Chapter 2: Land Use, Zoning, and Public Policy

A. INTRODUCTION

According to the 2020 *City Environmental Quality Review (CEQR) Technical Manual*, a land use analysis evaluates the uses and development trends in the area that may be affected by a proposed action and determines whether a proposed action is compatible with those conditions or may affect them. This analysis also considers the Proposed Actions' compliance with, and effect on, the area's zoning and other applicable public policies.

As described in Chapter 1, "Project Description," the New York City Department of City Planning (DCP) is proposing zoning map amendments and zoning text amendments (the Proposed Actions) to implement land use and zoning changes to better reflect existing neighborhood conditions, strengthen mixed-use, create opportunities for housing, including affordable housing, and celebrate the architectural character and creative legacy of the SoHo and NoHo neighborhoods. The Proposed Actions would apply to an approximately 56-block, 146-acre area (the Project Area) of the SoHo and NoHo neighborhoods of Manhattan, Community District 2. The Project Area is generally bounded by Astor Place and Houston Street to the north; Bowery, Lafayette Street, and Baxter Street to the east; Canal Street to the south; and Sixth Avenue, West Broadway, and Broadway to the west (see **Figure 2-1**).

The Proposed Actions include zoning map amendment***s*** 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 in the Project Area. In addition, the Proposed Actions include amendments to the text of New York City's Zoning Resolution (ZR) to establish regulations for the proposed Special SoHo NoHo Mixed-Use District and to amend Appendix F of the ZR to apply the Mandatory Inclusionary Housing (MIH) program to the Special District.

PRINCIPAL CONCLUSIONS

As described in detail in this chapter, no significant adverse impacts on land use, zoning, or public policy are anticipated. The Proposed Actions would not adversely affect surrounding land uses, nor would the Proposed Actions generate land uses that would be incompatible with existing zoning and land uses. Furthermore, the Proposed Actions would not result in development that conflicts with adopted public policies.

The Proposed Actions would replace the obsolete zoning in SoHo/NoHo and facilitate mixed-use development throughout the Project Area by allowing residential use and expanding the types of commercial and community facilities allowed beyond the current narrow band of permitted light manufacturing and limited commercial uses. The Proposed Actions would support new residential and commercial development in an area with excellent transit access while simultaneously strengthening the existing historic character of the SoHo/NoHo neighborhoods.

With the proposed zoning, residential use would be allowed throughout the Project Area, expanding the City's housing supply to help meet the housing needs of current and future residents, and



Project Location and Secondary Study Area

SOHO/NOHO NEIGHBORHOOD PLAN

Figure 2-1

significantly increasing the supply of affordable housing through the application of MIH, which would require the inclusion of permanently affordable housing units in new developments. The Proposed Actions would allow for residential conversion and infill development in historic districts and present opportunities for more substantial new residential development and affordable housing production in areas beyond the historic districts. Existing Joint Living-Work Quarters for Artists (JLWQA), a manufacturing use under zoning that allows certified artists to reside in the same space in which they conduct their craft, and which is only allowed in SoHo/NoHo, would remain or could be converted to standard residences. The Proposed Actions would shift away from a narrow allowance for only JLWQA manufacturing use to residential use without any occupation-based restrictions, as is typical in the rest of New York City.

The Proposed Actions would allow a wider range of commercial, community facility, and light industrial uses while preserving SoHo/NoHo's mixed-use character. The Proposed Actions would address outdated manufacturing zoning that prioritizes traditional light industrial use and creates barriers and onerous burdens for property owners and businesses. The existing zoning is restrictive in that it only permits ground floors to be occupied by a narrow band of light manufacturing uses on an as-of-right basis—typical commercial uses on ground floors (such as retail, food and beverage establishments, and many other uses) typically require lengthy discretionary approvals processes. Despite the need for these land use approvals, there has been proliferation of such uses given SoHo/NoHo's central location, rich transit access, and adaptability of its loft buildings. The Proposed Actions would update zoning to reflect the shift from manufacturing towards retail, office, creative production, and other commercial uses that are consistent with economic conditions and land use trends in SoHo/NoHo and surrounding neighborhoods, as well as community facility uses consistent with mixed use neighborhoods, reflecting the needs of present and future residents. Furthermore, the Proposed Actions would promote economic growth as the City recovers from the COVID-19 pandemic.

Bulk regulations tailored to SoHo/NoHo would encourage a range of heights and building forms, allowing sufficient flexibility for buildings to achieve the development goals identified by the community while addressing unique site conditions, and reflecting the existing built character of the neighborhood. The highest density zoning districts are proposed for the southeast and southwest portions of the Project Area. These areas are intended to serve as a transition between SoHo's historic built scale and the taller buildings and somewhat higher densities found in neighborhoods beyond the Project Area like Hudson Square and Lower Manhattan. The range of permitted heights would address the existing low-scale context of the historic districts while allowing limited portions of buildings to rise higher on certain blocks and frontages. Contextual zoning envelopes would require maximum and minimum base heights for new developments that are respective of, and preserve, SoHo/NoHo's existing scale.

Most of Project Area lies within the SoHo Cast-Iron Historic District and Extension and the NoHo Historic District and Extension. The New York City Landmarks Preservation Commission (LPC) regulates development in City-designated historic districts (NYCHDs), and must review and approve all demolitions, new construction, and enlargements as required by the New York City Landmarks Law. Within NYCHDs, the Proposed Actions would allow LPC to adjust base heights further to account for improved cornice alignment.

The projected mixed-use development would support the existing and future residential population and enhance the commercial viability of SoHo/NoHo and surrounding neighborhoods. The land use allowed under the Proposed Actions would be compatible with and that would reflect existing land uses found in the study areas and proposed zoning would be consistent with the medium- and

high-density zoning districts found in adjacent neighborhoods. As demonstrated below, development anticipated under the Proposed Actions would be compatible with the scale and use of surrounding neighborhoods, and would be supportive of public policies related to housing, employment, and sustainability.

The Proposed Actions would be consistent with the City's Waterfront Revitalization Program (WRP). Per the WRP Consistency Assessment Form (WRP #21-057), which was reviewed by DCP's Waterfront and Open Space Division, the Proposed Actions would support the applicable policies of the City's WRP.

B. METHODOLOGY

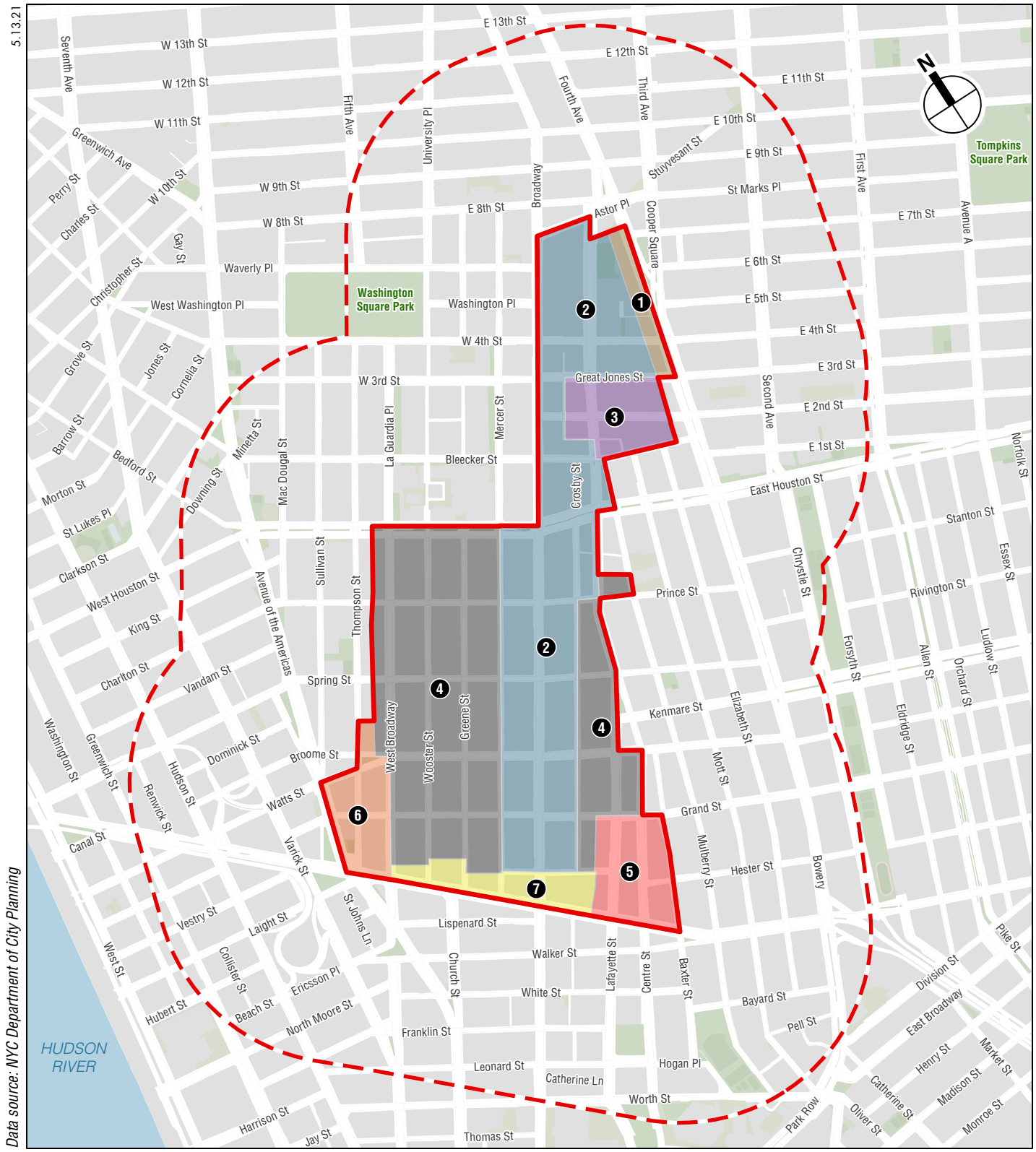
The analysis methodology is based on the guidelines of the *CEQR Technical Manual* and examines the effects of the Proposed Actions on land use, zoning, and public policy, and determines the potential for the Proposed Actions to result in significant adverse impacts. As described in Chapter 1, "Project Description," in order to assess the possible effects of the Proposed Actions, a Reasonable Worst-Case Development Scenario (RWCDS) was established for both the No Action and With Action Conditions for the 2031 Analysis, or "Build" year.

According to the *CEQR Technical Manual*, a detailed assessment of land use, zoning, and public policy is appropriate if an action would result in a significant change in land use or would substantially affect regulations or policies governing land use. An assessment of zoning is typically performed in conjunction with a land use analysis when the action would result in a change in zoning. Therefore, a detailed analysis has been prepared that describes existing and anticipated future conditions for the 2031 Build Year, assesses the nature of any changes on these conditions created by the Proposed Actions, and identifies those changes, if any, that could be significant or adverse.

