5, H13, and H17; block-level data. Manhattan blocks split by the Study Area boundary were proportionally allocated based on the number of residential units in parcel-level PLUTO data.





Expand Housing

Support the Arts

Strengthen Mixed-use

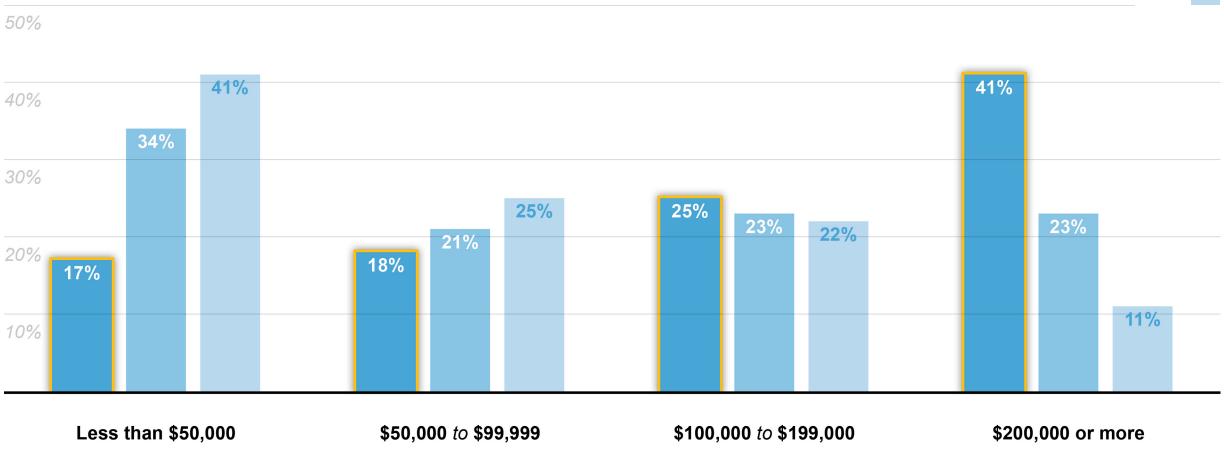
Build Contextually

SoHo/NoHo Study Area

Manhattan

NYC

Household Income Distribution



Source: NYC Department of City Planning-Population Division, American Community Survey, 2015-2019

Manhattan Block Groups 45001, 47002, 49001, and 55021 were aggregated to approximate the SoHo/NoHo Study Area





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Expand Housing

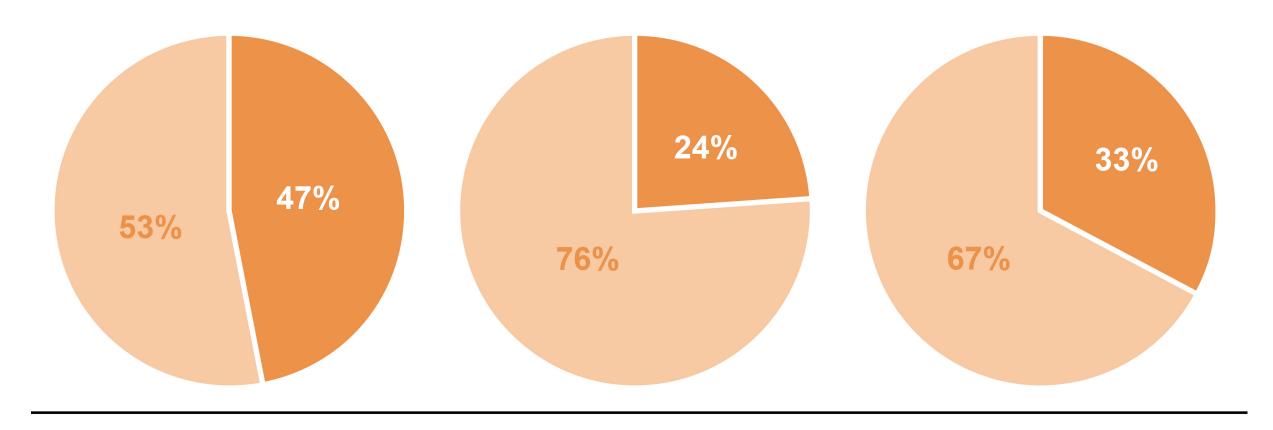
Support the Arts

Strengthen Mixed-u

Build Contextually

Owners Renters

Renters vs Owners



SoHo/NoHo Study Area Manhattan NYC

Source: NYC Department of City Planning-Population Division, American Community Survey, 2015-2019
Manhattan Block Groups 45001, 47002, 49001, and 55021 were aggregated to approximate the SoHo/NoHo Study Area





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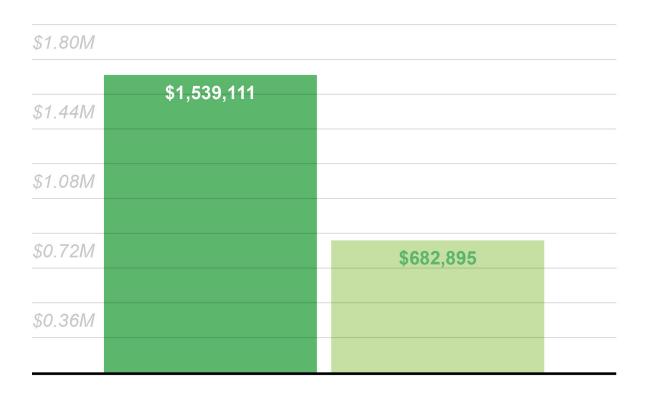
Support the Arts

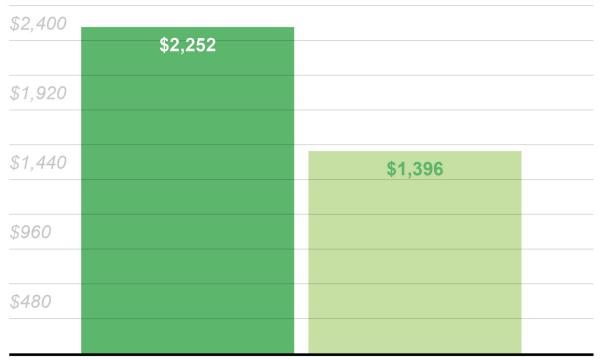
Strenathen Mixed-use

Build Contextually

Manhattan CB-2

Rent & Sales Prices





Median Sales Price | 2020

Gross Rent in 2018 Adjusted Dollars | 2014 - 2018

Source: Street Easy Median Sale Price -- Includes Coops, Condos, and Single-Family Townhouse; American Community Survey 5-Year Estimates, Department of City Planning Population Fact Finder CB2 area includes the following Street Easy Neighborhoods: Soho (which includes Hudson Square), Greenwich Village, West Village, Nolita and Little Italy





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Housing New York Findings & SoHo/NoHo

Implemented a Mandatory Inclusionary Housing (MIH) policy

The most aggressive in the nation — to require permanent, mixed-income affordable housing in all areas rezoned for residential growth. Through our partnership with the City Council, as of March 2016, as New York City grows, renters are guaranteed that a portion of homes will be <u>permanently</u> affordable.

