

SoHo/NoHo Neighborhood Plan Summary

As Adopted by the City Council | Dec 15, 2021

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**

Adopted Land Use Actions (with modifications)

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**

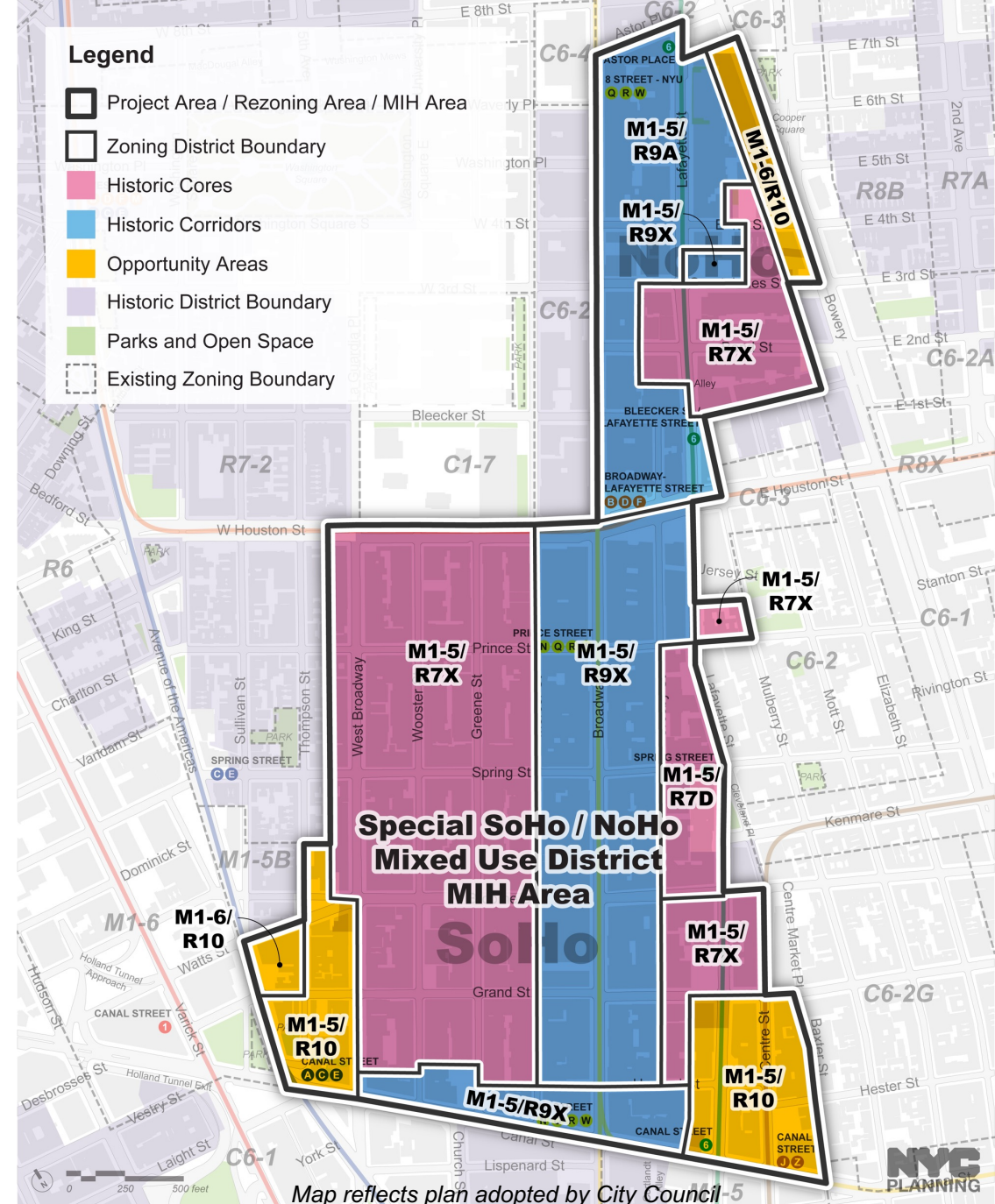
**Support
the Arts**

**Strengthen
Mixed-use**

**Build
Contextually**

Adopted Plan Overview

- **Mapped paired manufacturing / residential districts** to support dynamic mix of residential, commercial, manufacturing, and community facility uses
- Established 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
- **Designated 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



Adopted Proposal

Expand
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Housing and Live-Work

Joint Living Work Quarters for Artist (JLWQA)