Various sources were used to comprehensively analyze the land use, zoning, and public policy characteristics of the study area, including field surveys, Envision SoHo/NoHo, land use and zoning maps, and online sources from DCP and the New York City Department of Buildings (DOB).

STUDY AREAS

This chapter identifies a primary study area and a secondary study area (see **Figure 2-1**). The primary study area consists of the Project Area, an approximately 56-block area of the SoHo/NoHo neighborhoods where the potential effects of the Proposed Actions would be directly experienced. The primary study area is divided into subareas for analysis purposes, as described below (see **Figure 2-2**). The secondary study area includes neighboring areas within an approximately ¼-mile boundary from the primary study area, which could experience indirect effects; it is generally bounded by East 13th Street to the north, Worth Street to the south, Seventh Avenue and Washington Street to the west, and First Avenue and Forsyth Street to the east (see **Figure 2-1**).



Primary Study Area Subareas

SOHO/NOHO NEIGHBORHOOD PLAN

Figure 2-2

C. EXISTING CONDITIONS

LAND USE

PRIMARY STUDY AREA

The Proposed Actions would affect an area of Lower Manhattan extending to Astor Place and Houston Street to the north; Bowery, Lafayette Street, and Baxter Street to the east; Canal Street to the south, and Sixth Avenue, West Broadway, and Broadway to the west.

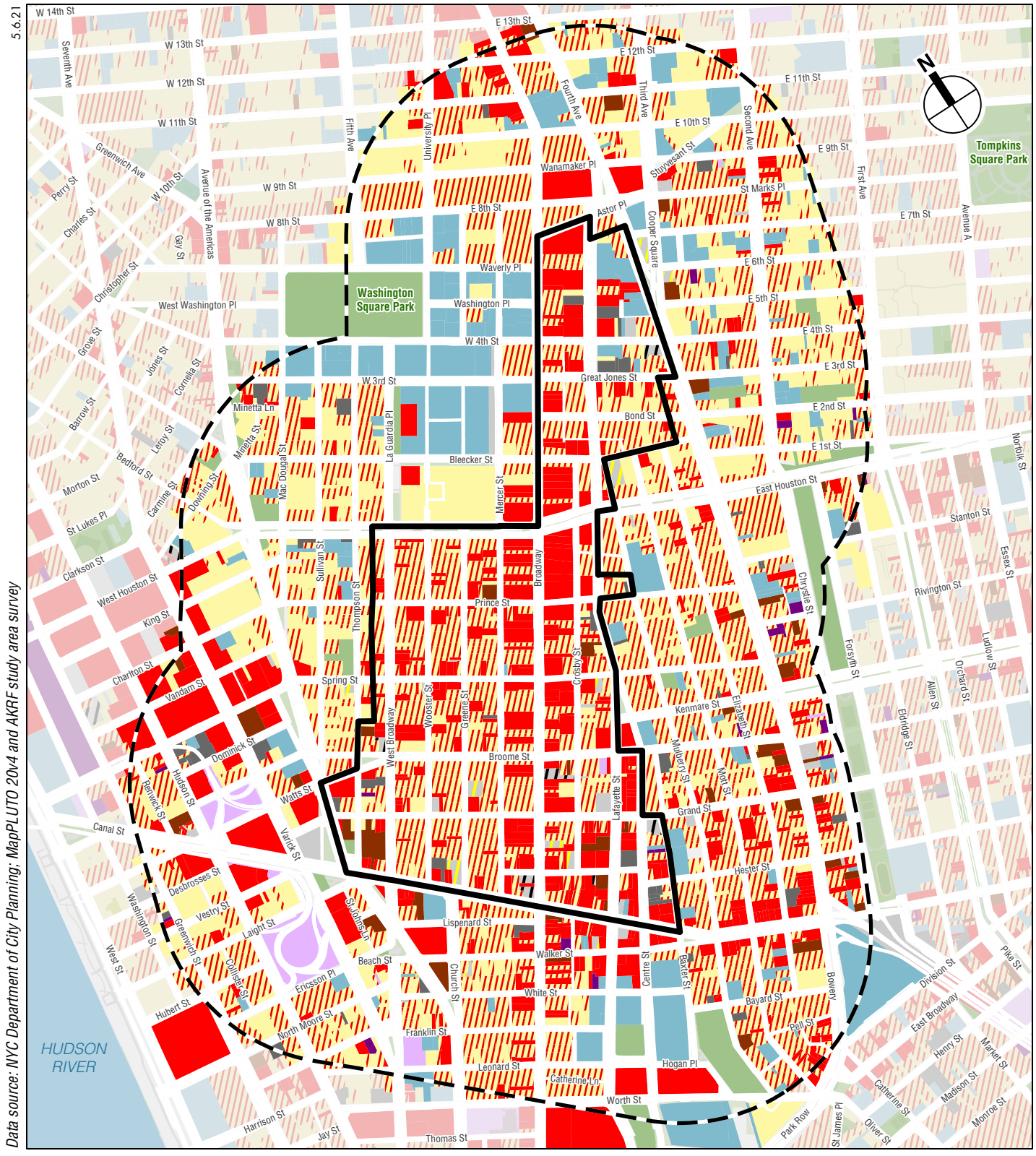
As shown in **Table 2-1,** the primary study area contains a mix of land uses, including mixed-use residential buildings with commercial and arts-related space, and stand-alone commercial buildings (see **Figure 2-3**). The primary study area contains approximately 4 million square feet (sf) of lot area and 23 million sf of built floor area. The percentage breakdown of lot area and built floor area by land use is presented in **Table 2-1**. Mixed commercial and residential buildings account for approximately 49 percent of total lot area, and 46 percent of built floor area (or building area). Stand-alone commercial buildings account for approximately 35 percent of total lot area and 42 percent of total building area. Buildings with only residential use account for approximately 4.7 percent of total lot area and 4.5 percent total building area. Approximately two percent of the primary study area contains vacant land or vacant buildings. Although buildings certified as JLWQA are found throughout the primary study area, the heaviest concentration of buildings with JLWQA use is within the historic cores of SoHo and NoHo.

Table 2-1
Existing Land Uses within Primary Study Area

Land Use	No. of Lots	Percentage of Total Lots (%)	Lot Area (sf)	Percentage of Total Lot Area (%)	Building Area (sf)	Percentage of Total Building Area (%)
Commercial and Office Buildings	243	28.6%	1,449,387	35.2%	9,793,950	41.9%
Hotels	11	1.3%	103,700	2.5%	686,644	2.9%
Industrial and Manufacturing	3	0.4%	5,782	0.1%	4,630	0.02%
Open Space and Outdoor Recreation	1	0.1%	6,041	0.1%	-	-
Parking Facilities	18	2.1%	103,452	2.5%	185,247	0.8%
Public Facilities and Institutions	10	1.2%	102,231	2.5%	459,753	2.0%
Residential	58	6.8%	193,507	4.7%	1,061,127	4.5%
Mixed Residential and Commercial	484	56.9%	2,022,621	49.2%	10,799,748	46.2%
Transportation and Utility	1	0.1%	6,025	0.1%	-	-
Under Construction	6	0.7%	43,467	1.1%	224,311	1.0%
Vacant Building	8	0.9%	46,798	1.1%	158,094	0.7%
Vacant Land	7	0.8%	29,003	0.7%	-	-
Total	**850**		**4,112,014**		**23,373,504**	

Note: There are 855 lots within the study area; five are Alleys/Courts and are therefore excluded from the calculations.
Sources: New York City PLUTO data files v2018; DCP Field Survey; AKRF Field Survey, December 2020.

SoHo and NoHo are unique in that they are almost uniformly mixed-use. Unlike most other neighborhoods in Manhattan and elsewhere that have commercial uses concentrated on avenues and wide streets and predominantly residential use in the midblock and alongside streets, SoHo and NoHo have various uses side-by-side, above and below within individual buildings, and in some cases even on the same floor. This pervasive mixed-use character contributes to the charm and



SOHO/NOHO NEIGHBORHOOD PLAN

Existing Land Use

Figure 2-3

vibrancy of SoHo/NoHo and presents unique conditions related to zoning, land use, and associated quality of life issues. Within SoHo and NoHo, built conditions, area context, and existing use patterns combine to form several distinct subareas of analysis: SoHo East subarea, SoHo West subarea, NoHo-Bowery subarea, Canal Street subarea, Broadway-Houston Street subarea, SoHo Historic Core subarea, and NoHo Historic Core subarea (see **Figure 2-2**). The subareas used for the land and zoning analysis correspond to the subareas of the Special SoHo/NoHo Mixed-Use District (SNX).

SoHo East Subarea

As shown in **Table 2-2,** the SoHo East subarea is generally bounded by Lafayette Street to the west, Grand Street to the north, Baxter Street to the east, and Canal Street to the west. The subarea contains a diverse mix of land uses, including commercial buildings, mixed-use residential and commercial buildings, parking facilities, and hotels. The subarea contains a total of approximately 200,000 sf of lot area and 1.2 million sf of building area. Commercial buildings account for 45 percent of total lot area and 48 percent of total building area. Mixed commercial and residential buildings account for 19 percent of total lot area and 17 percent of total building area. There are two large parking facilities as well as four hotels within the subarea—the Solita SoHo, NoMo SoHo, 11 Howard, and City Rooms NYC SoHo. Although they make up a small portion of the use in the subarea (approximately four percent), there are two lots with industrial uses—a noodle company at 144 Baxter Street and a construction storage lot at 212 Centre Street. There are three lots with vacant buildings.

Table 2-2
Existing Land Uses within SoHo East

Land Use	No. of Lots	Percentage of Total Lots (%)	Lot Area (sf)	Percentage of Total Lot Area (%)	Building Area (sf)	Percentage of Total Building Area (%)
Commercial and Office Buildings	18	35.3%	95,848	45.2%	567,483	48.0%
Hotels	4	7.8%	27,450	13.0%	260,445	22.0%
Industrial and Manufacturing	2	3.9%	3,056	1.4%	1,875	0.2%
Parking Facilities	6	11.8%	25,960	12.3%	65,772	5.6%
Public Facilities and Institutions	2	3.9%	6,450	3.0%	32,060	2.7%
Residential	1	2.0%	1,964	0.9%	7,715	0.7%
Mixed Residential and Commercial	16	31.4%	40,506	19.1%	202,776	17.2%
Vacant Building	2	3.9%	10,652	5.0%	44,034	3.7%
Total	**51**		**211,886**		**1,182,160**	

Sources: New York City PLUTO data files v2018; DCP Field Survey; AKRF Field Survey, December 2020.