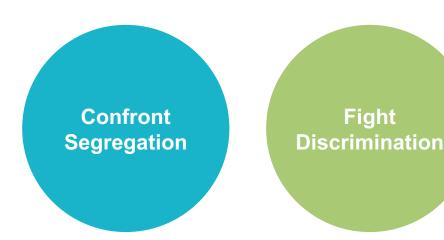




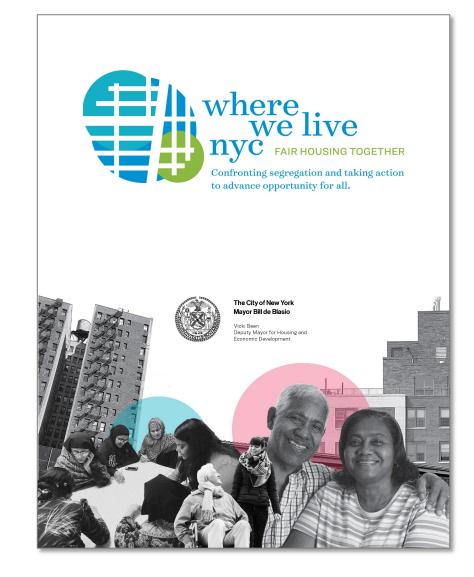


Where We Live Findings & SoHo/NoHo

- Plan includes six goals with associated strategies and actions to fair housing.
- Includes a set of strategies to increase housing opportunities, particularly for low-income New Yorkers, in amenity-rich neighborhoods.
- 2.1.3 Advancing proposals for neighborhood rezonings in Gowanus and SoHo/NoHo to expand the housing stock, add new affordable housing, and increase neighborhood diversity, among other neighborhood planning objectives.



Take action to advance opportunity for all







Expand Housing

Support the Arts

Strengthen Mixed-use

Build Contextually

SoHo/NoHo Constraints & Opportunities

CONSTRAINTS

- Zoning prohibits residential use
- Lack of City-owned land to build 100% affordable housing
- Lack of existing income-restricted affordable housing
- High land costs and market rents make affordable housing financing tools such as loans and tax incentives infeasible

OPPORTUNITIES

- Rezone to allow housing (incl. infill developments and conversions)
- Continue to identify opportunities on publicly-owned sites within SoHo/NoHo and in CD2
- Work with DCP, DOB, and HCR to identify rent-regulated homes and ensure consistent enforcement
- Require permanent affordable housing via MIH on private development sites





Zoning Proposal Expand Housing

MIH in SNX | Unique Conditions

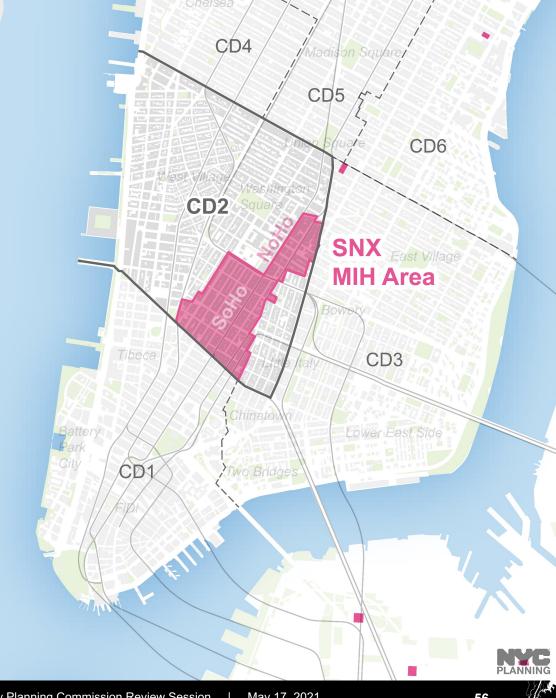
Targeted adjustments in SoHo/NoHo's unique built and regulatory context

New developments & enlargements

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

Conversions

Challenges to configure affordable units with appropriate layouts and unit types in existing loft buildings

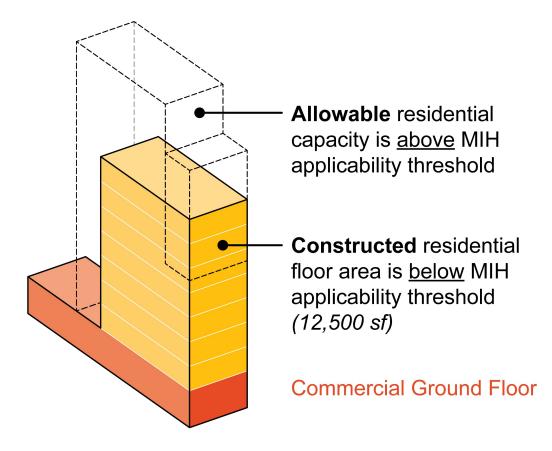


MIH in SNX | Developments & Enlargements

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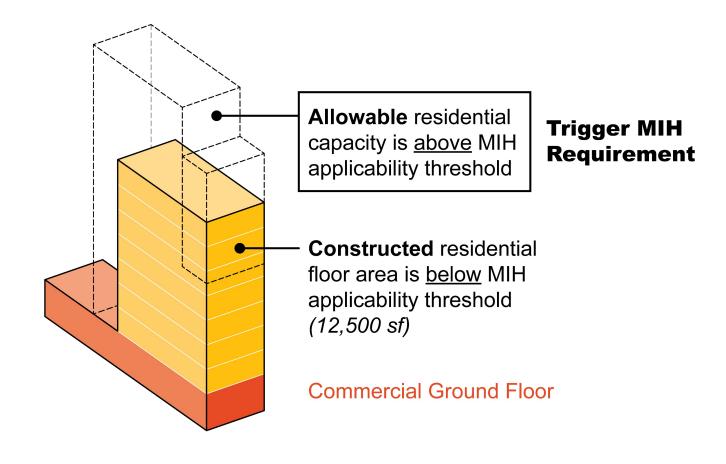
MIH in SNX | Developments & Enlargements

New developments & enlargements

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Proposed MIH applicability adjustment

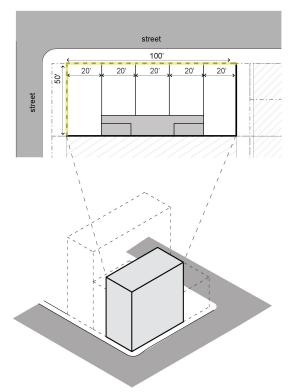
- Address unique physical and regulatory context
- Eliminate incentives of under-building
- MIH applies to any zoning lot with 12,500 sf of residential capacity



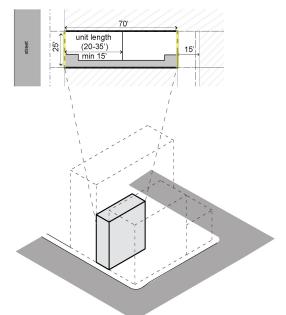




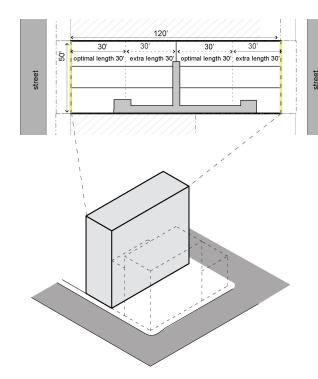
MIH in SNX | Conversions



CORNER LOTS



INTERIOR LOTS



THROUGH LOTS



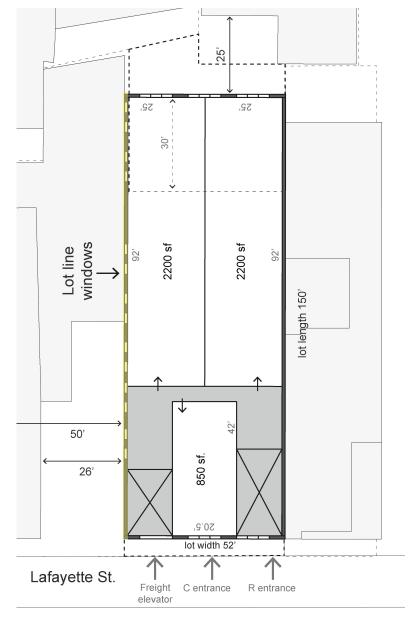






MIH in SNX | Conversions

- Address challenges and inefficiency of on-site unit provision in physically constrained conversions
- Make payment-in-lieu option available for conversions, if BSA finds that the existing building configuration imposes constraints, including:
 - o Deep, narrow or otherwise irregular floorplates
 - o Limited opportunities to locate legally required windows
 - Pre-existing circulation or structural column systems resulting in practical difficulties in configuring MIH floor area into apartment sizes and bedroom mixes per MIH guidelines