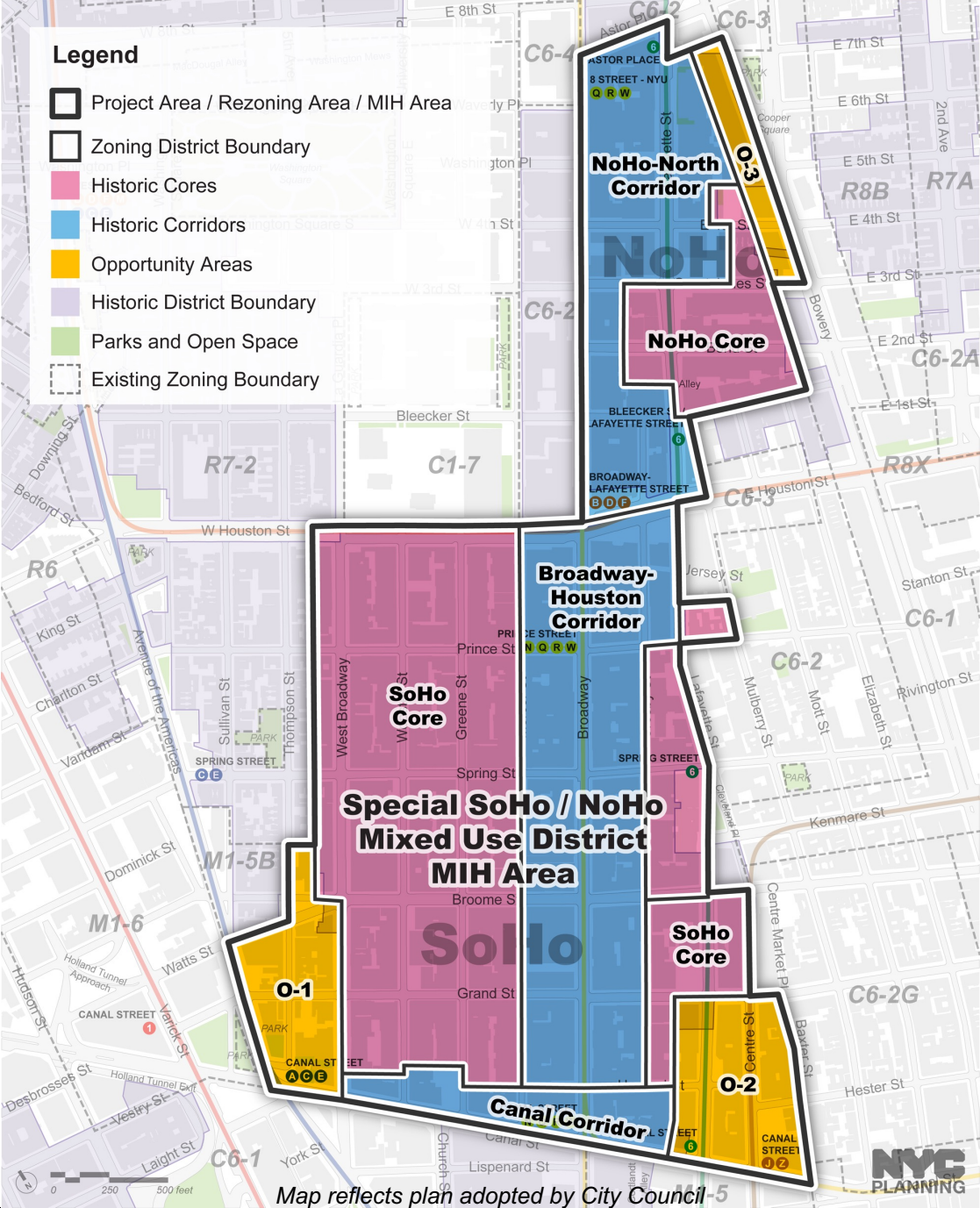
- Continue to allow existing JLWQA
- Option to transition to residential, paired with *SoHo/NoHo Arts Fund* contribution

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



Map reflects plan adopted by City Council - NYC PLANNING

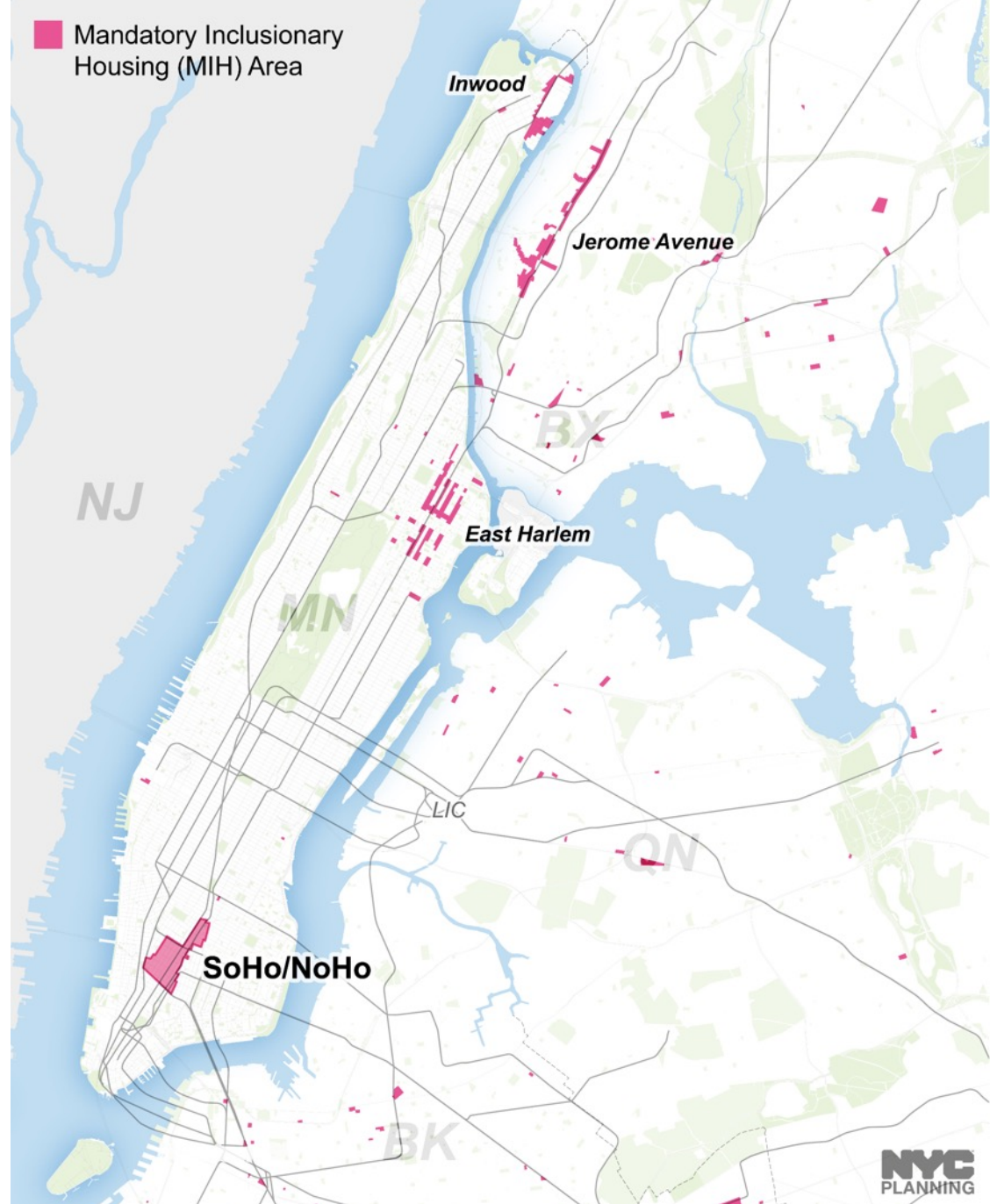
Mandatory Inclusionary Housing (MIH)