The SoHo East subarea, framed by multiple wide streets, is a transitional area where SoHo, Little Italy, Chinatown, and the Lower Manhattan Central Business District (CBD) intersect. The subarea is generally less residential and less built up than the other subareas described above, with tenement-style buildings, low-rise industrial buildings, parking lots and garages, and one-story eating and drinking establishments. The eastern portion of this corridor, between Baxter and Canal Streets, contains four- to six-story tenement-style apartment buildings with ground floor retail spaces as well as stand-alone commercial buildings. Ground-floor spaces include food markets and wholesale markets. The portion of the subarea between Centre and Lafayette Streets contains a more dynamic range of building heights, many of which contain large-footprint buildings with local retail and office uses. A commercial presence is prevalent along Lafayette Street, with 10- to 12-story commercial buildings between Canal and Grand Streets. While there are two- to six-story commercial buildings along Centre Street, with FARs ranging from 3.0 to 6.5, the taller buildings along Lafayette Street

contain higher FARs and reach 12 stories. A 26-story hotel is located at 9 Crosby Street. Canal Street, another commercial corridor, is flanked by five- to seven-story commercial buildings, with retail uses on the ground floors of smaller mixed-use residential buildings.

SoHo West Subarea

As shown in **Table 2-3**, the SoHo West subarea is generally bounded by Sixth Avenue and Thompson Street to the west, Watts and Broome Streets to the north, West Broadway to the east, and Canal Street to the south. The subarea contains a diverse mix of land uses, consisting primarily of mixed-use residential and commercial buildings, commercial buildings, residential buildings and hotels. The corridor contains approximately 180,000 sf of lot area and 960,000 sf of built floor area. Mixed commercial and residential buildings account for 26 percent of total lot area and 20 percent of total building area. Commercial buildings account for 23 percent of total lot area and 37 percent of total building area. Residential buildings account for 9 percent of total lot area and 7.5 percent of total building area. There is one light industrial use—a warehouse at 30 Thompson Street. There are three hotels—SoHo Grand, 27 Grand, and Sixty SoHo, two parking facilities, one light industrial building, and one open space resource with a basketball court: Grand Canal Court.

Table 2-3
Existing Land Uses within SoHo West Subarea

Land Use	No. of Lots	Percentage of Total Lots (%)	Lot Area (sf)	Percentage of Total Lot Area (%)	Building Area (sf)	Percentage of Total Building Area (%)
Commercial and Office Buildings	9	23.1%	40,269	22.6%	355,035	36.9%
Hotels	3	7.7%	52,536	29.5%	301,465	31.3%
Industrial and Manufacturing	1	2.6%	2,726	1.5%	2,755	0.3%
Open Space and Outdoor Recreation	1	2.6%	6,041	3.4%	-	-
Parking Facilities	2	5.1%	14,154	7.9%	39,000	4.0%
Residential	8	20.5%	16,388	9.2%	71,956	7.5%
Mixed Residential and Commercial	15	38.5%	46,126	25.9%	192,856	20.0%
Total	**39**		**178,240**		**963,067**	

Sources: New York City PLUTO data files v2018; DCP Field Survey; AKRF Field Survey, December 2020.

The SoHo West subarea serves as a transitional area between the SoHo Historic Core and Hudson Square to the west. Similar to the SoHo East subarea, this subarea is generally less residential and less built up than the other subareas described above with a mix of tenement-style buildings, low-rise industrial buildings, parking lots and garages, and one-story eating and drinking establishments. The portion of the subarea corridor between Grand and Canal Streets is framed by two hotels, ranging between 16 and 20 stories. The northwestern portion of the study area contains a 16-story office building. While these taller, high-lot-coverage buildings contain high FARs, older four- to six-story brick buildings are interspersed throughout the remaining portions of the subarea and contain FARs in the range of 3.0 to 6.5. Ground-floor retail uses, mainly concentrated along West Broadway between Grand and Canal Streets, contain restaurants and bars.

NoHo-Bowery Subarea

As shown in **Table 2-4,** the NoHo-Bowery subarea is generally located along the west side of Bowery and Cooper Square between East 3rd and East 7th Streets. The subarea contains mixed-use residential and commercial buildings, public facility and institutional buildings, and office buildings. The subarea contains approximately 120,000 sf of lot area and 750,000 sf of built floor

area. Mixed commercial and residential buildings account for approximately 45 percent of total lot area and 53 percent of total building area. Public facilities and institutions account for approximately 37 percent of total lot area and 36 percent of total building area. Commercial buildings account for approximately 10 percent of total lot area and 10 percent of total building area. One lot contains a vacant building.

Table 2-4
Existing Land Uses within NoHo-Bowery Subarea

Land Use	No. of Lots	Percentage of Total Lots (%)	Lot Area (sf)	Percentage of Total Lot Area (%)	Building Area (sf)	Percentage of Total Building Area (%)
Commercial and Office Buildings	3	20.0%	11,307	9.7%	69,707	9.4%
Public Facilities and Institutions	3	20.0%	43,107	36.8%	270,337	36.3%
Residential	1	6.7%	863	0.7%	3,176	0.4%
Mixed Residential and Commercial	7	46.7%	53,081	45.3%	396,708	53.2%
Vacant Building	1	6.7%	8,705	7.4%	5,072	0.7%
Total	**15**		**117,063**		**745,000**	

Sources: New York City PLUTO data files v2018; DCP Field Survey; AKRF Field Survey, December 2020.

The NoHo-Bowery subarea varies to the north and south of East 4th Street. The stretch north of East 4th Street is characterized primarily by mixed residential and commercial buildings and a large institutional presence, with heights ranging from four to 16 stories and floor area ratios (FAR) generally between 5.0 and 9.0. Newer high lot coverage, 16- to 22-story mixed-use commercial and residential developments are located on the corners of East 4th Street and Astor Place, respectively. Four- to 11-story converted brick and concrete buildings are located between the newer towers, such as the Carl Fischer building, which now contains residential condominiums. Public facility and institutional uses include Grace Church High School, NYU Arthur L. Carter Journalism Institute, and the Center for Ballet and the Arts. In the area outside of the historic district, along and south of East 4th Street, there are a number of underbuilt sites, including vacant land, three- to five-story tenements, and single-story semi-industrial or formerly industrial buildings that have been converted to eating and drinking establishments. Ground-floor retail is more common south of East 4th Street.

Canal Street Subarea

As shown in **Table 2-5,** the Canal Street subarea is generally bounded by West Broadway to the west, Howard Street to the north, Lafayette Street to the east, and Canal Street to the south. The subarea is characterized by a mix of tenements, federal-style row houses, historic cast-iron lofts, newly constructed residential buildings, low-rise retail stores, and some low-intensity semi-industrial businesses and parking garages. It contains approximately 180,000 sf of lot area and 730,000 sf of building area. Mixed commercial and residential buildings account for approximately 44 percent of total lot area and 33 percent of total building area. Stand-alone commercial buildings account for approximately 35 percent of total lot area and 43 percent of total building area. Three lots contain vacant buildings while one lot is currently under construction.

Table 2-5
Existing Land Uses within Canal Street Subarea

Land Use	No. of Lots	Percentage of Total Lots (%)	Lot Area (sf)	Percentage of Total Lot Area (%)	Building Area (sf)	Percentage of Total Building Area (%)
Commercial and Office Buildings	14	31.1%	64,193	35.0%	313,933	43.0%
Parking Facilities	1	2.2%	9,724	5.3%	38,308	5.2%
Residential	1	2.2%	3,420	1.9%	19,800	2.7%
Mixed Residential and Commercial	25	55.6%	80,086	43.7%	242,168	33.2%
Under Construction	1	2.2%	13,090	7.1%	78,292	10.7%
Vacant Building	3	6.7%	12,909	7.0%	37,745	5.2%
Total	**45**		**183,422**		**730,246**	

Sources: New York City PLUTO data files v2018; DCP Field Survey; AKRF Field Survey, December 2020.

Canal Street is a major thoroughfare and lined with discount stores and commercial buildings. It is characterized by a mix of four- to five-story tenements, federal-style row houses, historic cast-iron lofts, newly constructed residential buildings, low-rise one- to three-story retail stores and banks, and several low-intensity semi-industrial businesses and parking garages. As potential development sites become increasingly scarce in the SoHo core, interest in the Canal Street subarea has grown. New residential development projects are transforming the corridor by replacing the low-intensity uses, such as single-story discount retail buildings and parking lots. The buildings at 341 Canal and 419 Broadway, respectively six and eight stories, are establishing Canal Street as a gateway to the neighborhood and serve as a transition between SoHo and the taller commercial buildings south of Canal Street.

Broadway and Houston Street Subarea

As shown in **Table 2-6,** the Broadway and Houston Street subarea is generally bounded by Astor Place and Fourth Avenue to the north, Crosby Street to the east, Mercer Street to the west, and Howard Street to the south. The Broadway and Houston Street subarea contains two major commercial corridors comprised of primarily commercial and mixed-use buildings, including stand-alone commercial buildings and mixed-use residential and commercial buildings. Public facilities and institutions as well as parking facilities are also concentrated within the northern portion of the subarea, located to the north of Houston Street. The subarea contains approximately 1.46 million sf of lot area and 9.95 million sf of building area. Stand-alone commercial buildings account for approximately 56 percent of total lot area and 65 percent of total building area. Mixed commercial and residential buildings account for approximately 32 percent of total lot area and 30 percent of total building area. There is one hotel: the Broome Hotel, located on Broome Street east of Broadway. One lot contains a vacant building, one lot contains vacant land, and two lots are currently under construction.

Table 2-6
Existing Land Uses within Broadway and Houston Street Subarea

Land Use	No. of Lots	Percentage of Total Lots (%)	Lot Area (sf)	Percentage of Total Lot Area (%)	Building Area (sf)	Percentage of Total Building Area (%)
Commercial and Office Buildings	91	44.2%	824,438	56.4%	6,435,902	64.7%
Hotels	1	0.5%	2,565	0.2%	8,803	0.1%
Parking Facilities	6	2.9%	43,236	3.0%	37,597	0.4%
Public Facilities and Institutions	5	2.4%	52,674	3.6%	157,356	1.6%
Residential	10	4.9%	37,230	2.5%	180,438	1.8%
Mixed Residential and Commercial	89	43.2%	469,629	32.1%	3,018,923	30.3%
Under Construction	2	1.0%	12,042	0.8%	57,034	0.6%
Vacant Building	1	0.5%	9,932	0.7%	55,015	0.6%
Vacant Land	1	0.5%	9,835	0.7%	-	-
Total	**206**		**1,461,581**		**9,951,068**	

Sources: New York City PLUTO data files v2018; DCP Field Survey; AKRF Field Survey, December 2020.

Broadway and Houston Street are important commercial corridors. Buildings along Broadway, between Crosby and Mercer Street in SoHo and along adjacent Lafayette Street in NoHo, are generally taller and bulkier than those in the adjacent subareas: between six and 12 stories tall—and consist of a mix of older loft buildings and more recent construction. The subarea contains the largest floorplates, with a high concentration of commercial uses, particularly offices and destination retail. The corridor is an employment hub. More recent construction is limited to large commercial buildings, such as the building that houses the Adidas flagship store, located at the northeast corner of Broadway and Houston Street. In addition, there is a high concentration of institutional uses in the northern portion of the subarea, with New York University (NYU) facilities and the Public Theater located to the north of West 4th Street. Aside from a restaurant at the northwest corner of Lafayette and Great Jones Streets, active ground-floor uses are more limited within this northern portion of the subarea.

