



MSMX

Midtown South Mixed-Use Neighborhood Plan

City Planning Commission Review Session

August 13, 2025

MSMX Neighborhood Plan Proposed Actions

Zoning Map Amendment

- **Rezone M1-6 & M1-6D districts to paired manufacturing and residential mixed-use districts**
- Establish a new Special Midtown South Mixed-Use District (MSX)
- Eliminate Special Garment Center District
- Reconfigure boundaries of special Hudson Yards and Midtown districts to remove overlap and align with proposal

Zoning Text Amendment

- **Map MIH Options 1, 2 & 3**
- **Urban design requirements to reinforce loft character & enhance pedestrian experience**
- Remove restrictions on residential conversions in neighboring C6-4M zoning district
- Expand transit bonus and apply Covered Pedestrian Space bonus
- Bulk flexibility for landmark sites
- Reduce required minimum distance between buildings
- Prohibit flashing signs
- 150,000 sf exemption for public school
- Remove 10,000 sf cap on retail uses



Proposal

Certified Application Zoning

Zoning Map Amendment

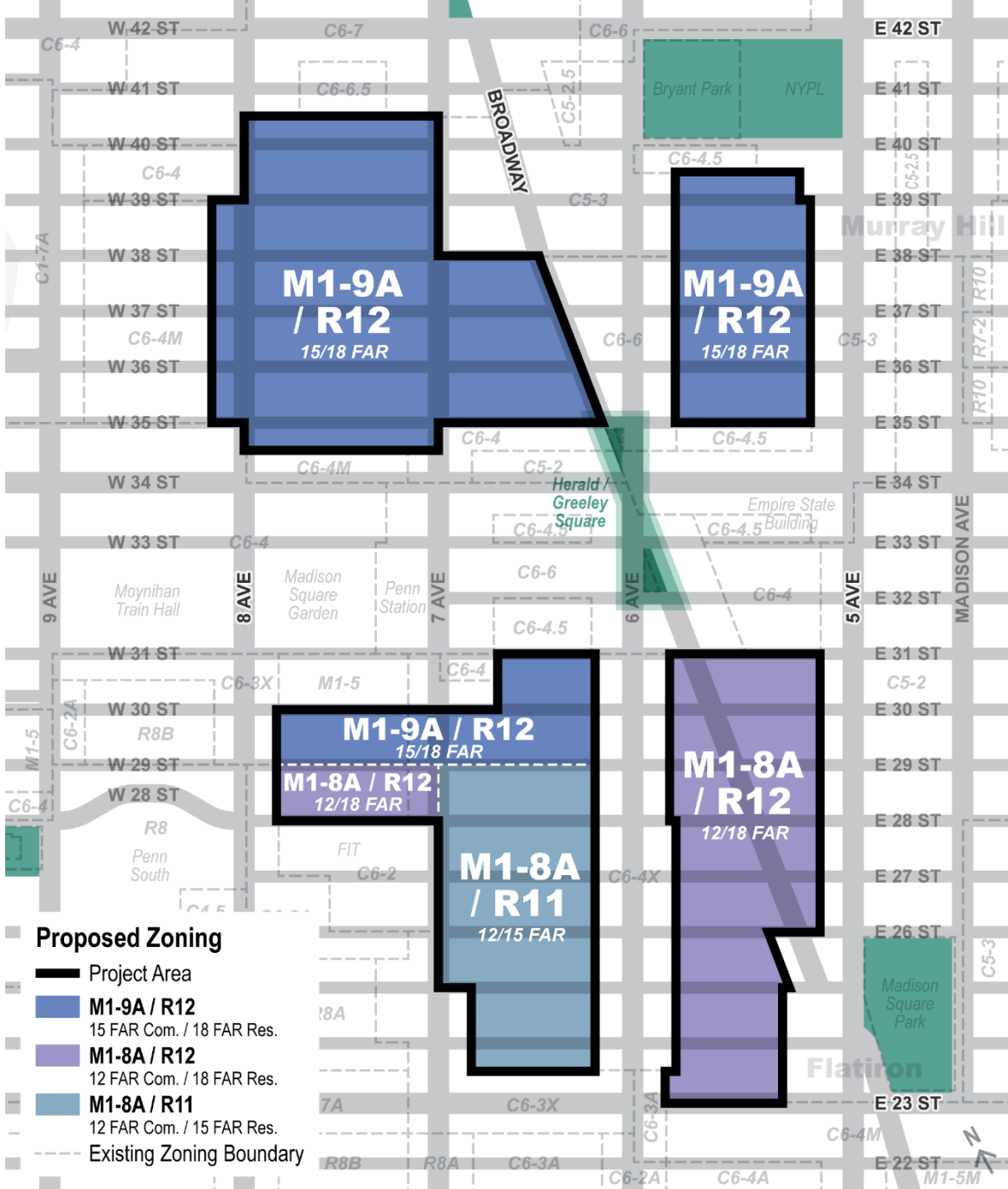
Map paired manufacturing / residential districts to support dynamic mix of housing, commercial, manufacturing, and community facility uses