Designated 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
- One of the largest MIH areas in the city

MIH Option available 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 eliminated by City Council



MIH in SNX | Developments & Enlargements

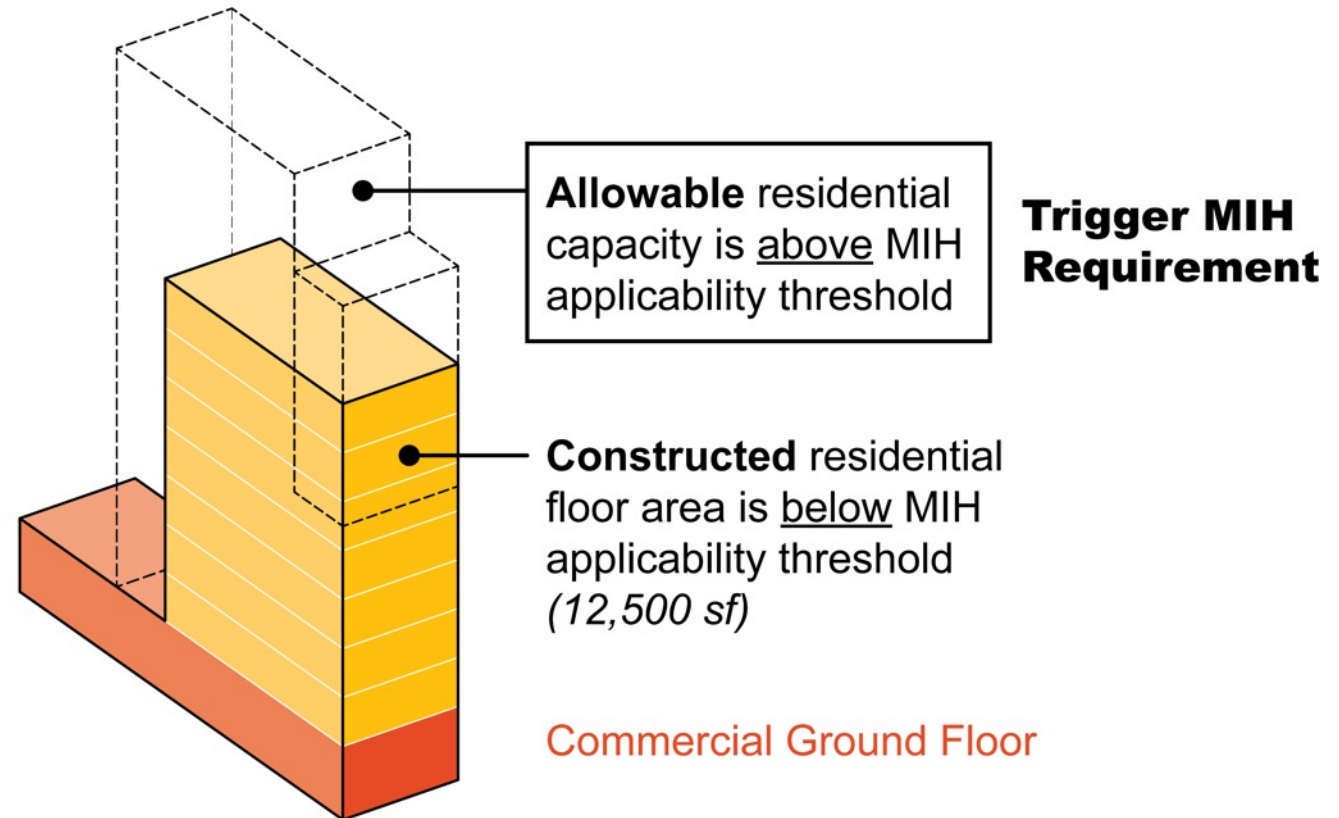
New developments & enlargements

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

MIH applicability adjustment

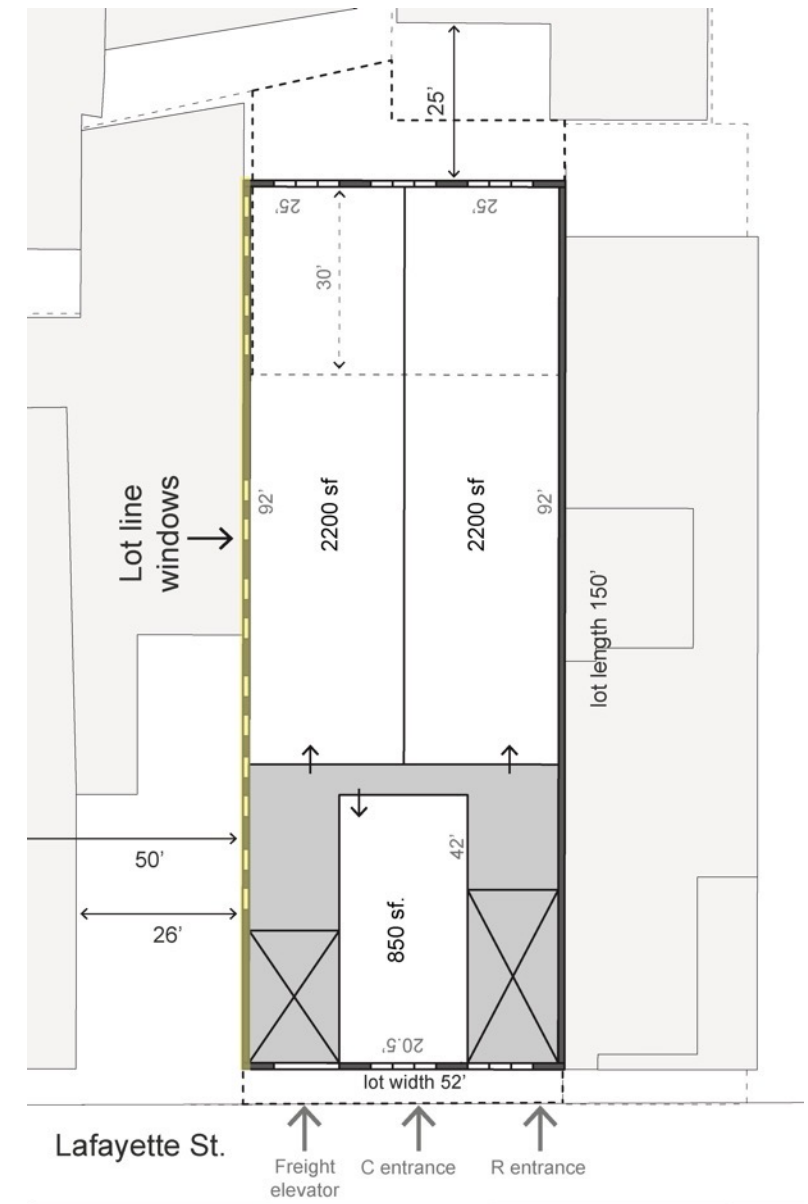
- Address unique physical and regulatory context
- Eliminate incentives of under-building
- MIH applies to any zoning lot with **12,500 sf of residential capacity***

** City Council modifications included adjustments due to zoning district changes to preserve proposal intent*



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:
 - Deep, narrow or otherwise irregular floorplates
 - 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
 - HPD input (CPC modification)



Interior lot example

Adopted Proposal

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SoHo-NoHo Arts Fund

Existing Joint Living Work Quarters for Artist (JLWQA)

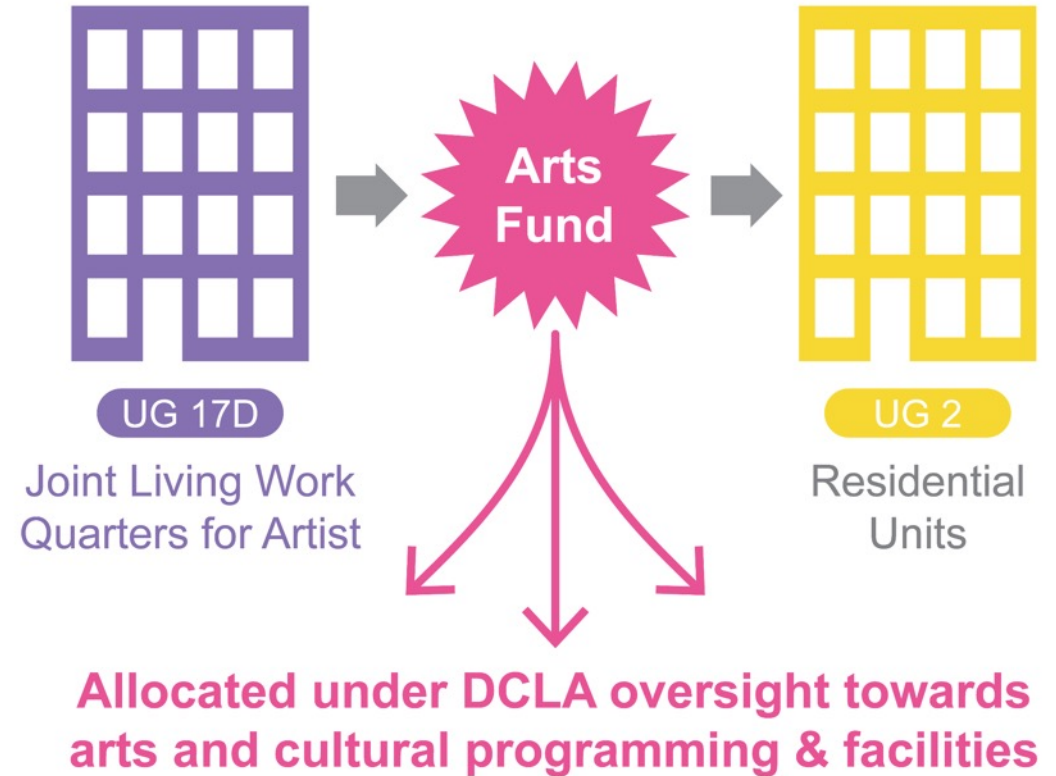
- Option A: remain as is; or
- Option B: transition to residential with *SoHo-NoHo Arts Fund* contribution

Process (DCP / DOB / DCLA)

- Chairperson certification
- Fund allocated by Department of Cultural Affairs (DCLA) or nonprofit designee
- Annual reporting requirement (*City Council modification*)