SoHo Historic Core Subarea

As shown in **Table 2-7**, the SoHo Core subarea is bisected by Broadway and the Broadway-Houston subarea. The portion located west of Broadway is generally bounded by Thompson Street/West Broadway to the west, Houston Street to the north, Mercer Street to the east, and Grand Street to the south. East of Broadway, the subarea is generally bounded by Crosby Street to the west, Prince and Jersey Streets to the north, Mulberry and Lafayette Streets to the east, and Howard Street to the south. The SoHo Core subarea, like the NoHo Core subarea, is overwhelmingly mixed-use residential and commercial. It contains approximately 1.7 million sf of lot area and 8.44 million sf of built floor area. Over two-thirds of the subarea is occupied by mixed-use buildings, with mixed commercial and residential buildings (including buildings with JLWQA use) accounting for approximately 68 percent of total lot area and 70 percent of total building area. Commercial buildings account for approximately 22 percent of total lot area and 23 percent of total building area. Six lots contain vacant land, one lot contains a vacant building, and three lots are currently under construction. Although occupying just one percent of all lots, there are three boutique-style hotels within the corridor—the Mercer, Crosby Street Hotel, and NoMo SoHo hotel (which is also located partially within the SoHo East subarea).

Table 2-7
Existing Land Uses within SoHo Historic Core Subarea

Land Use	No. of Lots	Percentage of Total Lots (%)	Lot Area (sf)	Percentage of Total Lot Area (%)	Building Area (sf)	Percentage of Total Building Area (%)
Commercial and Office Buildings	98	23.1%	377,895	22.0%	1,897,256	22.5%
Hotels	3	0.7%	21,149	1.2%	115,931	1.4%
Parking Facilities	3	0.7%	10,378	0.6%	4,570	0.1%
Residential	26	6.1%	88,473	5.2%	403,305	4.8%
Mixed Residential and Commercial	284	66.8%	1,169,985	68.2%	5,918,560	70.1%
Transportation and Utility	1	0.2%	6,025	0.4%	-	-
Under Construction	3	0.7%	18,335	1.1%	88,985	1.1%
Vacant Building	1	0.2%	4,600	0.3%	16,228	0.2%
Vacant Land	6	1.4%	19,168	1.1%	-	-
Total	**425**		**1,716,008**		**8,444,835**	

Sources: New York City PLUTO data files v2018; DCP Field Survey; AKRF Field Survey, December 2020.

The subarea contains high lot coverage, well-preserved cast-iron and/or masonry loft buildings constructed during the mid- to late 19th century that are typically five to seven stories tall with FARs generally ranging between 3.0 and 6.5, but with FARs on certain blocks reaching 10.0 or more. Retail uses predominate on the ground floors while most of the upper floors of the loft buildings have been converted from their original light industrial uses to JLWQA, residential, and office uses. Bars and restaurants are interspersed throughout the subarea, but are more prevalent along Lafayette Street and West Broadway.

The western portion of the subarea, between Mercer Street and West Broadway, contains the greatest concentration of historic four- to six-story cast-iron buildings within the primary study area. Lined with cobblestone streets, high-end designer stores occupy the ground floors of many buildings, forming a commercial shopping district with JLWQA and loft spaces on the upper floors of mixed-use buildings. An abundance of art galleries are interspersed throughout the western portion of the SoHo Core as well. The area around the intersection of West Broadway and Broome Street contains restaurants on the ground floor. Although limited, recently constructed, modern eight- to 10-story buildings are located along West Broadway and West Houston Street.

The eastern portion of the SoHo Core subarea, concentrated along the east side of Crosby Street, contains similar cast-iron buildings although brick and concrete façades are more common. Ground-floor commercial retail uses are located along both Crosby and Lafayette Streets, with the addition of restaurants along Lafayette Street. Lafayette Street has a commercial character, and between Spring and Broome Streets contains a unique mix of building forms, ranging from older two-story commercial buildings to the 12-story contemporary glass commercial building located at 210 Lafayette Street.

NoHo Historic Core Subarea

As shown in **Table 2-8,** the NoHo Core subarea is generally bounded by the Bowery to the east, Bleecker Street to the south, Lafayette Street to the west, and Great Jones Street to the north The subarea contains mixed-use residential and commercial buildings, residential buildings, and stand-alone commercial buildings. The corridor contains approximately 250,000 sf of lot area, and 1.35 million sf of built floor area. Mixed commercial and residential buildings account for most of the approximately 67 percent of total lot area, and 61 percent of total building area. Stand-alone residential buildings account for approximately 18.5 percent of total lot area, and 28 percent of

total building area. Stand-alone commercial buildings account for 14.5 percent of total lot area, and 11.4 percent of total building area.

Table 2-8
Existing Land Uses within NoHo Historic Core Subarea

Land Use	No. of Lots	Percentage of Total Lots (%)	Lot Area (sf)	Percentage of Total Lot Area (%)	Building Area (sf)	Percentage of Total Building Area (%)
Commercial and Office Buildings	10	14.5%	35,437	14.5%	154,634	11.4%
Residential	11	15.9%	45,169	18.5%	374,737	27.6%
Mixed Residential and Commercial	48	69.6%	163,208	66.9%	827,757	61.0%
Total	**69**		**243,814**		**1,357,128**	

Sources: New York City PLUTO data files v2018; DCP Field Survey; AKRF Field Survey, December 2020.

The NoHo Core subarea is overwhelmingly mixed-use, with residential (including JLWQA) and commercial uses often occupying spaces in the same building and sometimes on the same floor. High lot coverage, well-preserved cast-iron and/or masonry loft buildings constructed during the mid- to late 19th century are typically five to seven stories tall with FARs generally ranging between 3.0 to 6.5, but with FARs on certain blocks reaching 10.0 or more. Retail uses predominate on the ground floors while most of the upper floors of three- to seven-story loft buildings have been converted from their original light industrial uses to JLWQA, residential, and office uses. Bars and restaurants are concentrated along Great Jones and Bond Streets. While older tenement-style brick and concrete mixed-use buildings are located along the Bleecker Street portion of the corridor, a greater mix of cast-iron and new construction buildings are located along Bond Street, which contains a cobblestone street. Bond Street is more residential in character, with active ground-floor retail spaces and several restaurants, while upper stories contain dwelling units (DUs). A cluster of commercial office buildings is located in traditional six-story brick and concrete buildings to the north along Great Jones Street.

SECONDARY STUDY AREA

The secondary study area extends approximately ¼-mile from the primary study area, is generally bounded by Greenwich Street to the west, Worth Street to the south, First Avenue to the east, and East 13th Street to the north. The assessment of land use in the secondary study area is described by neighborhood. The secondary study area encompasses several neighborhoods, including Chinatown, Little Italy, Nolita, the East Village, the Lower East Side, Greenwich Village, Hudson Square, Tribeca, and portions of SoHo located beyond the Project Area. (see **Figure 2-1**).

Chinatown

Chinatown is located to the southeast of the primary study area, and generally encompasses the blocks between Broadway and Leonard, Mott, and Grand Streets. Most of the buildings in the Chinatown portion of the secondary study are mixed-use with ground-floor retail and residential space above. Many of these buildings are five- to six-story tenement buildings. Office buildings and other commercial buildings are concentrated along both sides of Canal Street and, to a lesser extent, along Grand Street and the Bowery. Institutional uses and community facilities predominate along Centre and Lafayette Streets south of Canal Street, abutting the neighboring Civic Center, and include the Manhattan Detention Center, New York County Family Court, and Lafayette Hall (an NYU Dormitory). Parks include the 0.99-acre Collect Pond Park and 3.23-acre Columbus Park. Other community facility uses include a private school—Transfiguration

School—located at 29 Mott Street; Public School 130, located at 143 Baxter Street; and New York Chinese Community Center, located at 62 Mott Street. At the southernmost edge of the secondary study area, generally between Worth and Leonard Streets and Broadway and Baxter Street, lies the Civic Center neighborhood, which contains the court complex, City offices, and parks and plazas.

Little Italy

Mulberry Street serves as the focal point of Little Italy, which generally extends from Canal to Broome Streets. Like neighboring Chinatown, Little Italy is primarily mixed-use, with retail on the ground floor and residential space above in buildings generally ranging between four and seven stories. Mulberry Street and adjoining sections of Hester and Grand Streets are occupied by Italian restaurants, cafés, and social clubs. Notable community facilities include the Most Precious Blood Church, which houses the shrine to San Gennaro, the neighborhood's patron saint, and namesake of the neighborhood's famous San Gennaro festival. The church is located on Baxter Street, between Canal and Hester Streets.

Nolita

Nolita is generally bounded by Lafayette Street and the Bowery, and Broome and East Houston Streets. Nolita is east of the primary study area and, as its name implies, located north of Little Italy. Nolita is overwhelmingly mixed-use, containing four- to six-story residential buildings with ground-floor retail, including chic boutiques, restaurants, and cafés. Open spaces include the 0.27-acre DeSalvio Playground and the one-acre Elizabeth Street Community Garden, which is slated for a mixed-use development containing affordable and supportive housing and public open space. Institutional and community facility uses include St. Patrick's Old Cathedral, the City's first cathedral church, located at 263 Mulberry Street, with an adjacent cemetery garden. A library—the NYPL Mulberry Street Branch—is located at 10 Jersey Street and a New York City Fire Department (FDNY) firehouse is located at 363 Broome Street.

Lower East Side

A small portion of the Lower East Side occupies the blocks generally between Houston and Grand Streets, and Mott, Chrystie, and Forsyth Streets. The Lower East Side is characterized by older mixed-use buildings with ground-floor retail, interspersed with hotels and light manufacturing buildings. A large, relatively new residential building with commercial use on the lower floors is located at the intersection of East Houston Street and the Bowery. The building includes a Whole Foods grocery store on the ground floor. Several hotels are located along the Bowery, between Grand and Stanton Streets. A prominent land use in the area is open space—including the Houston Street Playground within the 7.85-acre Sara D. Roosevelt Park, a linear park extending from Canal to East Houston Streets between Chrystie and Forsyth Streets. Several light manufacturing establishments are located along the west side of Chrystie Street between Stanton and Rivington Streets, and also on the Bowery. For decades, the Bowery served as the City's commercial wholesale district for kitchen and restaurant equipment. Notable institutional uses include the New Museum at 235 Bowery, near Stanton Street. Community facilities include Cascades High School at 498 Forsythe Street, the Chinatown YMCA at 273 Bowery, and the Bowery Mission—a homeless services provider at 227 Bowery.