Interior lot example

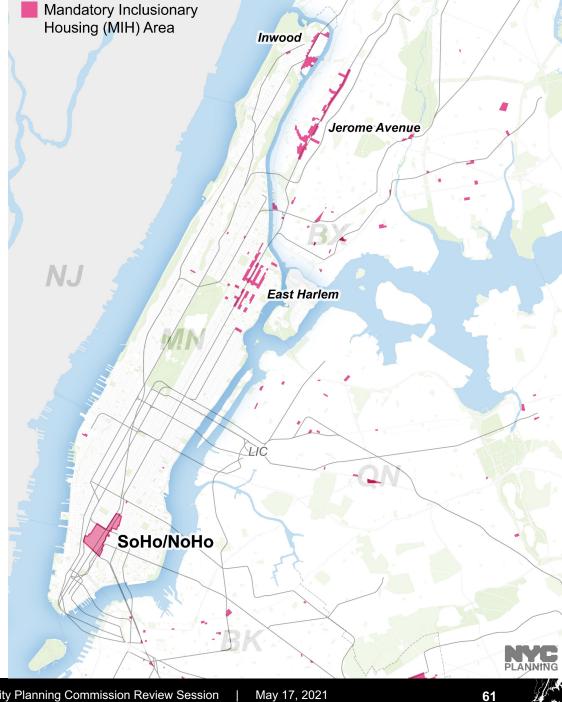




MIH in SNX | Summary

Targeted adjustments in SoHo/NoHo's unique built and regulatory context

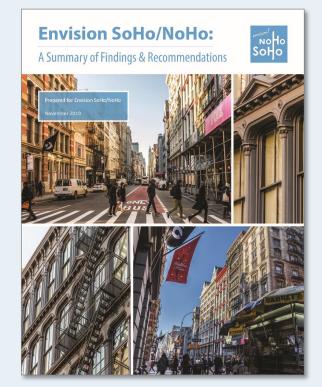
- **New developments & enlargements**
 - o Applicability adjustment to address under-building
- **Conversions**
 - BSA special permit to allow payment-in-lieu option on physically constrained sites





Cultural Identity and the Arts





<u>Maintain JLWQA as a permitted use</u> and allow for the creation of new types of units and buildings so that <u>art-making/maker-uses can continue to coexist with other uses and residents</u>.

Develop <u>pathways to legalize non-artist residents</u> in SoHo/NoHo.

Explore ways to <u>affirm SoHo/NoHo's</u> art heritage and cultural assets

Identify additional resources to support and promote the artist community

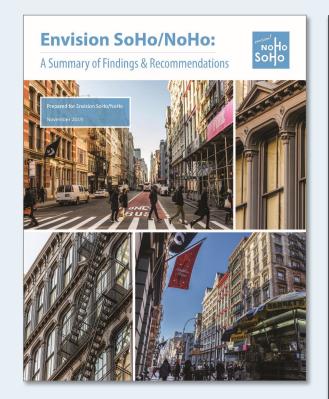
Leverage the business and not-forprofit communities to reactivate underused spaces

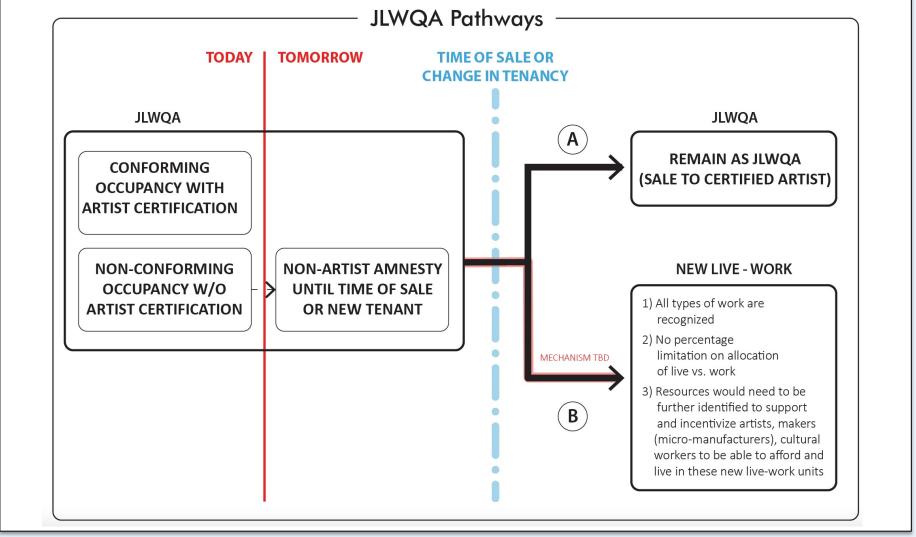




Encourage Neighborhood Diversity









Expand Housing

Support the Arts

Strenathen Mixed-use

Build Contextually

SoHo-NoHo Arts Fund

Existing Joint Living Work Quarters for Artist (JLWQA)

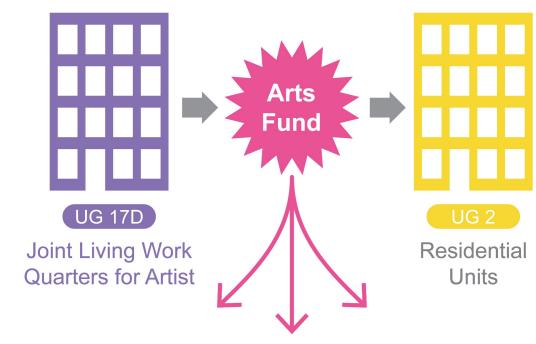
- Option A: remain as is; or
- Option B: transition to residential with SoHo-NoHo Arts Fund contribution

Process (DCP / DOB / DCLA)

- Chairperson certification
- Fund allocated by Department of Cultural Affairs (DCLA) or nonprofit designee

Contribution Rate

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



Allocated under DCLA oversight towards arts and cultural programming & facilities









Support the Arts

Arts Fund | Potential Opportunities

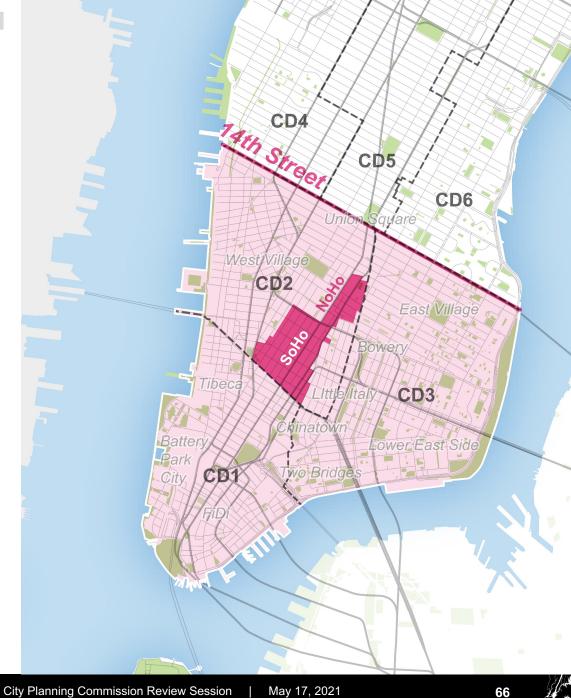
What is it for?