Maximum Floor-Area-Ratio (FAR)

	Residential	Commercial & Manufacturing	Community Facility
M1-9A / R12	18.0	15.0	15.0
M1-8A / R12	18.0	12.0	12.0
M1-8A / R11	15.0	12.0	12.0

MSX-wide Permitted Uses

Residential, most community facility and commercial, and light manufacturing uses.





Proposal

Certified Application Zoning

Zoning Map Amendment

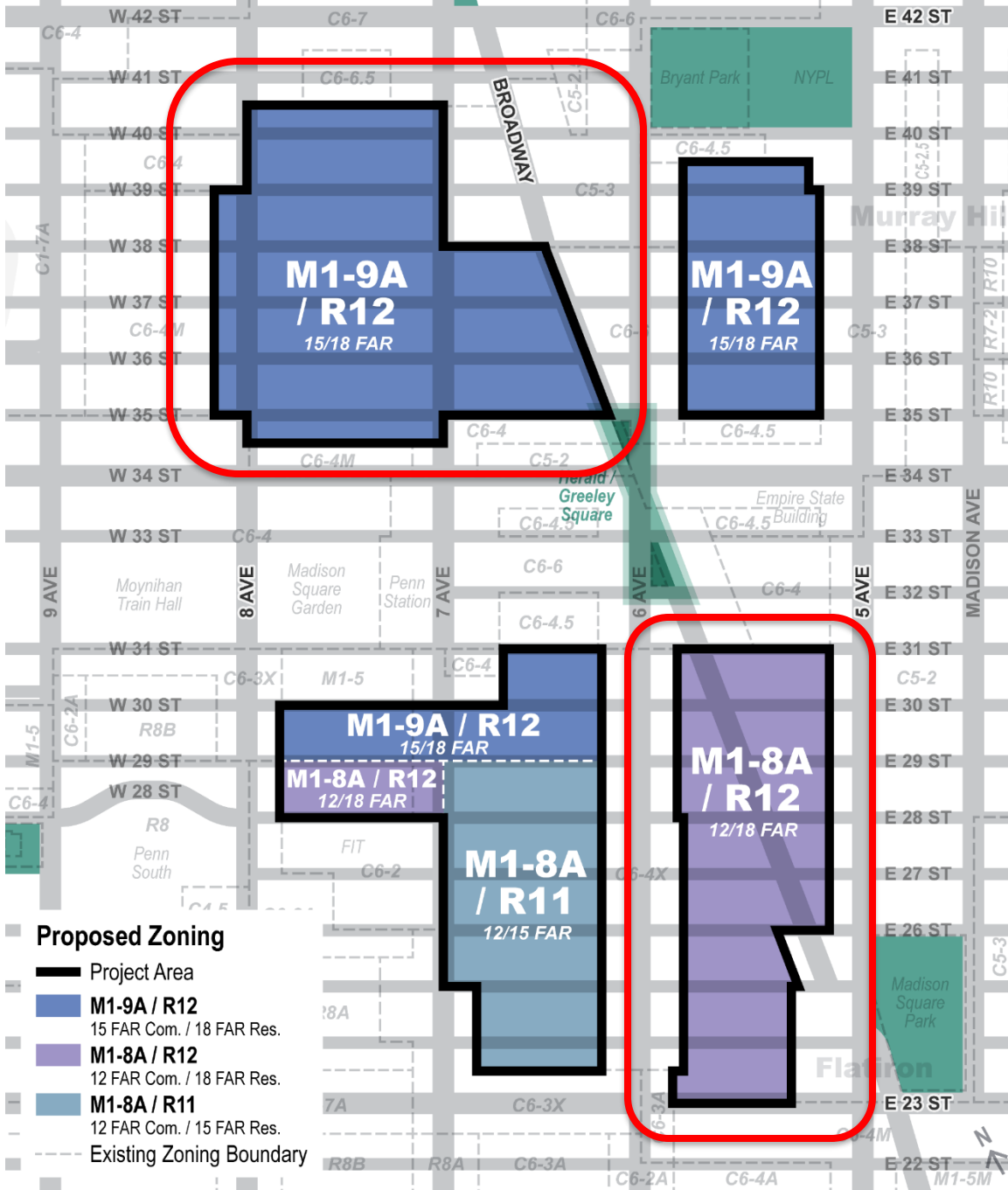
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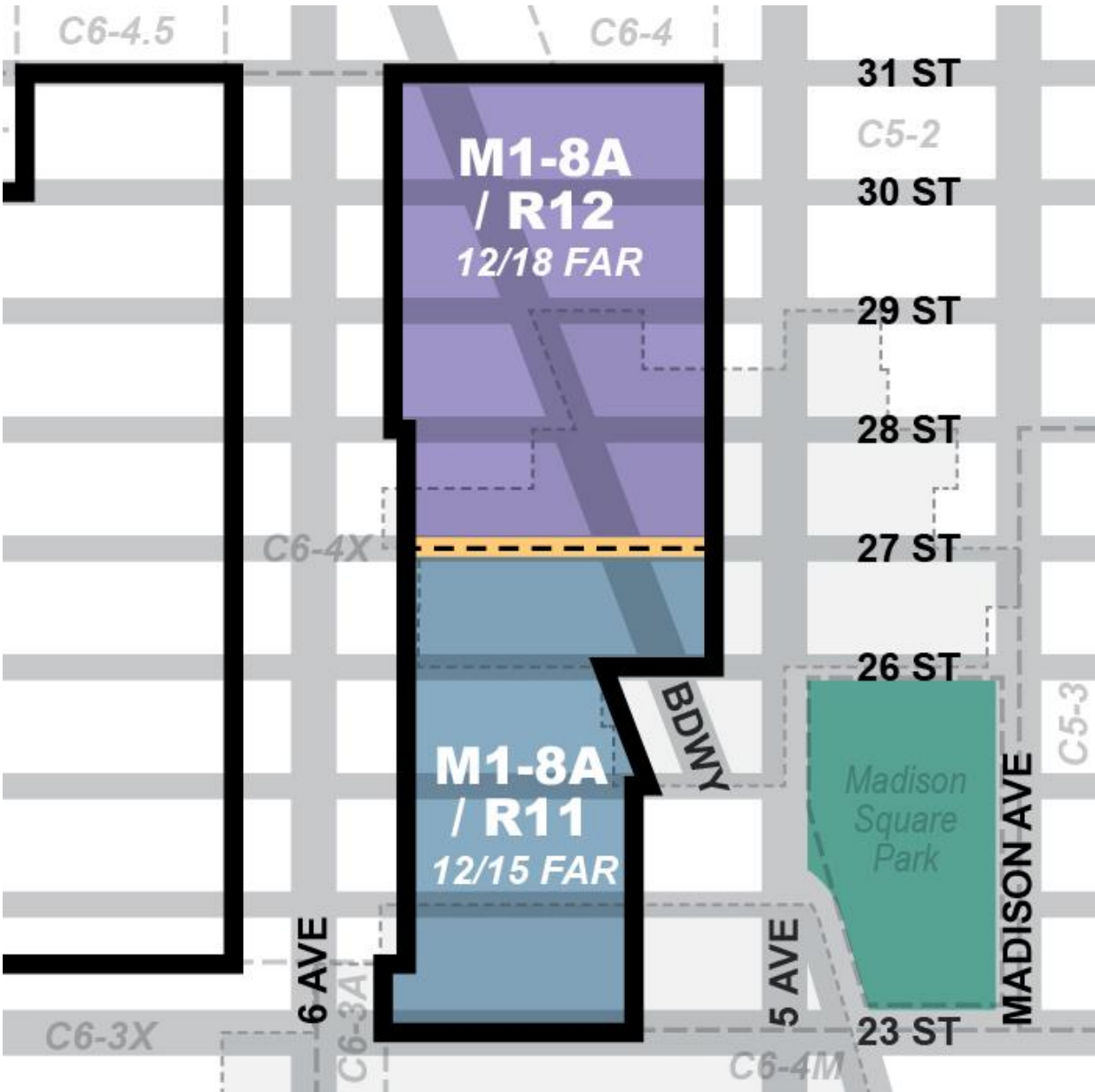
Residential, most community facility and commercial, and light manufacturing uses.