East Village

The East Village encompasses a large portion of the secondary study area generally between First Avenue, East Houston Street, East 13th Street, and Broadway/Bowery. The study area contains a

mix of uses, including mixed residential with ground-floor retail, residential buildings, community facilities and institutional uses, and open space. Residential uses are typically contained within four- to six-story buildings, many with ground-floor retail. Mixed-use residential buildings line First and Second Avenues and generally consist of four- and five-story buildings with retail on the ground floor. Commercial uses include restaurants, bars, coffee shops, and other local neighborhood retail uses. St. Marks Place (East 8th Street between Third Avenue and Avenue A) reflects the arts culture of the East Village and includes restaurants, cafés, music shops, tattoo parlors, and antique stores. The largest open space is the 1.4-acre First Park, bounded by East 1st Street, East Houston Street, Chrystie Street, and First Avenue. There are a number of institutional and community facility uses, including the Cooper Union at the intersection of Astor Place and Third and Fourth Avenues. The Fourth Arts Block is an association comprised of 13 non-profit cultural and community organizations located on East 4th Street, providing performance and rehearsal space for dance and theatre groups. The New York City Police Department (NYPD) 9th Precinct is located at 321 East 5th Street. P.S. 751, the School for Career Development, is located at 113 East 4th Street. Churches include St. Mark's Church-in-the-Bowery at 131 East 10th Street and the St. George Ukrainian Church at 30 East 7th Street.

Greenwich Village

The portion of Greenwich Village located within the secondary study area generally encompasses the blocks bounded by Broadway, West Houston Street, West 13th Street, and Fifth and Sixth Avenues. As shown in **Figure 2-3**, NYU has a predominant presence in the secondary study area. The blocks surrounding Washington Square Park have historically been home to NYU. Along LaGuardia Place, north of Bleecker Street, sit NYU's complex of three apartment buildings known as University Village, constructed in the 1960s and designed by I.M. Pei. More recently, NYU's expansion plans have resulted in the development of a 750,000-sf, mixed-use complex, still under construction, along Houston Street between Mercer and Bleecker Streets, directly to the east of University Village. When complete, the new mixed-use development would provide new academic space, student housing, office space, athletic facilities, and performing arts space. NYU buildings and facilities are generally located between Bleecker and West 8th Streets, from Washington Square Park to Broadway.

Another prominent land use in the secondary study area is open space. At approximately 9.75 acres, the iconic Washington Square Park is among the best known of the City's public parks. Washington Square Park is bounded by Washington Square South, Washington Square North, (West 4th and West 6th Streets, respectively) MacDougal Street, and University Place. Other open spaces include the 0.61-acre William F. Passannante Ballfield.

The remaining portions of the study area are characterized by mixed-use residential buildings with restaurants, shops, and other local retail uses on the ground floors. Bleecker and MacDougal Streets contain a prevalence of eating and drinking establishments. Institutional and community facility uses include: Our Lady of Pompeii School, located at 240 Bleecker Street; City As School, located 16 Clarkson Street; and City Grace Church at 219 Sullivan Street. Commercial buildings are located along Broadway, from West 13th to West Houston Streets, and generally contain office space on upper floors and retail on the ground floor. The Angelika Film Center, a popular commercial venue for independent and foreign films, is located at the northeast corner of West Houston and Mercer Streets.

South Village

The blocks bounded by West Broadway, West Houston Street, Sixth Avenue, and Watts Street are part of the South Village neighborhood. Land uses in this area are similar to the mix of uses found in the primary study area—four- to six-story residential buildings with ground-floor retail spaces are found along Thompson and Sullivan Streets; however, the stretch of Sullivan Street between Broome and Spring Streets has a more residential character due fewer retail spaces occupying the ground floors of residential buildings. The area is framed by two newer mixed-use developments along Sixth Avenue: 10 Sullivan Street and One Vandam, which have space for commercial uses on the lower floors. A community facility, God's Love We Deliver, is located next to One Vandam on Spring Street between Sullivan Street and Sixth Avenue. God's Love We Deliver prepares meals for people who are ill or are unable to provide or prepare meals for themselves. Open spaces include the 0.64-acre Vesuvio Playground and 0.15-acre Father Fagan Park. The Church of St. Anthony of Padua is located at 155 Sullivan Street.

Hudson Square

Hudson Square is located on the west side of Sixth Avenue between West Houston and Canal Streets. Most recently rezoned in 2013 to allow for residential expansion, the neighborhood features tall residential towers such as 70 Charlton and 565 Broome Streets, recently constructed with 20- to 24-story modern glass and steel façades. Commercial office and storage uses are located within converted large-footprint buildings that originally housed printing businesses, and remnants of historic three-story townhomes are located within the northern portion of the neighborhood. The neighborhood also contains transportation infrastructure (entrance ramps for the Holland Tunnel), located at the intersection of Broome, Varick, Watts, and Hudson Streets. Open spaces include the 0.22-acre Duarte Square Park, the 0.58-acre Spring Street Park (formerly SoHo Square) and a 0.16-acre public plaza at the Dominick Hotel. Institutional and community facility uses include: Springpoint School at 121 Sixth Avenue, NYC iSchool at 131 Sixth Avenue, LREI High School at 40 Charlton Street, Color Factory New York at 251 Spring Street, Dahesh Museum at 145 Sixth Avenue, New York City Fire Museum at 268 Spring Street, and Children's Museum of the Arts at 103 Charlton Street.

Tribeca

Tribeca is located to the south and southwest of the primary study area, generally between Canal and Leonard Streets and Broadway and Greenwich Avenue. Historically known for its commercial and manufacturing uses, Tribeca has experienced substantial reuse of industrial and commercial loft buildings for residential use. Residential uses are concentrated among older seven- to eleven-story converted industrial buildings. On narrow east–west streets and on north–south Washington Street, there are some smaller residential lots with five- to six-story buildings. Commercial uses are largely ground-floor neighborhood retail spaces, including restaurants and coffee shops, as well as art galleries. The western portion of Tribeca contains the ramps and related transportation infrastructure for the Holland Tunnel. Institutional and community facility uses include the Tribeca Community School, located at 22 Ericsson Place, and the New York Academy of Art, located at 111 Franklin Street.

ZONING

PRIMARY STUDY AREA

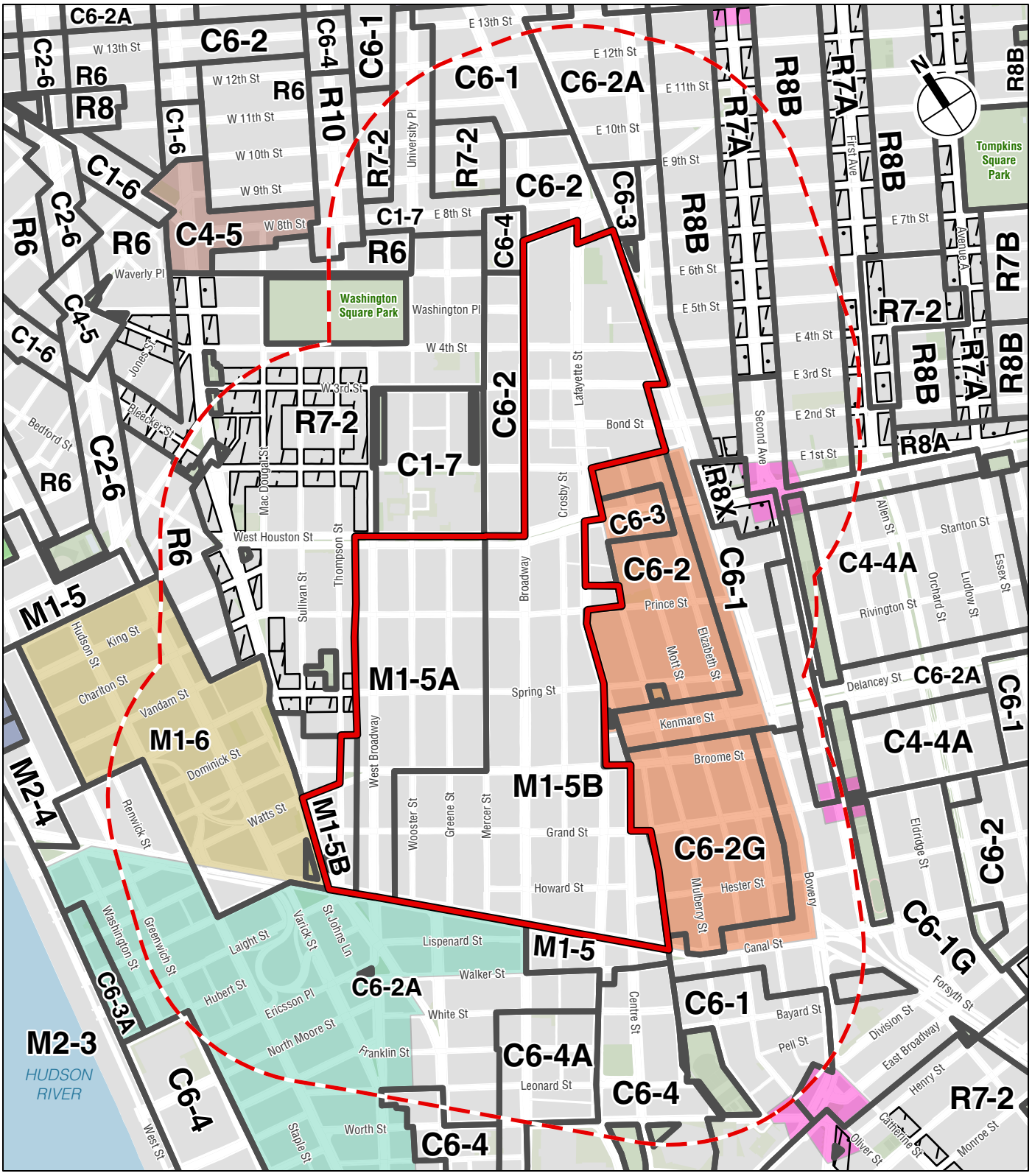
The zoning in the primary study area, most of which has been in place since 1961, is mapped exclusively with M1-5A and M1-5B zoning districts (see **Figure 2-4**), which are not mapped anywhere else in New York City. In general, M1-5A and M1-5B districts follow many of the same use and bulk regulations as the standard M1-5 manufacturing district, except for certain use restrictions that apply only to SoHo/NoHo. Residential use is not allowed. Both zoning districts allow light industrial and limited commercial uses to an FAR of 5.0. Some limited community facilities are allowed to an FAR of 6.5 in both districts.

The M1-5A zoning district is mapped exclusively in SoHo, across approximately 13 blocks along and east of West Broadway between Houston and Canal Streets. The M1-5B zoning district covers the remaining portions of the primary study area east of Broadway, Wooster Street, and Mercer Street and west of Bowery, Lafayette Street, and Baxter Street. The M1-5B district is also mapped across a small area generally bounded by West Broadway, Sixth Avenue, and Watts and Broome Streets. The M1-5B district is mapped across 11 blocks in NoHo and approximately 32 blocks in SoHo.