Programming, projects and facilities that promote the public presence of the arts within the Special District and surrounding neighborhoods

Who is eligible?

Applicants & projects based in Lower Manhattan (Prioritizing historically under-resourced areas)

- Arts and cultural nonprofits and not-for-profit corporations
- Unincorporated arts collectives
- Individual artists



















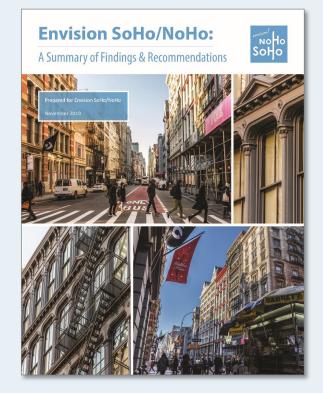






Promote Economic Vitality





Economic vitality should <u>recognize the important economic role</u> of the neighborhoods' many commercial activities [...] and encourage a <u>vibrant and diverse</u> <u>ground floor landscape</u> that <u>enhances the quality of life</u> for residents.

Continue to allow art-making and maker uses such as JLWQA, art studios, and artisanal manufacturing while <u>making it easier for a diverse range of art, culture, and maker uses to evolve and expand in place</u>.

Explore parameters for <u>hybrid uses</u> that would accommodate a wider range of difference uses in a single space.

Specify, allow and incentivize scarce
neighborhood uses that aim to serve
the community

Provide <u>predictable zoning rules that support small businesses</u> such as independent retail and local services of appropriate neighborhood scales.



Expand Housing

Support the Arts

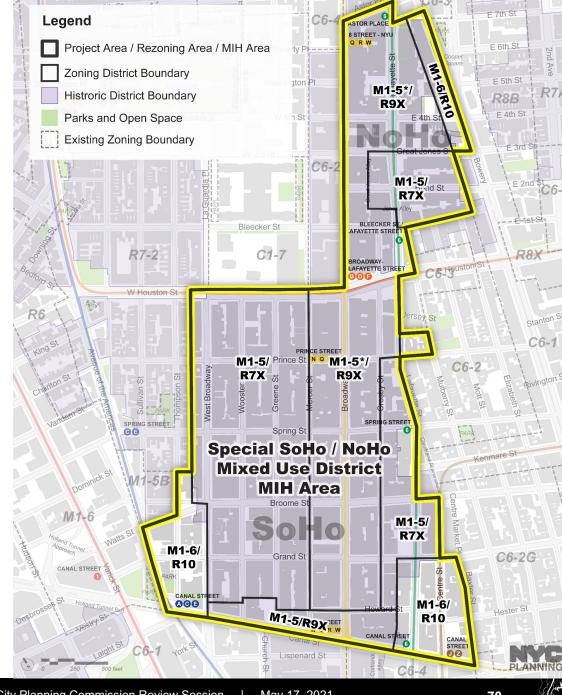
Strenathen Mixed-use

Build Contextua

Permitted Uses

Map paired manufacturing / residential districts and apply mixed use regulations (M1 districts paired with residential districts)

- Residential use (with flexible live-work provisions)
- Light manufacturing uses (incl. existing Joint Living Work Quarters for Artists)
- Wider range of commercial uses, including
 - Retail of varied types and sizes
 - Food and beverage
 - Hybrid uses (e.g. maker-retailer)
- Community-oriented uses incl. arts & culture, community facilities, and educational uses.
 - o Schools, libraries, community centers
 - Allow museums / nonprofit galleries / theaters



Expand Housing

Support the Arts

Strengthen Mixed-use

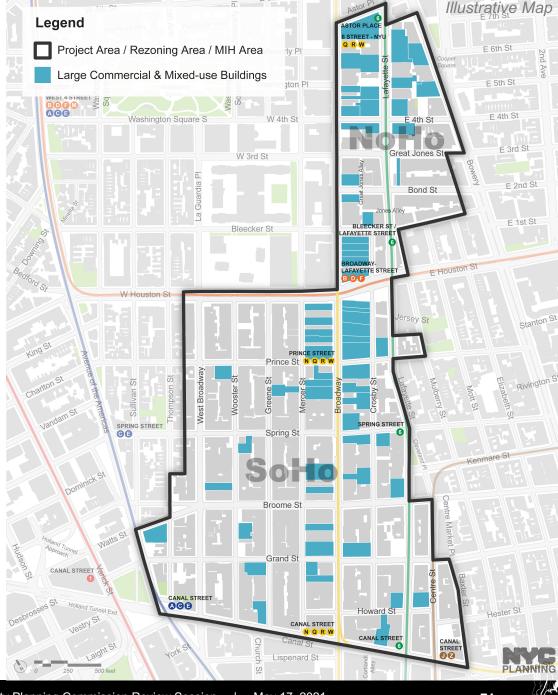
Build Contextually

Preserve Large Buildings for Jobs

Large buildings in SoHo/NoHo (60,000 sf and larger)

- Represent less than 10% of total buildings
- Contain over 50% of the total commercial floor area
- Primary location for jobs





Zoning Proposal Expand Housing Support the Arts Strengthen Mixed-use Build Contextual

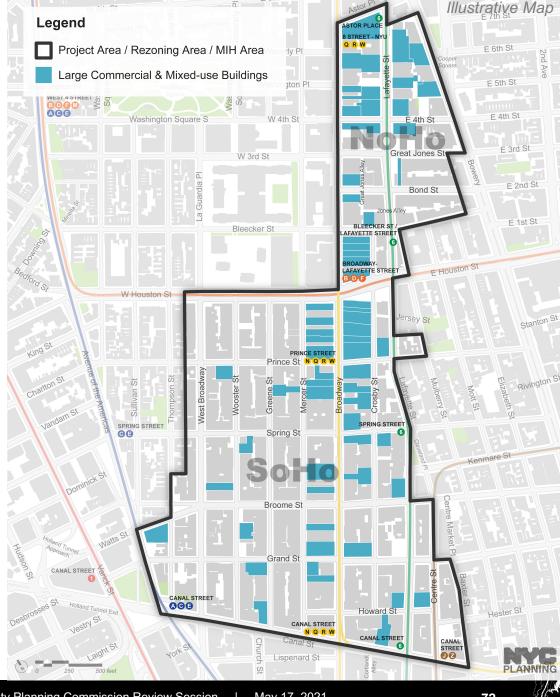
Preserve Large Buildings for Jobs

Large buildings in SoHo/NoHo (60,000 sf and larger)

- Represent less than 10% of total buildings
- Contain over 50% of the total commercial floor area
- Primary location for jobs

Provision:

- Existing job-generating floor area required to be preserved (incl. office, commercial, manufacturing)
- Applies to buildings containing 60,000 sf or more built floor area
 - o Exemption for primarily residential buildings
- Chair certification process