City Council Modification: SE

- Rezones area south of 27th Street from M1-8A/R12 to M1-8A/R11
- Base height matching not allowed
- -117 DU loss (35 MIH units)

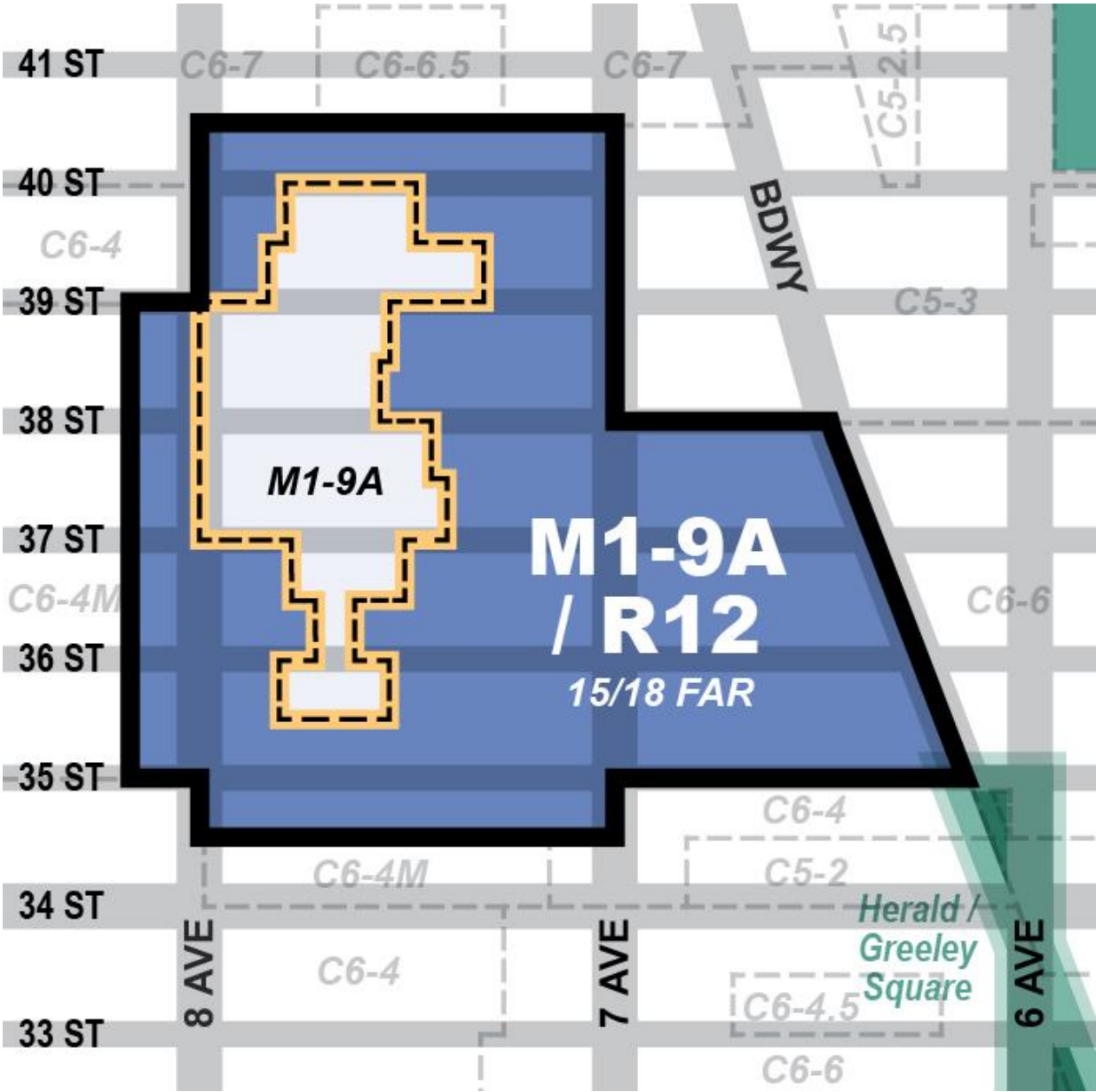
	Existing	CPC-Approved Proposal	Proposed City Council Mod
Zoning District	M1-6	M1-8A/R12 (MSX)	M1-8A/R11 (MSX)
Max. Res FAR	N.A.	18 FAR (MIH)	15 FAR (MIH)
Max. Non-res FAR	10 FAR	12 FAR	12 FAR
Min./Max. Base Height	N.A./85'	60'/155'	60'/155'
Max. Building Height	N.A. (tower district)	N.A. (tower district)	N.A. (tower district)