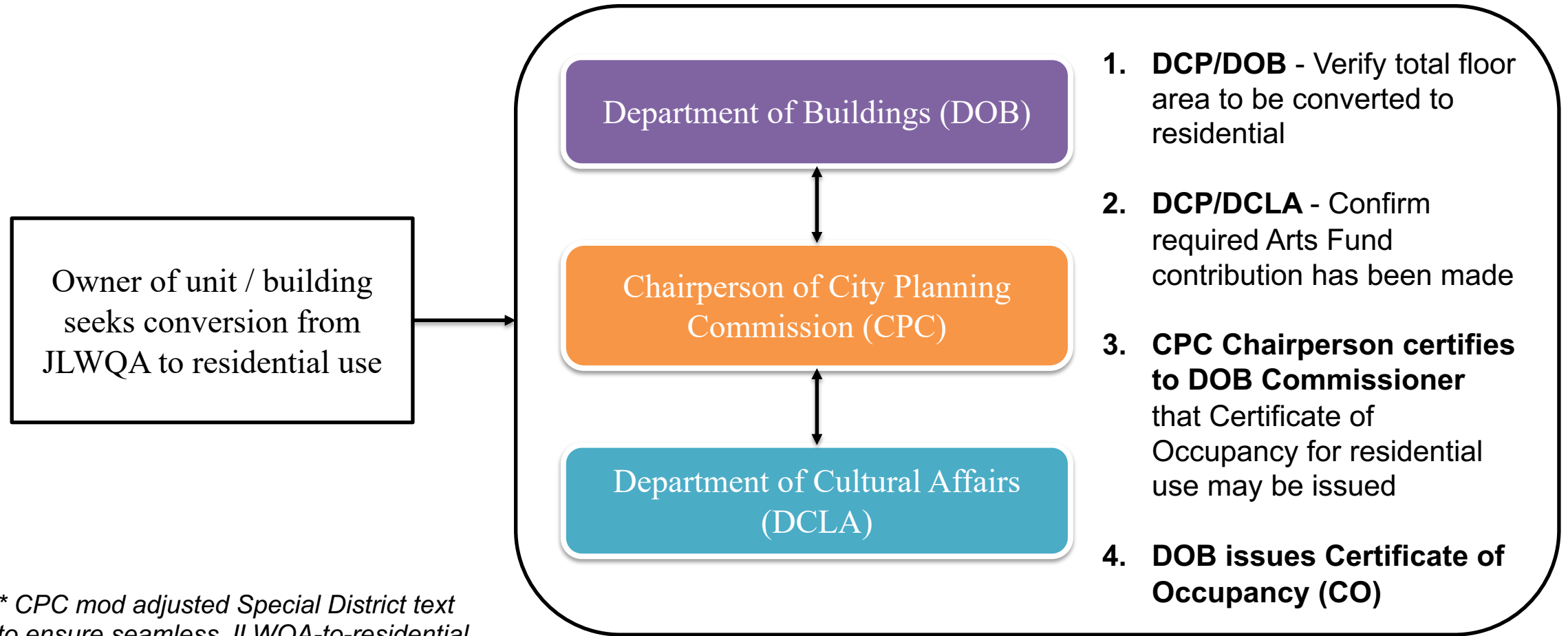
Contribution Rate

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



JLWQA & Arts Fund - Process

Coordinated interagency process (DCP/DCLA/DOB) facilitated by CPC Chairperson certification



** CPC mod adjusted Special District text to ensure seamless JLWQA-to-residential conversion, if voluntarily sought*

Arts Fund Opportunities

What is it for?

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

Programmatic Support:

- Provide annual competitive grant funding to individual artists, unincorporated arts collectives, and nonprofits for projects and services that offer Lower Manhattan communities diverse artistic and cultural experiences.

Facility Stewardship Support:

- As funding allows and for projects not currently eligible for City capital dollars, provide one-time grant funding for equipment, maintenance, renovation and upgrade to existing or new cultural facilities located within Lower Manhattan.

Property Acquisition Support:

- As funding allows, provide one-time grant funding toward cultural nonprofits' purchase of administrative and/or programmatic space in Lower Manhattan.



Arts Fund Administration

Designated nonprofit as administrator for SoHo/NoHo Arts Fund

- Dedicated funding stream / account
- DCLA / City oversight
- Lower Manhattan Cultural Council (LMCC) as a potential partner

Application open to individual artists, arts collectives, nonprofits and organizations

- **Programmatic funds** for arts and cultural activities
- **Capital funds** to preserve existing cultural assets and support new ones

Align grant-giving process with tried-and-true artist regrant models

- **Peer review panel** of local artists and professionals
- **Assembled each year**
- **Opportunities to tailor** to SoHo/NoHo Arts Fund goals