Strengthen Mixed-use **Zoning Proposal**

Other Use Provisions

Activate Corridors

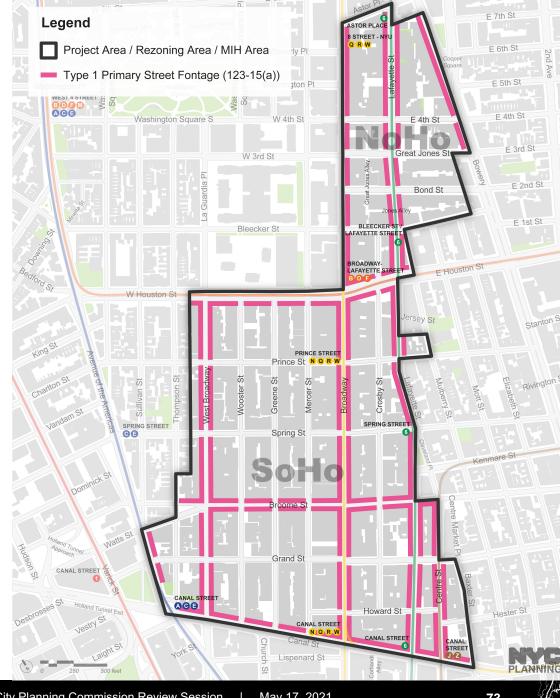
- Foster a safe, varied, and walkable pedestrian experience
- Require non-residential uses along primary frontages
- Minimum transparency and limit curb cuts

Location of Uses

- Make it easier for buildings with existing tenants to convert floor area to a different use
- Allow non-residential uses above & on same story as residences

Additional Commercial Uses

- Physical Culture and Health Establishments as-of-right
- Hotel use by special permit

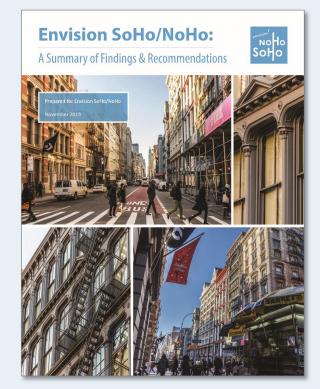






Design and Built Form





SoHo/NoHo's <u>historic architecture and iconic built environment</u> are assets that this community deeply values. Historic district designations protect the vast majority of the SoHo/NoHo study area's built environment, yet additional efforts should be undertaken to help <u>guide development</u> in the area.

Create housing and live-work
opportunities on underused land in ways that
respect and support neighborhood
diversity and character.

Ensure height, scale and density (FAR) of new buildings are <u>in context with existing</u>
<u>historic buildings and neighborhood built</u>
<u>environment</u>.





Expand Housing

Support the Arts

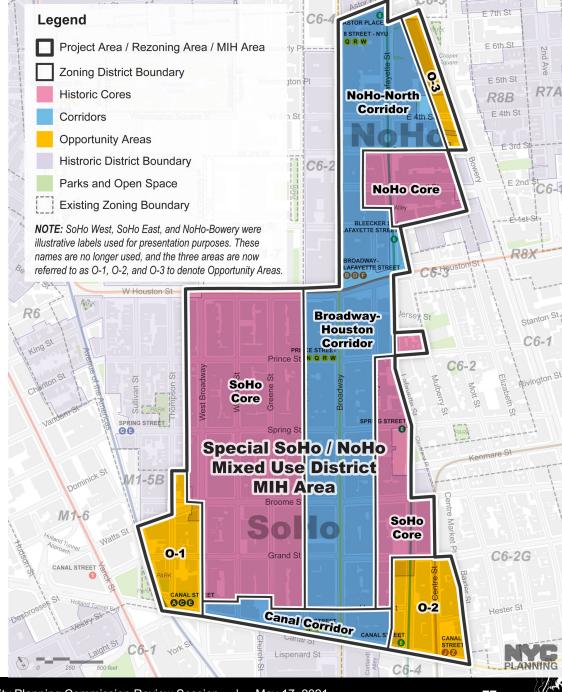
Strengthen Mixed-use

Build Contextually

Bulk | Density & Envelope Overview

	M1-6 / R10 Opportunity Areas	M1-5 / R9X Historic Corridors	M1-5 / R7X Historic Cores
Residential FAR	12.0	9.7	6.0
Commercial / Mfg. FAR	10.0	5.0 / 6.0	5.0
Community Facility FAR	6.5		
Base Height (ft)*	125 - 155	85 – 145	60 - 105
Max Height (ft)	275	205	145

^{*} Additional base height flexibility within historic districts to facilitate better cornice alignment



E 8th St

Expand Housing

Support the Arts

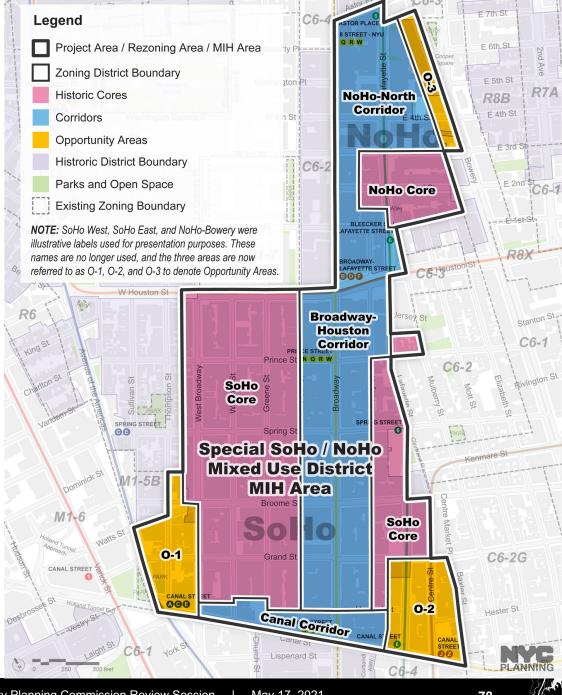
Strenathen Mixed-use

Build Contextually

Bulk | Special Provisions

Special district provisions provide modern building envelopes to achieve appropriate build forms and design

- Contextual envelopes for loft-like building form
 - Street wall requirement
 - o Base heights & maximum building heights reflective of context
- Additional base height flexibility within historic districts to facilitate better cornice alignment
- Adjustments to facilitate better site planning
 - Yards
 - Courts