Both districts permit a maximum FAR of 5.0 for commercial and manufacturing uses and 6.5 FAR for community facility uses. The maximum height of a building at the street wall is six stories or 85 feet, whichever is less, above which an initial setback of 20 feet (narrow street) or 15 feet (wide street) is required. Maximum building height and setbacks are controlled by a sky exposure plane (2.7:1 on a narrow street or 5.6:1 on a wide street), which may be penetrated by a tower under certain conditions. Although new industrial buildings are usually low-rise structures that fit within the sky exposure plane, commercial and community facility buildings can be constructed as towers. A 20-foot rear yard is required in most cases.

M1-5A and M1-5B districts allow a broad range of light manufacturing and commercial uses as-of-right. Community facilities are limited in both districts. Use Groups (UG) 3 (community facilities such as schools, libraries, museums, and non-commercial art galleries) and UG 4 (community facilities such as community centers and medical offices) are not allowed under the existing zoning. However, a very limited number of UG 3 uses (museums and non-commercial art galleries) are allowed in the M1-5A district under discretionary City Planning Commission (CPC) authorization. Residential use, which is not permitted as-of-right, consists of residential lofts legalized under the Loft Law and residential units that are pre-existing non-conforming uses or were permitted by special permit granted by the CPC or by variance granted by the Board of Standards and Appeals (BSA). JLWQA, a UG 17 manufacturing use that provides for combined live and work space for artists with certification from the New York City Department of Cultural Affairs (DCLA), is permitted through conversion of existing floor area in buildings with smaller lot coverage; buildings containing JLWQA units may not be enlarged as-of-right. Eating and drinking establishments are only permitted subject to size restrictions and other limitations. Non-commercial clubs, theaters of 100 seats or more, entertainment uses (such as banquet halls) are not permitted as-of-right anywhere in the building. Retail establishments of 10,000 sf or more, as in all M1 districts, are only permitted by special permit.

The primary distinction between M1-5A and M1-5B districts relates to the location of certain uses within a building. In the M1-5A district, only uses listed in UG 7, 9, 11, 16, 17A, 17B, 17C, or 17E are allowed on the ground floors of buildings on as as-of-right basis. Examples of such uses include electrical repair shops, custom manufacturing, automotive repair, welding shops, printing



Data source: NYC Department of City Planning; GIS Zoning Features, December 2020

- *Project Area / Rezoning Area / Primary Study Area*
- *Secondary Study Area*
- *Zoning District Boundary*
- *C1-5 Commercial Overlay District*
- *C2-3 Commercial Overlay District*
- *C2-5 Commercial Overlay District*
- *Special Hudson River Park District*
- *Special Hudson Square District*
- *Special Limited Commercial District*
- *Special Little Italy District*
- *Special Mixed-Use District (MX-6)*
- *Special Transit Land Use District*
- *Special Tribeca Mixed-Use District*
- *Special Union Square District*

SOHO/NOHO NEIGHBORHOOD PLAN

Existing Zoning

Figure 2-4

facilities, and other light industrial uses. JLWQA is not allowed on the ground floors in buildings occupying more than 3,600 sf of lot area. Uses generally not allowed to occupy ground-floor spaces in the M1-5A district include retail, eating and drinking establishments, offices, and amusement and entertainment uses; however, these uses are allowed in buildings that occupy less than 3,600 sf of lot area. As noted above, museums and non-commercial art galleries may be allowed with a CPC authorization.

In the M1-5B district, the same light manufacturing uses allowed in the M1-5A district (UG 7, 9, 11, 16, 17A, 17B, 17C, and 17E) are allowed on the ground-floor levels of buildings as-of-right. JLWQAs are not allowed on the ground floors.

SECONDARY STUDY AREA

The secondary study area includes the zoning districts shown in **Figure 2-4** and presented in **Table 2-9**, which describes the general permitted uses and allowable FARs. Further discussion of special purpose districts, including mixed-use districts mapped within the secondary study area, is presented below.

Special Hudson River Park District

The Special Hudson River Park District (HRP), encompassing the St. John's Terminal Building along West Street/Route 9A and Pier 40 of Hudson River Park, was established in 2016 to allow a transfer of floor area from the pier to the St. John's site to facilitate its redevelopment with a mix of residential and commercial uses and open areas. Funds generated by the floor area transfer are intended to support the repair and rehabilitation of Pier 40.

Special Hudson Square District

The Special Hudson Square District (HSQ) preserves a former warehouse and manufacturing district with a concentration of large, industrial buildings while encouraging residential and retail development in a vibrant mixed-use district. Surrounded by the Greenwich Village, SoHo, and Tribeca neighborhoods, the special district comprises 18 blocks generally bounded by West Houston Street, Canal Street, Greenwich Street and Sixth Avenue. Height limitations prevent out-of-scale development that disrupts the established neighborhood character. In order to maintain the commercial and manufacturing uses once prevalent in the area, the special district establishes a definition of a "qualifying building" with a minimum of 70,000 sf of floor area, in which the existing amount of non-residential floor area must be retained on the zoning lot either by keeping the existing building or incorporating the amount of non-residential floor area within new construction, although the same type of use is not required. Residential development and community facilities with sleeping accommodations require certification by CPC if the zoning lot contains a qualifying building but otherwise would be allowed as-of-right. Hotels with more than 100 rooms are also subject to a special permit.

Special Limited Commercial District

The Special Limited Commercial District (LC), mapped in Greenwich Village, attempts to preserve the character of commercial areas within historic districts by permitting only those commercial uses compatible with the historic district, and by mandating that all commercial uses be in completely enclosed buildings. In addition, limitations are placed on the size and illumination of signs.

Table 2-9
Existing Zoning Districts within the Secondary Study Area

Name	Definition/General Use	Maximum FAR
Residential Districts		
R6	R6 are non-contextual, medium-density districts that allow height factor or Quality Housing regulations.	R: 3.6[1]; CF:4.8
R7-2	R7-2 are non-contextual, medium-density districts that allow height factor or Quality Housing regulations.	R: 4.6[1]; CF:6.5
R7A	R7A are contextual districts that generally produce seven- to nine-story apartment buildings	R: 4.6[1]; CF:4.0
R8A	R8A are contextual districts that generally produce 12- to 14-story apartment buildings	R: 7.2[1]; CF:6.5
R8B	R8B are contextual districts that generally produce six-story apartment buildings	R: 4.0; CF:4.0
R8X	R8A are contextual districts that generally produce 15- to 17-story apartment buildings	R: 7.2[1]; CF:6.0
R10	R10 are non-contextual, high-density districts that allow height factor or Quality Housing regulations.	R: 12.0[1]; CF:10.0
R10X	R10X are contextual, high-density districts that combine Quality Housing with tower regulations.	R: 12.0[1]; CF:10.0
Commercial Districts		
C1-5 Overlay (within R7A and R7-2)	C1 and C2 overlays are mapped within residence districts on streets that serve local retail needs. Commercial buildings are subject to commercial bulk rules and residential bulk is governed by the underlying residential district. Generally, the lower the numerical suffix, the more off-street parking is required.	C: 2.0
C2-5 Overlay (within R7A, R7-2, R8B and R8X)		C: 2.0
C1-7	C1 districts are commercial districts that are predominantly residential in character and mapped along major thoroughfares in medium and higher-density areas of the city. Typical retail uses include grocery stores, dry cleaners, drug stores, restaurants and local clothing stores.	R: 7.2[1]; CF:6.5; C: 2.0
C6-1	C6 districts permit a wide range of high-bulk commercial uses requiring a central location. Corporate headquarters, large hotels, department stores, and entertainment facilities in high-rise mixed buildings are permitted. C6 districts are distinguished by individual suffixes. In general, the higher the numeric suffix, the higher the permitted commercial density. Some of the districts with number and letter suffixes are contextual zoning districts that have been created over time to address different planning needs.	R: 4.6[1]; CF:6.5; C: 6.0
C6-1G		R: 4.6[1]; CF:6.5; C: 6.0
C6-2		R: 7.2[1]; CF:6.5; C: 6.0
C6-2A		R: 7.2[1]; CF:6.5; C: 6.0
C6-2G		R: 7.2[1]; CF:6.5; C: 6.0
C6-3		R: 8.0[1]; CF:10.0; C: 6.0
C6-4		R: 12.0[1]; CF:10.0; C: 10.0
C6-4A		R: 12.0[1]; CF:10.0; C: 10.0
Manufacturing Districts		
M1-5	M1 districts are often buffers between M2 or M3 districts and adjacent residential or commercial districts. M1 districts typically include light industrial uses, which must meet the stringent M1 performance standards.	M: 5.0; C: 5.0; CF: 6.5
M1-6		M: 10.0; C: 10.0; CF: 6.5
Special Districts		
Special Hudson River Park District	This special district was established to support redevelopment of the St. John's Terminal building with residential, commercial, and open space uses.	See below for details
Special Hudson Square District	This special district was established to preserve a former warehouse and manufacturing district while promoting a vibrant mixed-use community.	See below for details.
Special Limited Commercial District	This special district attempts to preserve the character of commercial areas within historic districts.	See below for details.
Special Little Italy District	This special district was established to preserve and enhance the historic and commercial character of Little Italy.	See below for details.
Special Transit Land Use District	This special district relates development along Second Avenue to the future subway line.	See below for details.
Special Tribeca Mixed Use District	This special district permits limited residential development in an otherwise industrial 62-block area in Manhattan	See below for details.
Special Union Square District	This special district was established to revitalize the area around Union Square by encouraging mixed use development	See below for details.

Notes:
R=Residential ; CF=Community Facility; C=Commercial; and M=Manufacturing
[1] Increase in FAR with ***IH designated area*** bonus
[2] FAR bonus up to 20 percent for a public plaza
Source: DCP

Special Little Italy District

The Special Little Italy District (LI) was established to preserve and enhance the historic and commercial character of this traditional community. Special use regulations protect the retail area along Mulberry Street. Other regulations encourage residential rehabilitation and new development on a scale consistent with existing buildings, discourage the demolition of noteworthy buildings, and increase the number of street trees in the area.

Special Transit Land Use District

The Special Transit Land Use District (TA) relates development along Second Avenue to the future Second Avenue subway line. In place of sidewalk obstructions that impede pedestrian circulation, the special district requires builders of developments adjoining planned subway stations to reserve space in their projects by providing an easement for public access to the subway or other subway-related uses. The district is mapped at locations along Second Avenue between Chatham Square in Chinatown and East 126th Street in Harlem.

Special Tribeca Mixed Use District

The Special Tribeca Mixed Use District (TMU) was originally enacted in 1976 as the Lower Manhattan Mixed Use District to permit limited residential development in an otherwise industrial 62-block area in Manhattan within Tribeca west of Broadway. Revised in 1995 and in 2010, the underlying zoning throughout the district is now commercial but unique provisions limit the size of ground-floor retail uses and hotels. New contextual mixed-use buildings house a growing residential community while special rules encourage a mix of uses by allowing light industries. Part of northern Tribeca has been mapped as an Inclusionary Housing (IH) designated area.