Adopted Proposal

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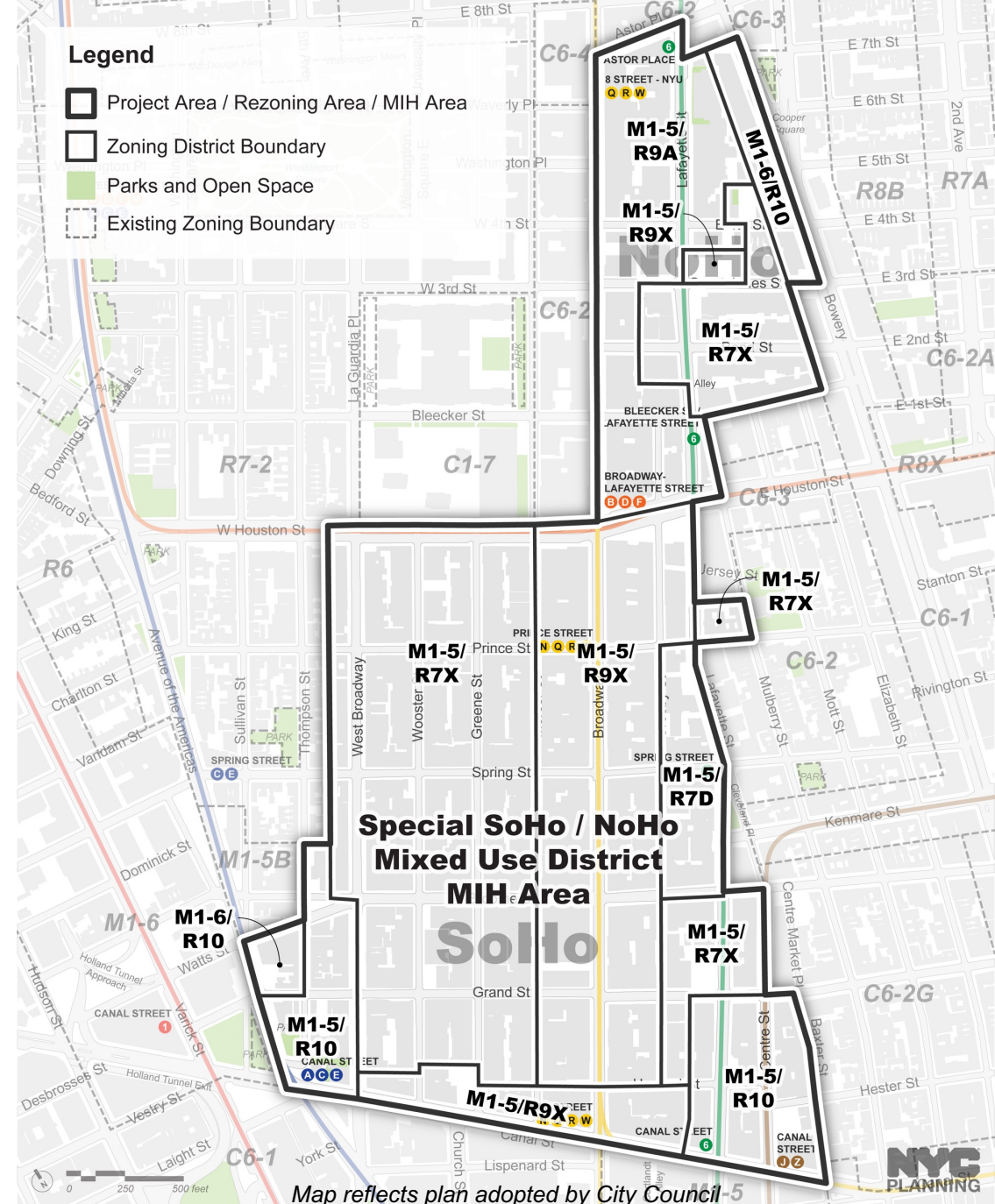
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Permitted Uses

- **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*
 - Certain UG 10A large retail subject to Special Permit (*City Council modification*)
 - *Food and beverage*
 - 8,500 sf size cap on eating and drinking establishments (*City Council modification*)
 - *Hybrid uses (e.g. maker-retailer)*
- **Community-oriented uses**
 - Prohibition on UG 3A college, university or dorm uses (*City Council modification*)



Map reflects plan adopted by City Council

Special Permit for Large Retail Uses *(City Council Modification)*

Within the Special SoHo-NoHo Mixed Use District, the **City Planning Commission** may, by special permit, **allow retail uses in Use Group 10A that exceed 25,000 sf for establishments with wide street frontage and 10,000 sf for other establishments**, with the following conditions and findings:

a) Conditions : For buildings that do not contain accessory off-street loading berths, the application shall include **a delivery plan for the retail use** based upon a traffic and curbside management study, outlining and identifying the operational needs of the tenant as well as adjacent uses.

b) Findings

- 1) In consultation with the **Department of Transportation**, where a loading plan is provided, such plan will incorporate **sustainable best practices in loading, consolidating, timing of deliveries and other delivery methods and procedures**;
- 2) such retail use will **not create or contribute to serious safety concerns, unduly inhibit pedestrian, cyclist or vehicular movement adjacent to the site**; and
- 3) such retail use will **not impair the character or the future use or development of the surrounding mixed-use neighborhood**.