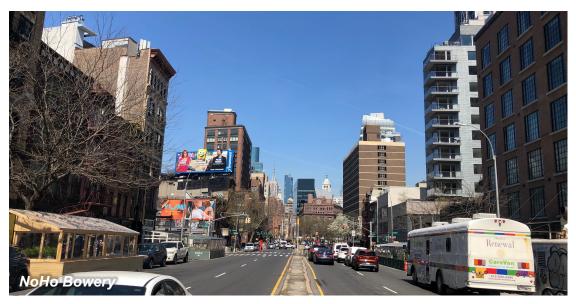
Expand Housing

Support the Arts

Strengthen Mixed-use

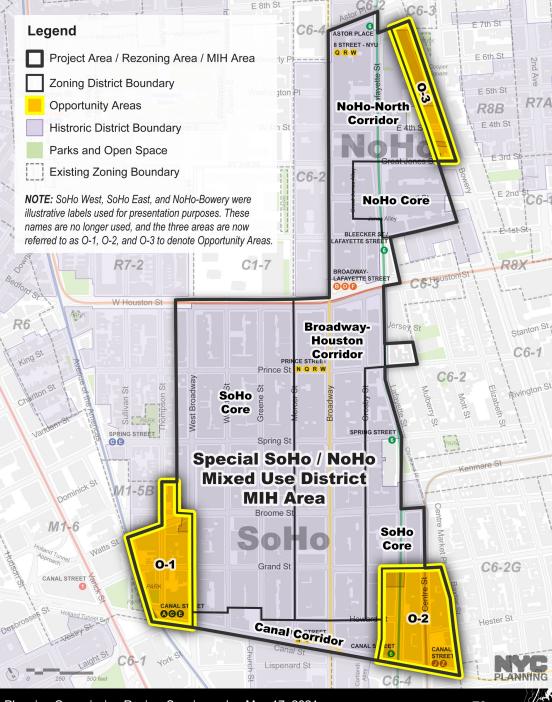
Build Contextually

Opportunity Areas

















Build Contextually

Opportunity Areas

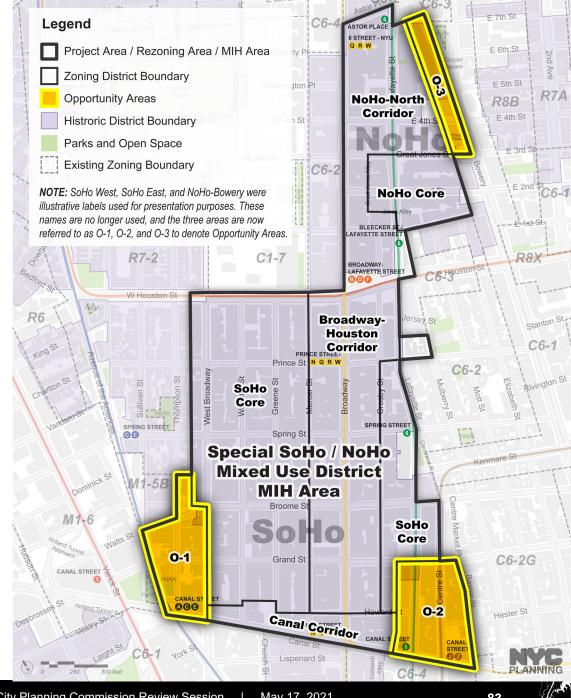
Subareas: NoHo-Bowery, SoHo West, SoHo East

Proposed Zoning: M1-6/R10

Key Features:

New high-density **mixed-use district**

- Increase density to maximize development potential, allow residential use and require affordable housing
 - Residential with MIH: 12 FAR
 - Manufacturing / commercial: 10 FAR
 - Community facility: 6.5 FAR
- **Contextual envelope**
 - Base height: 125' 155'
 - Max building height: 275'





Expand Housing

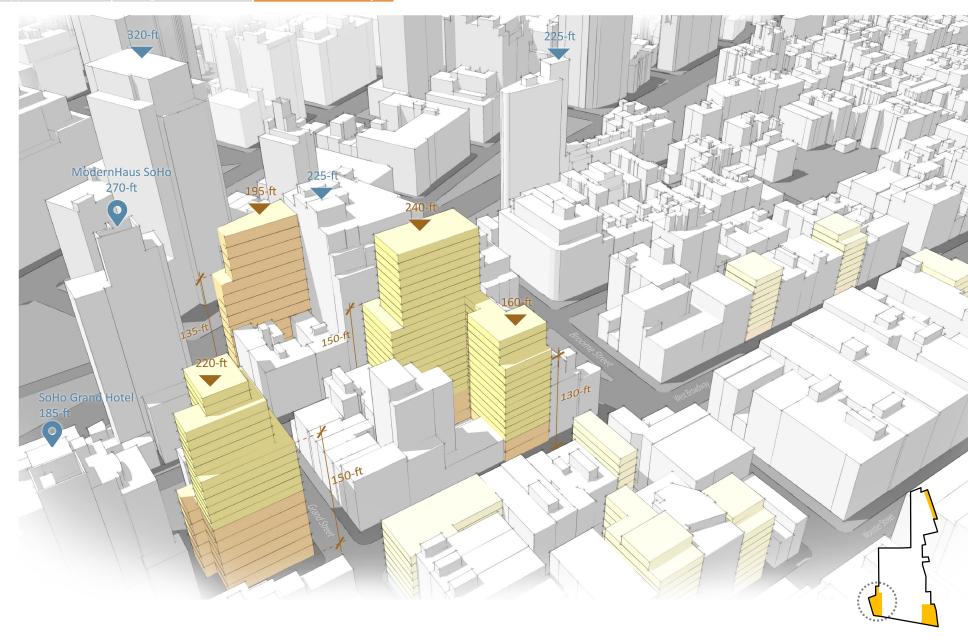
Support the Arts

Strengthen Mixed-use

Build Contextually

SoHo West

M1-6 / R10		
Max. Residential FAR (w/ MIH)	12.0	
Max. Commercial / Manufacturing FAR	10.0	
Max. Community Facility FAR	6.5	
Min. Base Height	125 ft	
Max. Base Height	155 ft	
Max. Building Height	275 ft	







xpand Housing

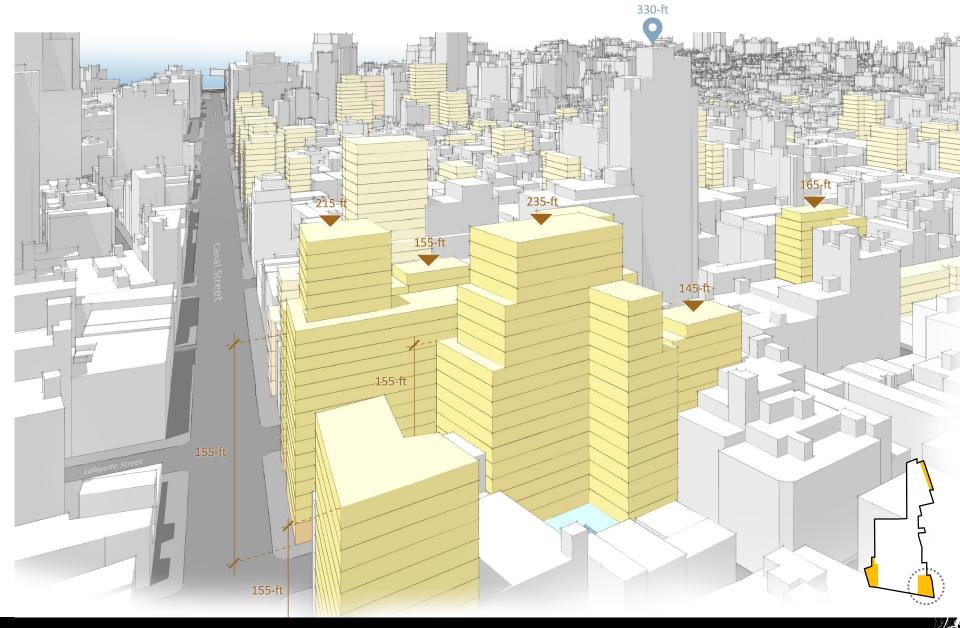
Support the Arts

Strengthen Mixed-use

Build Contextually

SoHo East

M1-6 / R10		
Max. Residential FAR (w/ MIH)	12.0	
Max. Commercial / Manufacturing FAR	10.0	
Max. Community Facility FAR	6.5	
Min. Base Height	125 ft	
Max. Base Height	155 ft	
Max. Building Height	275 ft	



NoMo SoHo Hotel

Expand Housing

Support the Arts

Strengthen Mixed-use

NoHo-Bowery

M1-6 / R10		
Max. Residential FAR (w/ MIH)	12.0	
Max. Commercial / Manufacturing FAR	10.0	
Max. Community Facility FAR	6.5	
Min. Base Height	125 ft	
Max. Base Height	155 ft	
Max. Building Height	275 ft	