Special Union Square District

The Special Union Square District (US) was established to revitalize the area around Union Square by encouraging mixed-use development. To enhance the compatibility of new development with existing buildings and Union Square Park, the district's urban design provisions mandate ground-floor retail uses, off-street relocation of subway stairs, and continuity of street walls. Special streetscape and signage controls enhance the physical appearance of the district. A floor area bonus for subway improvements is available by special permit of CPC.

PUBLIC POLICY

With the exception of the SoHo-Broadway Business Improvement District (BID), which is located entirely within the boundaries of the primary study area, all other public policies that affect the primary study area also affect the secondary study area. To minimize redundancy, all public policies are discussed under the same heading. In addition, public policies directed towards the protection and preservation of historic resources in the primary and secondary study area have been effectuated through the establishment of LPC, a charter-mandated commission, the City's Landmarks Preservation Law, and state and federal designations. Taken together, these protections have shaped the existing fabric of the study areas and will continue to do so in the future. A description of the historic districts, and the potential for the Proposed Actions to result in significant adverse impacts to the historic districts, is contained in Chapter 7, "Historic and Cultural Resources."

HOUSING NEW YORK

On May 5, 2014, the de Blasio Administration released *Housing New York*, a plan intended to build and preserve 200,000 affordable homes over the coming decade to support New Yorkers with a range of incomes. In 2017, the de Blasio Administration released *Housing New York 2.0,* an updated and expanded plan that increased the City's goal to 300,000 affordable homes by 2026 and introduced new initiatives to achieve this goal. The plan details the key policies and programs for implementation, including developing affordable housing on underused public and private sites, facilitating home ownership, preventing displacement, creating more homes for seniors, protecting Mitchell-Lama moderate- and middle-income buildings, and utilizing innovative design techniques, such as modular building and micro-units. The City financed the construction or preservation of 29,521 affordable homes in calendar year 2020—second-highest calendar year total in New York City history. The affordable homes keep the City on track to meet its nation-leading goal to provide 300,000 affordable homes by 2026. More than 65 percent of new construction rentals financed will serve families earning less than $52,000 (50 percent of Area Median Income [AMI] for a family of three), and more than 50 percent will serve families earning less than $31,000 (30 percent AMI).

Where We Live NYC

Where We Live NYC is a collaborative planning process led by the City to better understand how challenges like segregation and discrimination impact New Yorkers' everyday lives. Through Where We Live NYC, the City is developing fair housing policies that fight discrimination, break down barriers to opportunity, and build more just and inclusive neighborhoods. The Where We Live NYC Plan is the culmination of a two-year inclusive and comprehensive process to identify goals, strategies, and actions that the City will undertake to advance fair housing through 2025. The City engaged hundreds of residents, over 150 community-based and advocacy organizations, and dozens of governmental agencies through the Where We Live NYC process to discuss difficult fair housing issues, including persistent discrimination in the housing market, segregation in our neighborhoods and schools, and unequal access to amenities and resources on the basis of race, disability, and other characteristics protected by fair housing laws. The Plan brings together data, experiences, and feedback received from many different sources. The Final Plan is responsive to the challenges brought on by the COVID-19 pandemic and provides specific actions that the City will undertake through 2025.

The City makes substantial housing, infrastructure, and service investments in neighborhoods that were historically disadvantaged by discrimination, disinvestment, and exclusion, while also facilitating the construction and preservation of affordable housing opportunities in amenity-rich neighborhoods. Together, such investments are designed to empower New Yorkers with realistic choices to live in thriving, integrated neighborhoods and to ensure that no one is deprived of access to fundamental resources because of their race, ethnicity, disability, religion, or other protected characteristic. The disparities described in Where We Live NYC demonstrates that more should be done to address the compounded disadvantages that centuries of discrimination and segregation have produced. With respect to housing, Where We Live NYC seeks to facilitate equitable housing development in New York City and the region by increasing housing opportunities, particularly for low-income New Yorkers, in amenity-rich neighborhoods, and recommends pursuing a rezoning of SoHo/NoHo as one such strategy.

Vision Zero

The City's *Vision Zero* initiative seeks to eliminate all fatalities from vehicular, bicycle, and pedestrian traffic crashes. The New York City Department of Transportation (DOT) and NYPD developed a set of five plans, each of which analyzes the unique conditions of one New York City borough and recommends actions to address the borough's specific challenges to pedestrian safety. The plans identify specific conditions and characteristics of pedestrian fatalities and severe injuries and identify priority corridors, intersections, and areas that disproportionately account for pedestrian fatalities and severe injuries, prioritizing them for safety interventions. The plans outline a series of recommended actions consisting of engineering, enforcement, and education measures that intend to alter the physical and behavioral conditions on city streets that lead to pedestrian fatalities and injuries.

The *Vision Zero Manhattan Pedestrian Safety Action Plan* was published in January of 2015. The plan identified two "priority intersections" along Houston and Canal Streets along with a "priority corridor" covering most of the study area. The plan identified a series of engineering/planning, enforcement, and education/awareness campaign strategies to enhance pedestrian safety along priority corridors and intersections. These strategies included measures such as reducing the speed limit to 25 miles per hour (mph), expanding exclusive pedestrian crossing time, installing additional lighting around key transit stops, expanding the bicycle network, prioritizing targeted enforcement, deploying speed cameras, and targeting intensive street-level outreach. *Vision Zero* also identified a goal of proactively designing for pedestrian safety for high-growth areas, areas that were identified for zoning changes, or areas surrounding underutilized sites that could be used for affordable housing development.

In February of 2019, the *Vision Zero Borough Pedestrian Safety Action Plans Update* was published. In addition to actions introduced in 2015, new actions included adding exclusive pedestrian crossing time at every feasible intersection on all new Priority Corridors; modifying signal timing; launching integrated data-driven speed reducer program; tracking Vision Zero violations; launching a high-visibility enforcement program, corridor outreach program, and driveway safety program; conducting a comprehensive study of senior pedestrian injuries; and collaborating with the Business Integrity Commission to improve the safety of commercial waste fleets.

New York City Food Retail Expansion to Support Health (FRESH) Program

The portion of the study area east of Broadway is eligible to participate in the New York City Food Retail Expansion to Support Health (FRESH) Program's tax incentives, which provide discretionary tax incentives to promote the establishment and retention of neighborhood grocery stores in communities that lack full-line grocery stores. Portions of the primary and secondary study areas are located within a FRESH-designated area. The FRESH Program is open to grocery store operators renovating existing retail space or developers seeking to construct or renovate retail space that will be leased by full-line grocery store operators who meet the following criteria:

- Provide a minimum of 6,000 sf of retail space for a general line of food and non-food grocery products intended for home preparation, consumption, and utilization;
- Provide at least 50 percent of a general line of food products intended for home preparation, consumption, and utilization;
- Provide at least 30 percent of retail space for perishable goods that include dairy, fresh produce, fresh meats, poultry, fish, and frozen foods; and
- Provide at least 500 sf of retail space for fresh produce.

Financial incentives are available to eligible grocery store operators and developers to facilitate and encourage FRESH Food Stores in the designated area. These incentives include real estate tax reductions, sales tax exemptions, and mortgage recording tax deferrals.

OneNYC / PlaNYC

In 2007, the City released *PlaNYC – A Greener, Greater New York,* a groundbreaking policy framework that became the model sustainability plan for some of the world's largest cities. PlaNYC delineated 127 initiatives in the areas of housing and neighborhoods, parks and public spaces, brownfields, waterways, water supply, transportation, energy, and climate change with detailed implementation roadmaps and milestones for each one. PlaNYC's purpose was to manage the City's economic and population growth in ways guided by the principles of long-term sustainability. In 2011, the Mayor's Office of Long Term Planning and Sustainability released an update to PlaNYC that included policies to address three key challenges that the City would face over the next twenty years: population growth, aging infrastructure, and global climate change. In the 2011 update, elements of the plan were organized into 10 categories—housing and neighborhoods, parks and public space, brownfields, waterways, water supply, transportation, energy, air quality, solid waste, and climate change—with corresponding goals and initiatives for each category. As stated in the *CEQR Technical Manual*, a project is generally considered consistent with PlaNYC's goals if it includes one or more of the following elements:

- Land Use: pursue transit-oriented development; preserve and upgrade current housing; promote walkable destinations for retail and other services; reclaim underutilized waterfronts; adapt outdated buildings to new uses; develop underused areas to knit neighborhoods together; deck over rail yards, rail lines, and highways; extend the IH program in a manner consistent with such policy; preserve existing affordable housing; and redevelop brownfields.
- Open Space: complete underdeveloped destination parks; provide more multi-purpose fields; install new lighting at fields; create or enhance public plazas; plant trees and other vegetation; upgrade flagship parks; convert landfills into parkland; increase opportunities for water-based recreation; and conserve natural areas.
- Water Quality: expand and improve wastewater treatment plants; protect and restore wetlands, aquatic systems, and ecological habitats; expand and optimize the sewer network; build high level storm sewers; expand the amount of green, permeable surfaces across the City; expand the Bluebelt system; use green infrastructure to manage stormwater; be consistent with the Sustainable Stormwater Management Plan; build systems for on-site management of stormwater runoff; incorporate planting and stormwater management within parking lots; build green roofs; protect wetlands; use water-efficient fixtures; and adopt a water conservation program.
- Transportation: promote transit-oriented development; promote cycling and other sustainable modes of transportation; improve ferry services; make bicycling safer and more convenient; enhance pedestrian access and safety; facilitate and improve freight movement; maintain and improve roads and bridges; manage roads more efficiently; increase capacity of mass transit; provide new commuter rail access to Manhattan; improve and expand bus service; improve local commuter rail service; and improve access to existing transit.
- Air Quality: promote mass transit; use alternative fuel vehicles; install anti-idling technology; use retrofitted diesel trucks; use biodiesel in vehicles and in heating oil; use ultra-low sulfur diesel and retrofitted construction vehicles; use cleaner-burning heating fuels; and plant street trees and other vegetation.

- Energy: exceed the Energy Code standards; improve energy efficiency in historic buildings; use energy-efficient appliances, fixtures, and building systems; participate in peak load management systems, including smart metering; repower or replace inefficient and costly in-city power plants; build distributed generation power units; expand natural gas infrastructure; use renewable energy; use natural gas; install solar panels; use digester gas for sewage treatments plants; use energy from solid waste; and reinforce the electrical grid.
- Natural Resources: plant street trees and other vegetation; protect wetlands; create open space; minimize or capture stormwater runoff; and redevelop brownfields.
- Solid Waste: promote waste prevention opportunities; increase the reuse of materials; improve the convenience and ease of recycling; create opportunities to recover organic material; identify additional markets for recycled materials; reduce the impact of the waste systems on communities; and remove toxic materials from the general waste system.