City Council Modification: NW

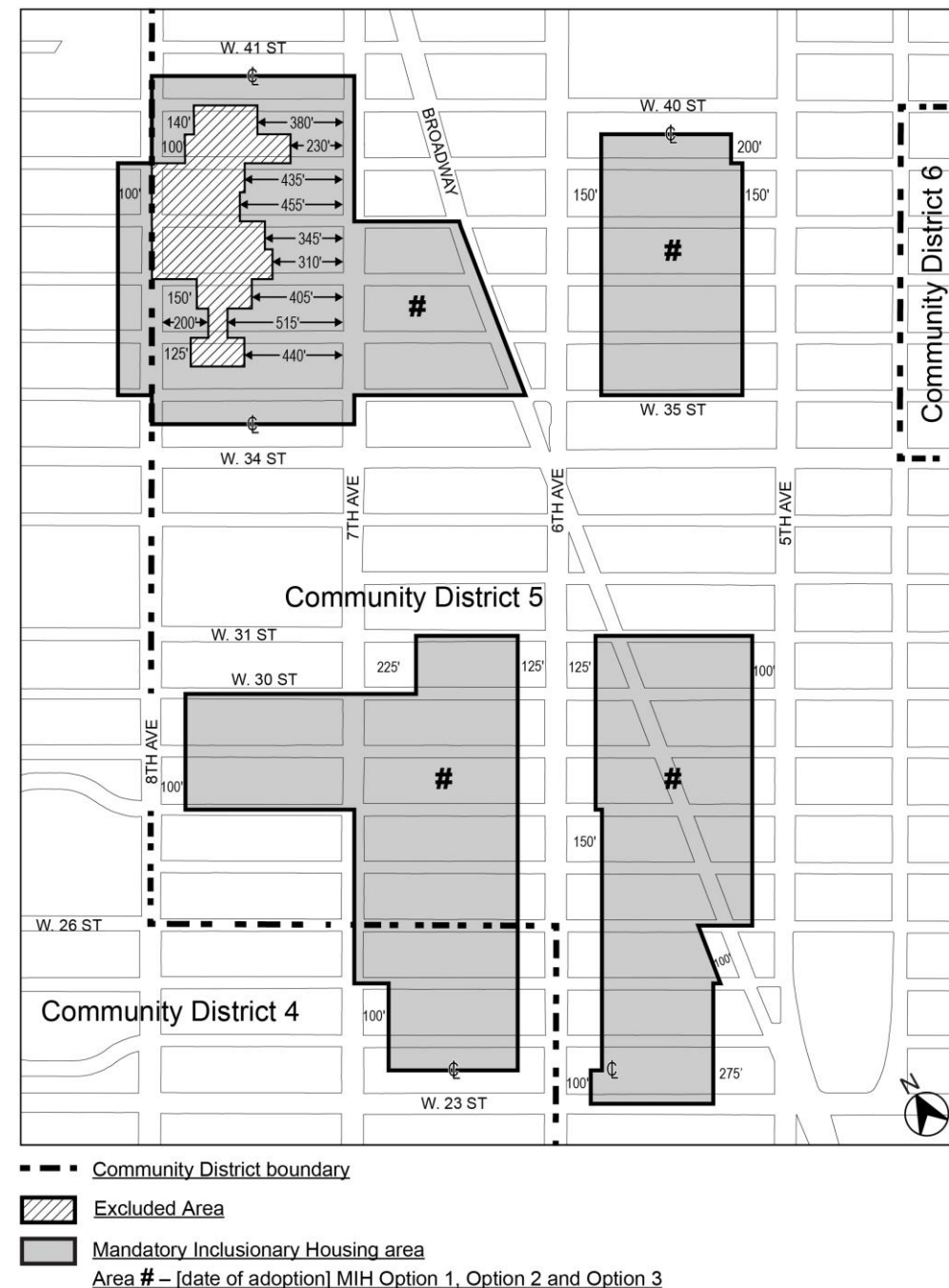
- Removes R12 pairing for areas with high concentration of garment-related uses
- Special MSX District controls remain
- -76 total DU loss (22 MIH units)