Expand Housing

Support the Arts

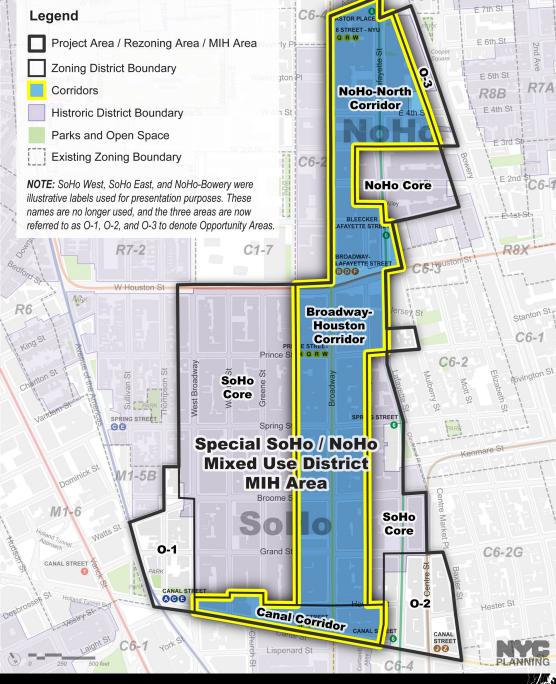
Strengthen Mixed-use

Build Contextually

Historic Corridors







E 8th St



Expand Housing

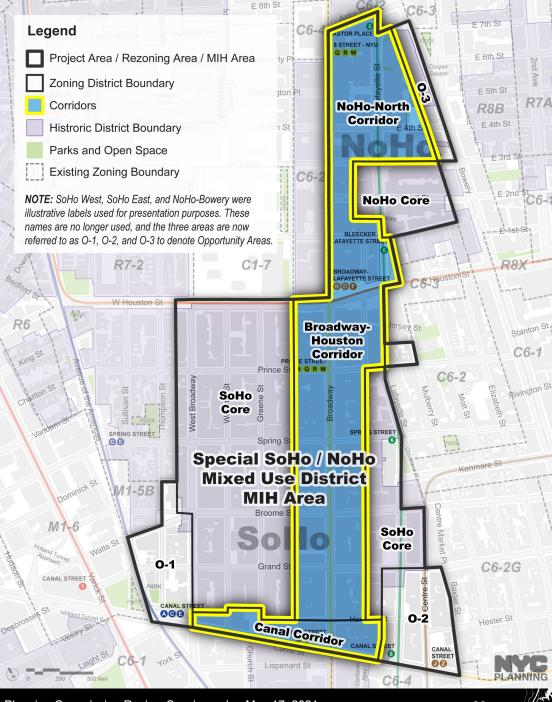
Support the Arts

Strengthen Mixed-use

Build Contextually

Historic Corridors















Build Contextually

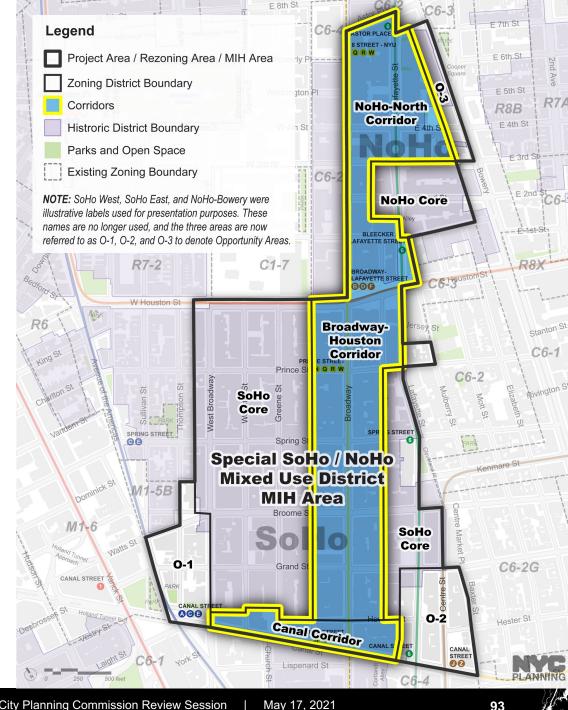
Historic Corridors

Subareas: Broadway Corridor, Canal Corridor

Proposed Zoning: M1-5/R9X

Key Features:

- New high-density **mixed-use district**
- Increase density to match existing taller/denser buildings, allow residential use and require affordable housing
 - Residential with MIH: 9.7 FAR
 - Manufacturing / commercial:
 - 6 FAR in Broadway Corridor
 - 5 FAR in Canal Corridor
 - Community facility: 6.5 FAR
- Contextual envelope
 - Base height: 85' 145' / Max building height: 205'
 - Provision that allows LPC to adjust base height range





Expand Housing

Support the Arts

Strenathen Mixed-use

Build Contextually

Historic Corridors

M1-5 / R9X		
Max. Residential FAR (w/ MIH)	9.7	
Max. Commercial / Manufacturing FAR	6.0 / 5.0	
Max. Community Facility FAR	6.5	
Min. Base Height	85 ft	
Max. Base Height	145 ft	
Max. Building Height	205 ft	





May 17, 2021

Expand Housing

Support the Arts

Strenathen Mixed-use

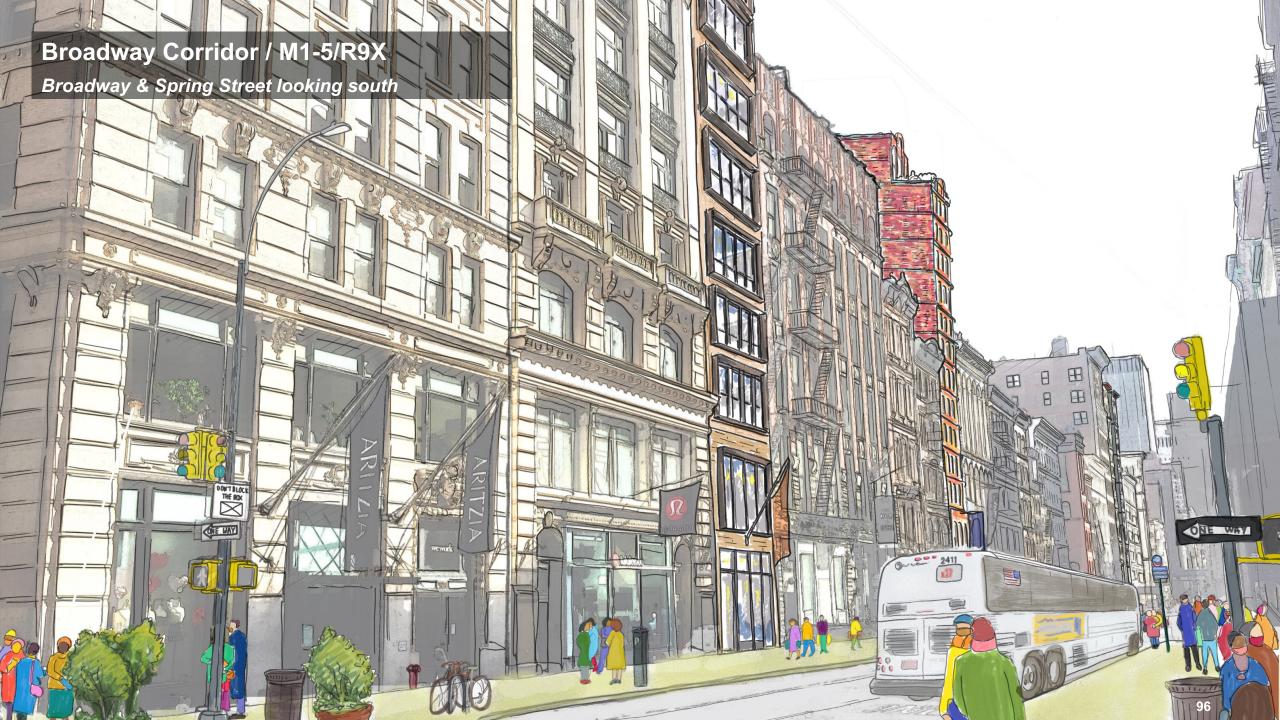
Build Contextually

Historic Corridors

M1-5 / R9X		
Max. Residential FAR (w/ MIH)	9.7	
Max. Commercial / Manufacturing FAR	6.0 / 5.0	
Max. Community Facility FAR	6.5	
Min. Base Height	85 ft	
Max. Base Height	145 ft	
Max. Building Height	205 ft	