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

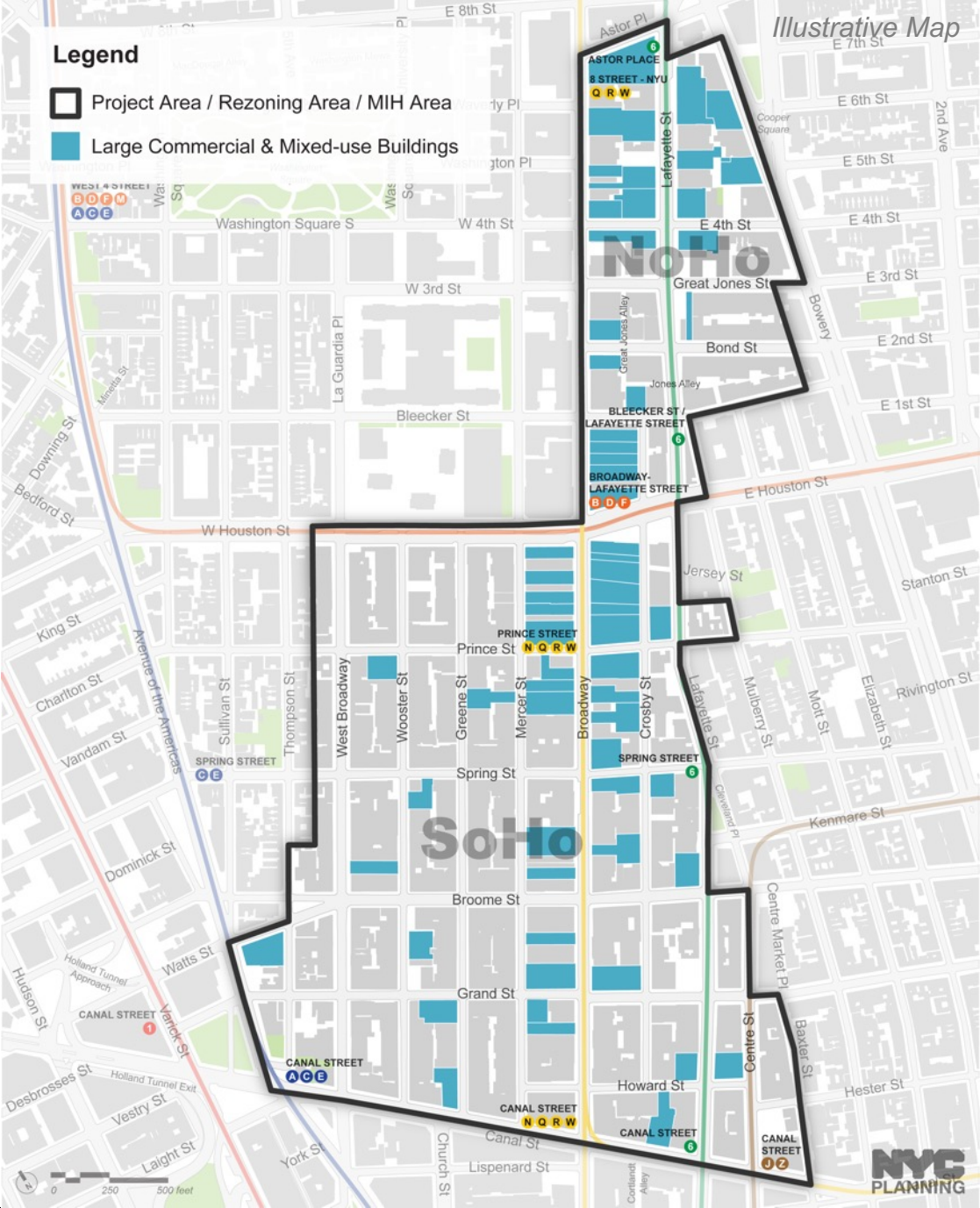
Preserve Large Buildings for Jobs

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
 - Exemption for primarily residential buildings
 - Exemption for affordable housing (*City Council modification*)
- Chair certification process



Other Use Provisions

Activate Corridors

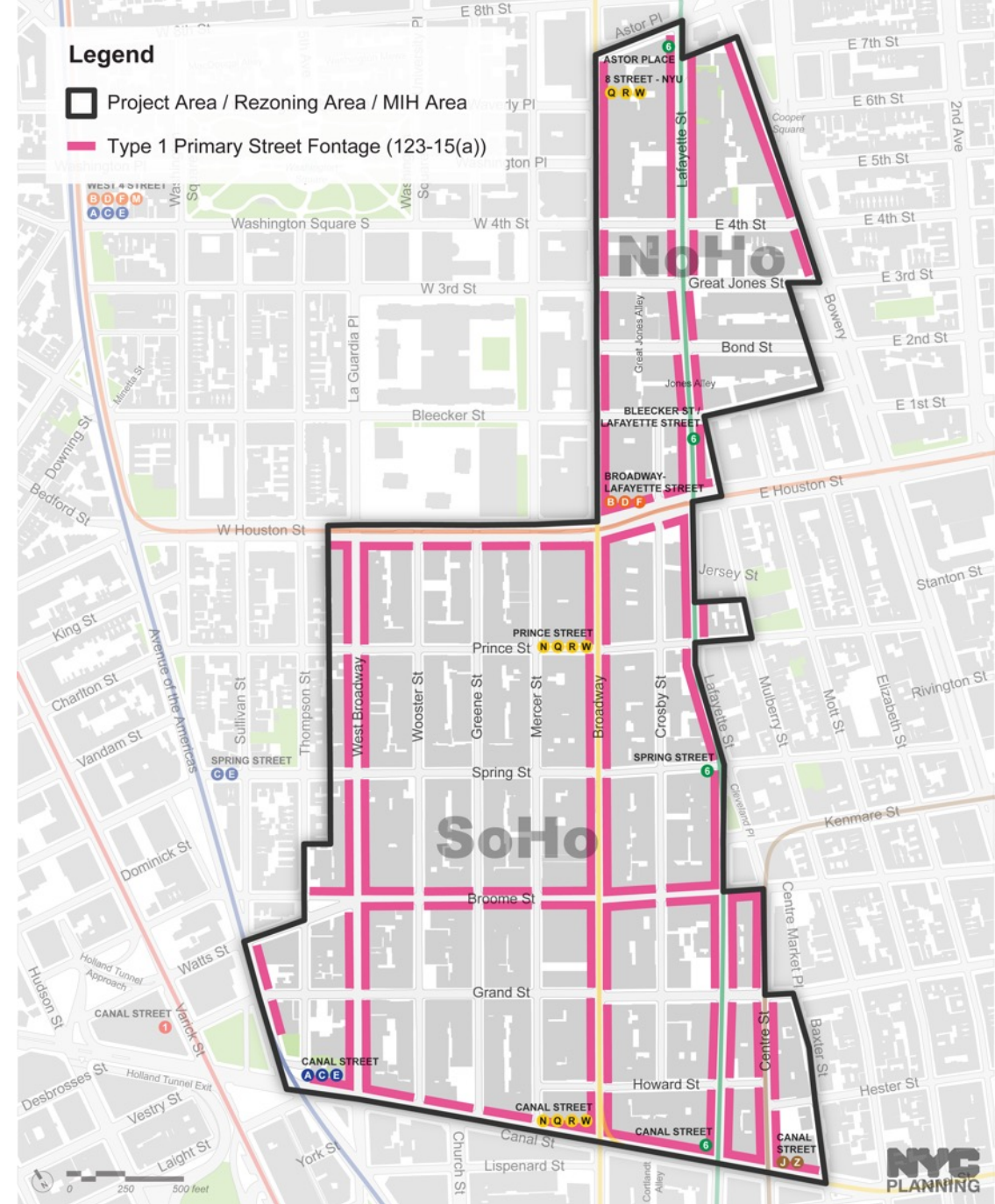
- Foster a safe, varied, and walkable pedestrian experience
- Require non-residential uses along primary frontages
- Minimum transparency and limit curb cuts