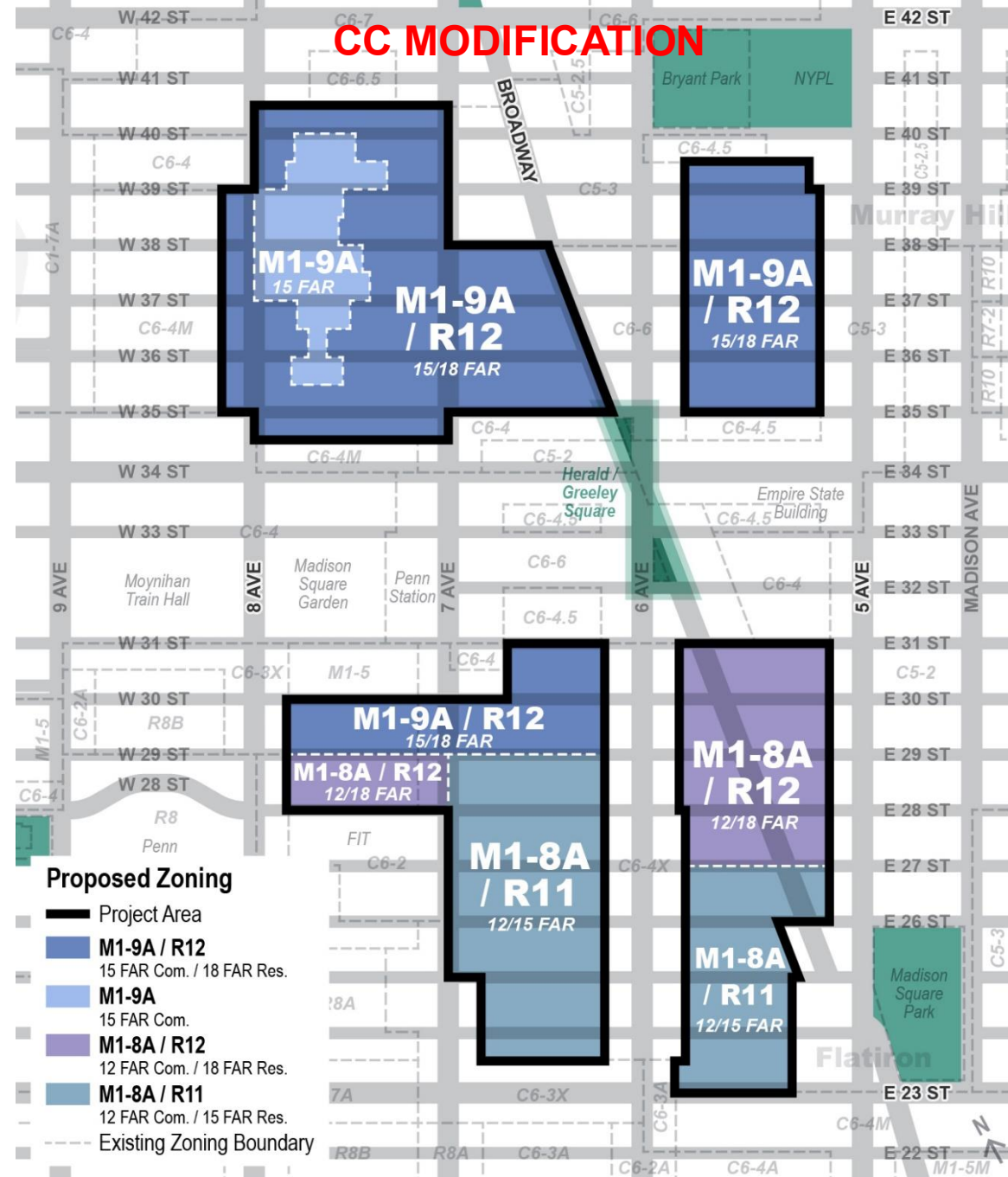
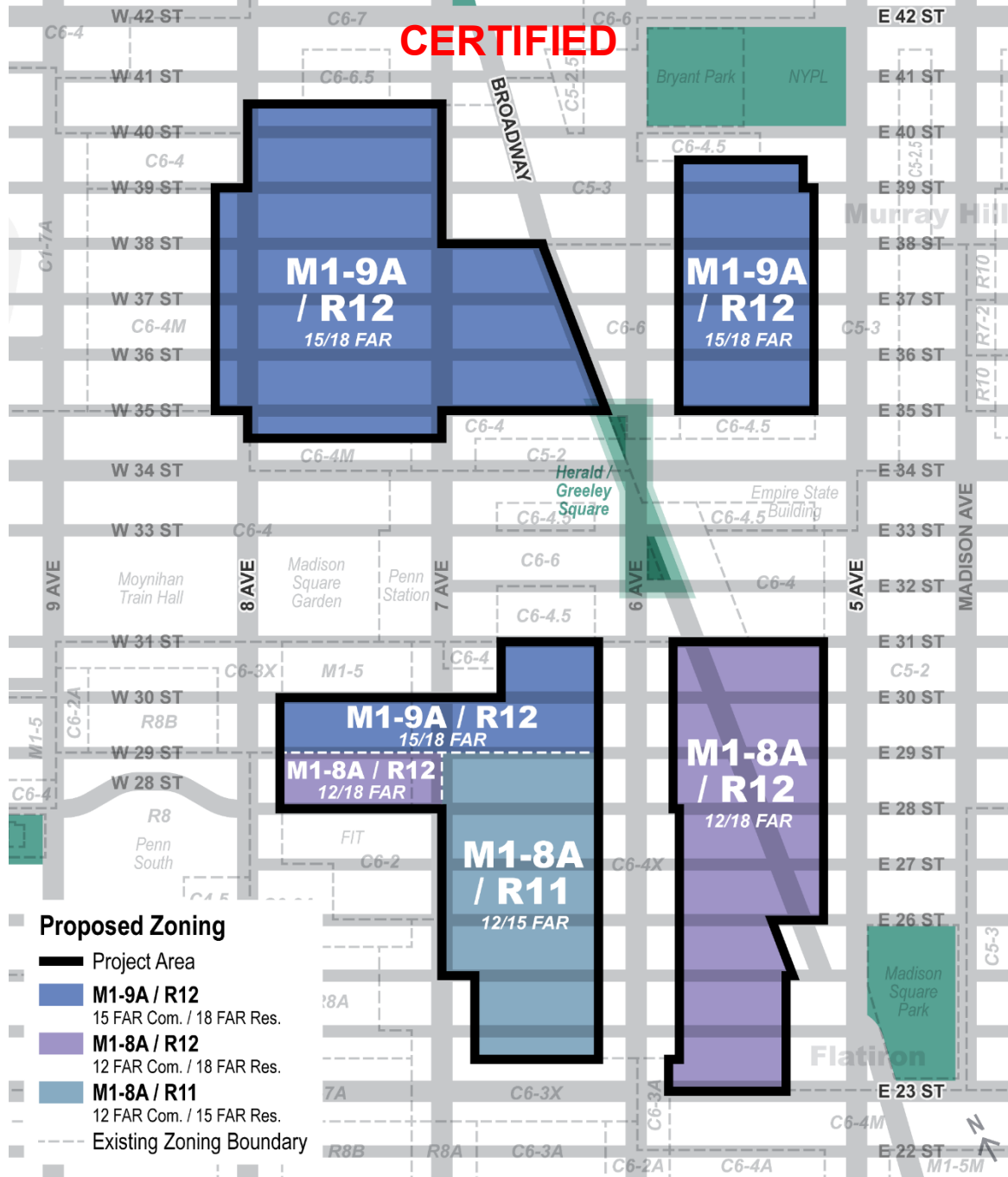
	Existing	CPC-Approved Proposal	Proposed City Council Mod
Zoning District	M1-6 (GC)	M1-9A/R12 (MSX)	M1-9A (MSX)
Max. Res FAR	N.A.	18 FAR (MIH)	N.A.
Max. Non-res FAR	10 FAR	15 FAR	15 FAR
Min./Max. Base Height	85'-125' / 135'-155	60'/155'	60'/155'
Max. Building Height	N.A. (tower district)	N.A. (tower district)	N.A. (tower district)