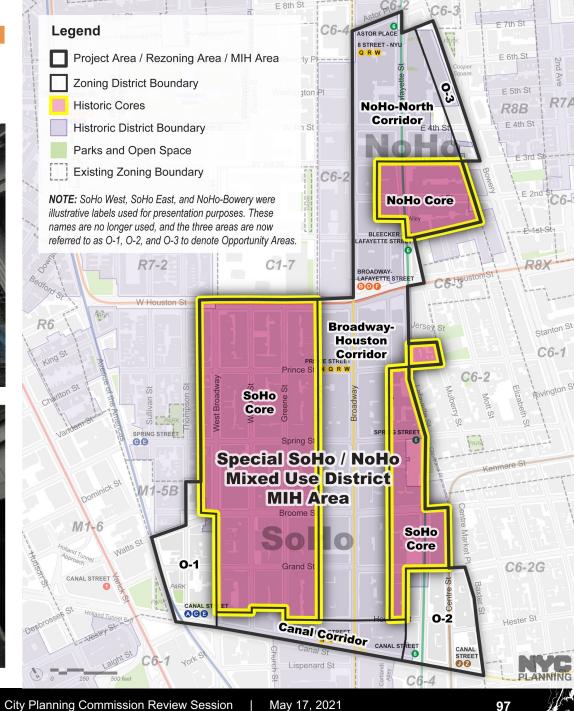


Build Contextually

Historic Cores













Build Contextually

Historic Cores

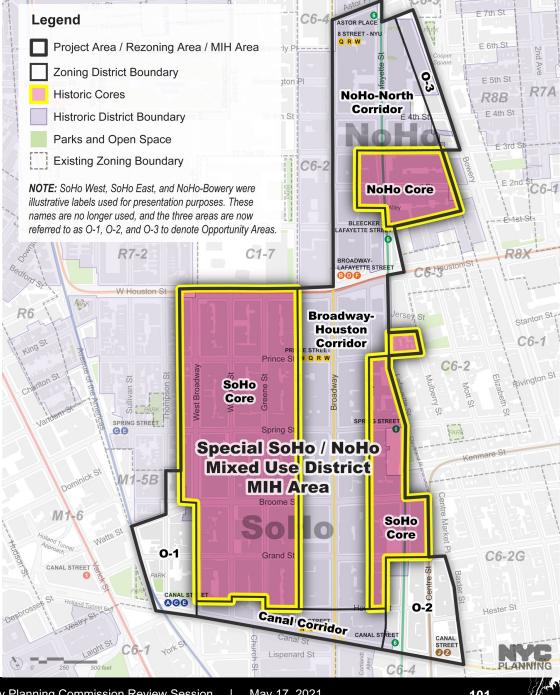
Subdistricts: SoHo Core, NoHo Core

Proposed Zoning: M1-5/R7X

Key Features:

New mid-density **mixed-use district**

- Maintain existing density while allowing residential use and requiring affordable housing
 - Residential with MIH: 6 FAR
 - Manufacturing / commercial: 5 FAR
 - Community facility: 6.5 FAR
- **Contextual envelope**
 - Base height: 60' 105' / Max building height: 145'
 - Provision that allows LPC to adjust base height range



E 8th St

Expand Housing

Support the Arts

Strenathen Mixed-use

Build Contextually

Historic Cores, SoHo Core

M1-5 / R7X		
Max. Residential FAR (w/ MIH)	6.0	
Max. Commercial / Manufacturing FAR	5.0	
Max. Community Facility FAR	6.5	
Min. Base Height	65 ft	
Max. Base Height	105 ft	
Max. Building Height	145 ft	









Proposed Actions

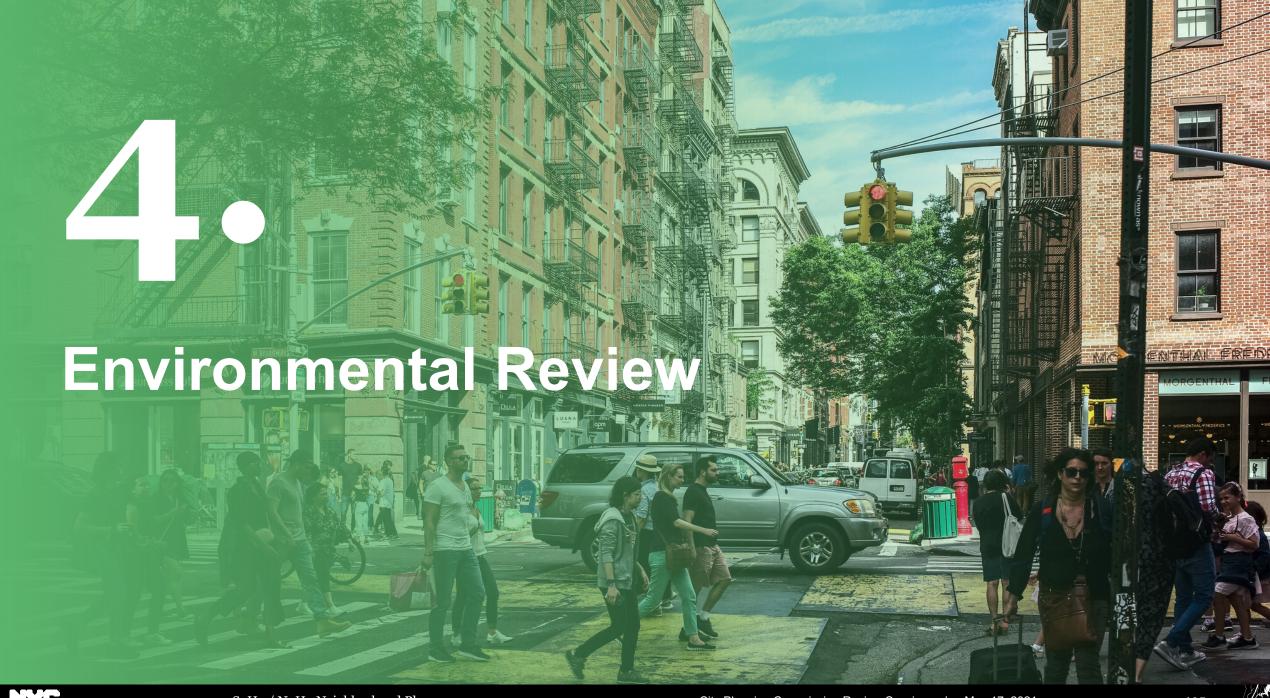
1. Zoning Map Amendment

to replace all or portions of existing M1-5A and M1-5B districts with medium- to high-density mixed-use districts and establish a new Special SoHo-NoHo Mixed Use District (SNX) in the Project Area.

2. Zoning Text Amendment

to establish regulations for the proposed Special SoHo NoHo Mixed-Use District (SNX) and to amend Appendix F of the ZR to apply the Mandatory Inclusionary Housing (MIH) program to the Special District.







Environmental Review

- A Notice of Completion of a Draft Environmental Impact Statement (DEIS) was issued on May 17, 2021.
- DEIS identified significant adverse impacts with respect to:
 - Open Space
 - Shadows
 - Historic and Cultural Resources (archaeological and architectural resources)
 - Transportation (transit and pedestrian conditions)
 - Construction (noise)
- No other significant adverse impacts were identified.
- Mitigation measures are identified in the DEIS and will be explored further in the FEIS.