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



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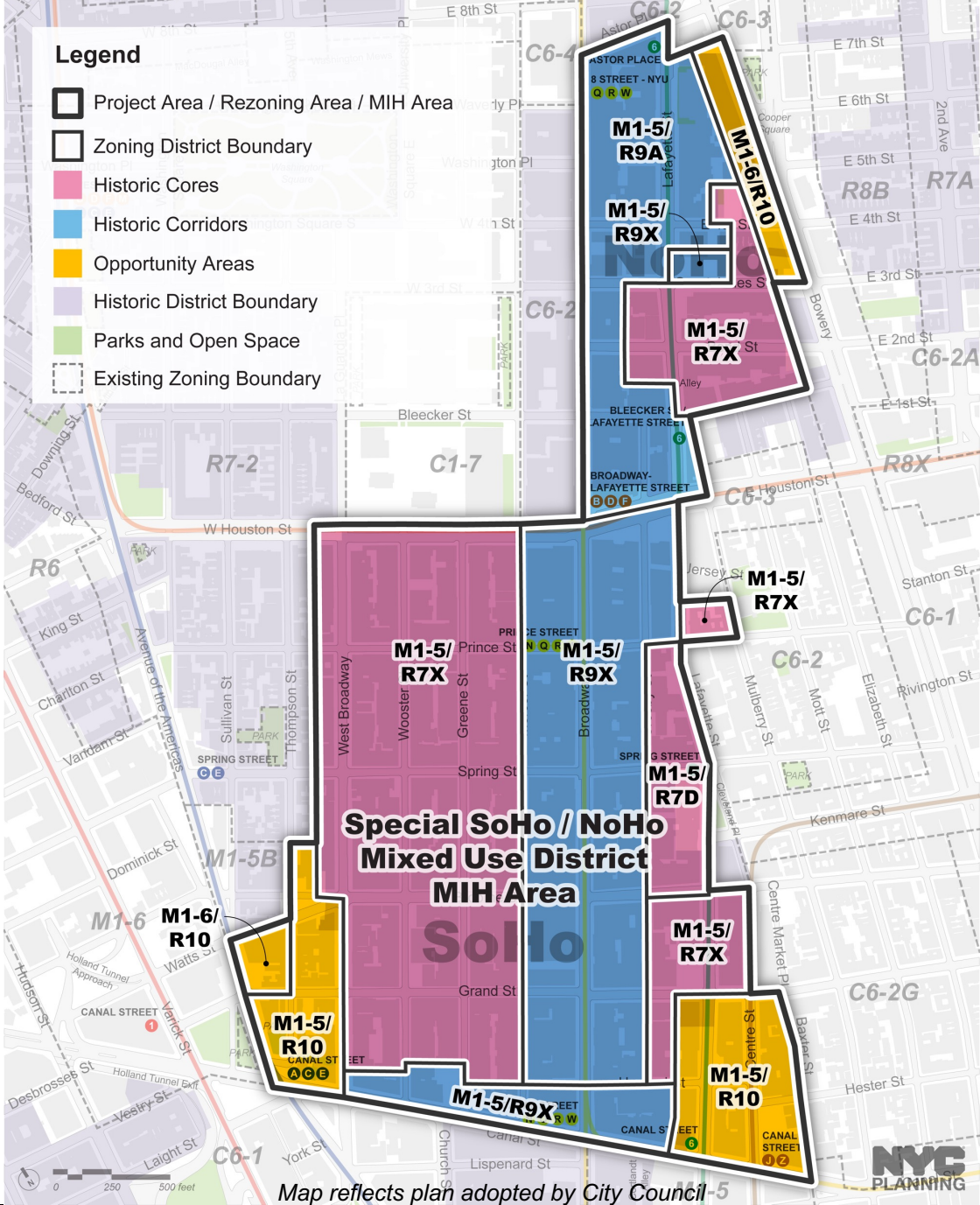
Build
Contextually

Density & Contextual Bulk (CC Mod)

- **Three density tiers** *(City Council mod altered certain districts)*
 - Historic cores (up to 6 FAR with MIH)
 - Corridors (up to 9.7 FAR with MIH)
 - Opportunity areas (up to 12 FAR with MIH)
- **Yard and court adjustments** to facilitate better site planning
- **Contextual envelopes with flexibility** in historic districts

District	Minimum base height (in feet) *	Maximum base height (in feet) *	Maximum <i>building</i> height (in feet)
M1-5/R7D	60	105	115
M1-5/R7X	60	105	145
M1-5/R9A	60	125	175
M1-5/R9X, north of East Houston Street	60	125	195
M1-5/R9X, south of East Houston Street	85	145	205
M1-5/R10 and M1-6/R10	125	155	275

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



Map reflects plan adopted by City Council



Strategic Investments for SoHo/NoHo, including:

HOUSING / TENANT SUPPORT

- Prioritize affordable housing development on **city-owned sites around SoHo/NoHo**
 - 388 Hudson St & 324 E 5th St
- Enhance **resources for the Loft Board**
- **Fund tenant support services** in/around SoHo/NoHo

ARTS

- Establish and operationalize **SoHo/NoHo Arts Fund** & JLWQA-to-residential conversion process
- Extend SBS's **Storefront Startup** program to SoHo/NoHo

OPEN SPACE / PUBLIC REALM

- Reconstruct and expand **Pike / Allen Street Malls**
- Improve and expand programming at **Sara D Roosevelt Park**
- Commence public realm and/or transportation studies in **Petrosino Square, Cooper Triangle, Broadway and Canal Street corridors**
- Enhance **Open Streets** around SoHo/NoHo
- Advance various DSNY programs including **Commercial Waste Zones** and **Clean Curbs Pilot** in CD2 / SoHo/NoHo

OTHER