City Council Modification: MIH Map

- Eliminate MIH area from M1-9A carve out
- -76 total DU loss (22 MIH units)
- MIH Options 1, 2, 3 preserved everywhere else







MSMX

Thank You!

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Appendix





Proposal

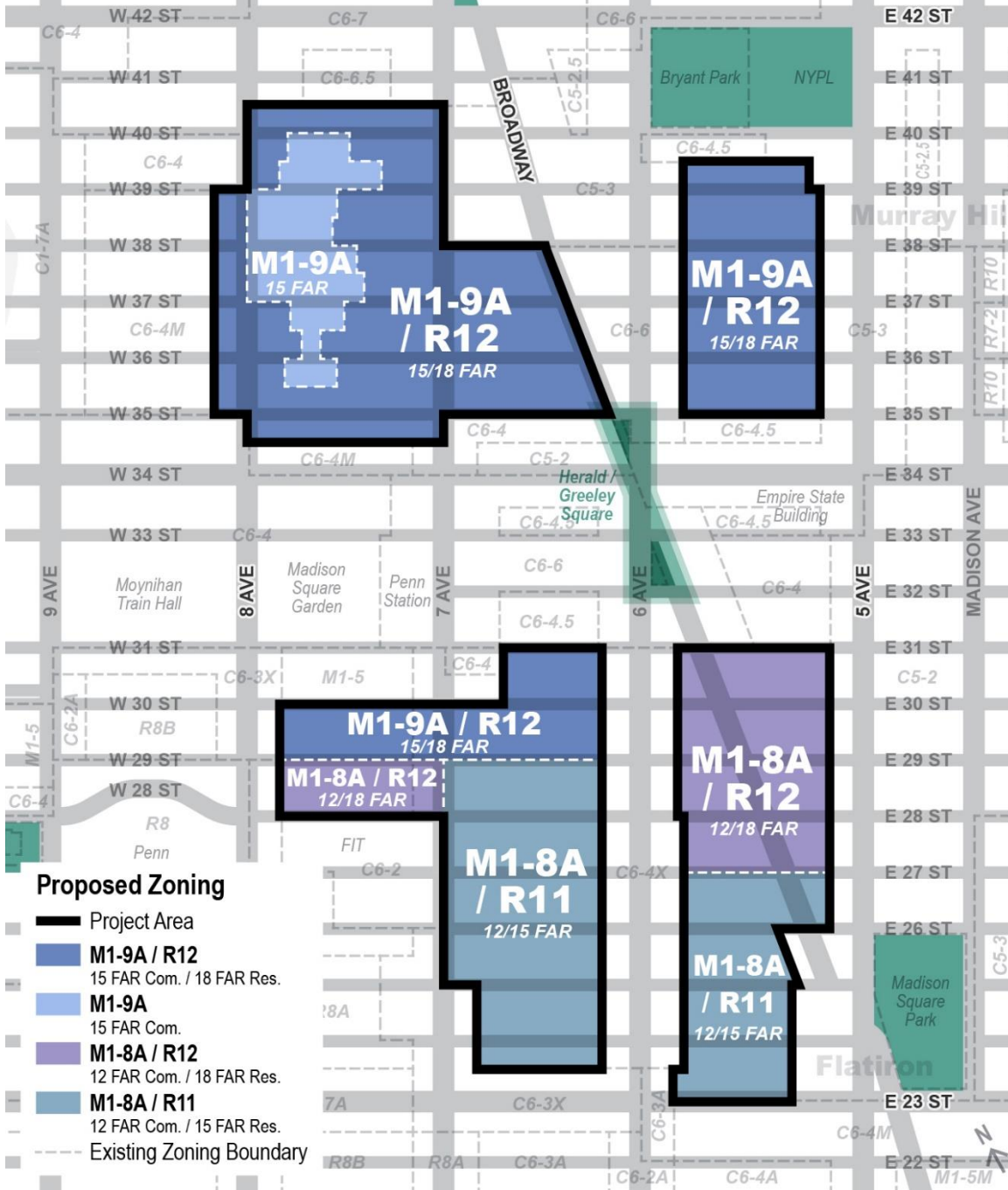
CC Modification Zoning

Zoning Map Amendment

RWCDS DUs: 9,728 (2,887 MIH)

CC mods DUs: 9,535 (2,842)

(-1.98%)





Mandatory Inclusionary Housing

Zoning Text Amendment

- Map Mandatory Inclusionary Housing (MIH) with Options 1, 2 and 3 (F/K/A the Deep Affordability Option)
- First application of MIH in Midtown
- **Require up to 2,900 permanently income-restricted units in Midtown South**