In April 2015, PlaNYC was updated and released as OneNYC, a comprehensive plan for a sustainable and resilient city for all New Yorkers that speaks to the profound social, economic, and environmental challenges faced by the City. Growth, sustainability, and resiliency remain at the core of OneNYC, but with the poverty rate remaining high and income inequality continuing to grow, the de Blasio Administration added equity as a guiding principle throughout the plan. In addition to the focuses of population growth, aging infrastructure, and global climate change, OneNYC brings new attention to ensuring the voices of all New Yorkers are heard and to cooperating and coordinating with regional counterparts. OneNYC included updates on previous sustainability and resiliency initiatives and also set additional goals and initiatives under the organization of four visions: growth, equity, resiliency, and sustainability.

Goals of the plan are to make New York City:

- A Growing, Thriving City by fostering industry expansion and cultivation, promoting job growth, creating and preserving affordable housing, supporting the development of vibrant neighborhoods, increasing investment in job training, expanding high-speed wireless networks, and investing in infrastructure.
- A Just and Equitable City by raising the minimum wage, expanding early childhood education, improving health outcomes, making streets safer, and improving access to government services.
- A Sustainable City by reducing greenhouse gas emissions, diverting organics from landfills to attain Zero Waste, remediating contaminated land, and improving access to parks.
- A Resilient City by making buildings more energy efficient, making infrastructure more adaptable and resilient, and strengthening coastal defenses.

Part of the Sustainable City goal of OneNYC is a commitment to reduce greenhouse gas emissions by 80 percent from 2005 levels by 2050, with an interim goal of a 40 percent reduction by 2030. The *Roadmap to 80 x 50* outlines key strategies to achieve this goal in the areas of energy, buildings, transportation, and waste. Specific strategies include: making walking and biking safer, more convenient options for all New Yorkers; ensuring that the City's policies prioritize walking, biking, and transit; achieving exceptional energy performance for new buildings and substantial renovations; and a commitment to promote clean, distributed energy resources.

In November 2015, Mayor Bill de Blasio released the *Industrial Action Plan* intended to protect and strengthen core industrial areas, including Industrial Business Zones (IBZ), invest in the long term development of industrial businesses, and prepare New Yorkers for the industrial and manufacturing jobs of the future. Strategies for strengthening core industrial areas include limiting

new hotels and personal storage in IBZs; creating models for unique mixed-use districts that include light industrial, commercial, and residential uses; and upholding current zoning in IBZs that prohibit residential development.

In April 2019, Mayor Bill de Blasio released OneNYC 2050, a comprehensive strategy to secure the City against future challenges. In addition to the previous focuses of OneNYC, OneNYC 2050 draws attention to inequity of rising rents, access to healthcare and education, and the need to further strengthen democracy in New York City.

As the *CEQR Technical Manual* has yet to be updated to address the approach of OneNYC, the PlaNYC sustainability assessment, as described above, continues to be utilized to evaluate large publicly sponsored projects.

Waterfront Revitalization Program

The WRP is the City's principal coastal zone management tool. Originally adopted in 1982 and revised in 2016, it establishes the City's policies for development and use of the waterfront. Revisions to the WRP were adopted by the City Council in 2013, and were then approved by the New York State Secretary of State in February 2016. All Proposed Actions subject to CEQR; the Uniform Land Use Review Procedure (ULURP); or other local, state, or federal agency discretionary actions that are situated within New York City's designated Coastal Zone Boundary must be reviewed and assessed for their consistency with the WRP. The Project Area and corresponding primary and secondary study areas are within the coastal zone (see **Figure 2-5**). The WRP contains 10 major policies, each with several objectives focused on the following: improving public access to the waterfront; reducing damage from flooding and other water-related disasters; protecting water quality, sensitive habitats (such as wetlands), and the aquatic ecosystem; reusing abandoned waterfront structures; and promoting development with appropriate land uses.

It should be noted that the City is also pursuing an update to the Comprehensive Waterfront Plan last issued in 2011 as Vision2020. The draft goals and strategies for the current Comprehensive Waterfront Plan were issued in April 2021 and will advance a 10-year vision for an equitable, healthy, and resilient waterfront across New York City. DCP is currently receiving public comments on the draft and anticipates the final plan to be released later in the year.

Business Improvement Districts

The secondary study area overlaps with the following BIDs: Chinatown BID, Hudson Square BID, NoHo NY BID, SoHo BID, and Village Alliance BID (see **Figure 2-6**).

The Chinatown BID was formed in 2012 and is generally bounded by Broome Street to the north, Worth Street to the south, Broadway to the west, and Allen Street to the east. The BID works together with the Chinatown Partnership Local Development Corporation (CPLDC) to operate its services and programs, which include Clean Streets, Explore Chinatown, and a Taste of Chinatown.

The Hudson Square BID is generally bounded by Clarkson Street on the north, Canal Street on the south, Sixth Avenue on the east, and West Street on the west. Founded in 2009, programs include Pedestrian Safety Managers, Hudson Square Standard—considered the platinum standard in urban forestry—and the streetscape program Hudson Square is Now, a $27 million public-private partnership with the City.

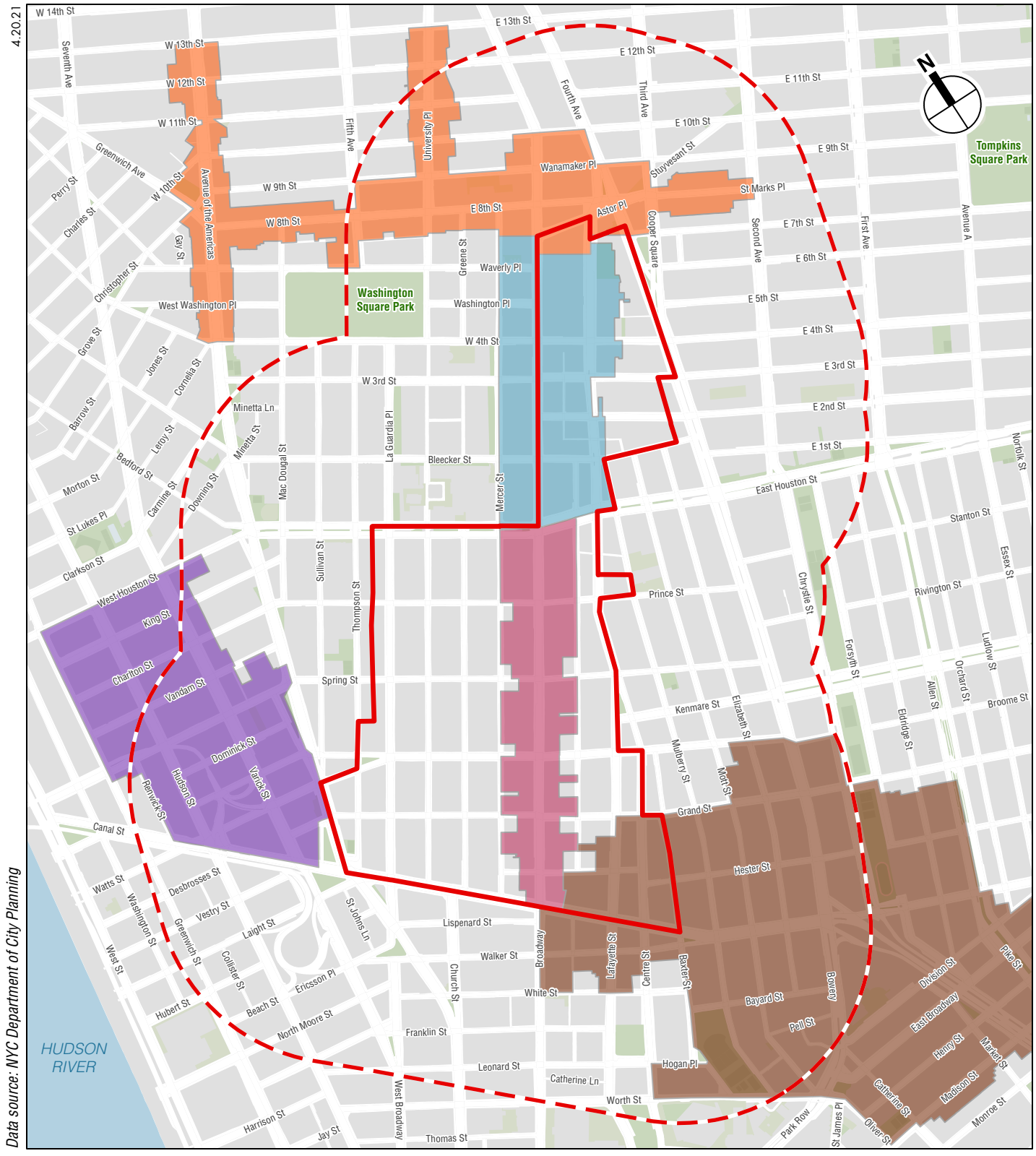
The NoHo NY BID was founded in 1996, bounded by Astor Place to the north, Houston Street to the south, Mercer Street to the west, and Lafayette Street to the east. The NoHo NY BID has played a key



Coastal Zone Boundary

SOHO/NOHO NEIGHBORHOOD PLAN

Figure 2-5



Business Improvement Districts

SOHO/NOHO NEIGHBORHOOD PLAN

Figure 2-6

role in maintaining a clean, safe, and inviting environment with significant investments in supplemental sanitation, graffiti removal, public safety, landscaping, marketing, and advocacy.

The SoHo BID was founded in 2014, bounded by East Houston Street to the north, Canal Street to the south, Mercer Street to the west and Crosby Street to the east. Programs include sidewalk cleaning and maintenance, public safety, community development, and advocacy.

The Village Alliance BID was founded in 1993. The district centers on 8th Street between Second and Sixth Avenues, and also covers neighboring blocks along Sixth Avenue (West 4th to West 13th Streets), University Place (East 8th to East 13th Streets), Broadway (Waverly Place to East 10th Street), and Astor Place. Programs include sanitation services, graffiti removal, economic development and community revitalization, façade improvement, marketing and promotions, streetscape enhancements and landscaping, tourist information, and free walking tours over the summer.

New York Works

New York Works is a plan released by the de Blasio Administration in June 2017 consisting of 25 initiatives to spur the creation of 100,000 jobs with good wages over the coming decade. These initiatives are divided into five strategies: Tech, Life Sciences, and Healthcare; Industrial and Manufacturing; Creative and Cultural Sectors; and Space for Jobs of the Future. The Spaces for Jobs of the Future strategy of the plan anticipates the future need for high-quality office space across the City, and would create 25,000 jobs through investments in existing and proposed commercial centers across the City. These investments will serve to support jobs closer to where New Yorkers live and to strengthen core job markets and global competitiveness. The *New York Works* plan is supportive of land use proposals that include a substantial commercial office component.

Excelsior Jobs Program

Businesses located within the Project Area are eligible to participate in New York State's Excelsior Program (which replaced the Empire Zones program in 2010). The Excelsior Program is administered by the Empire State Development Corporation and is designed to encourage the expansion in and location to New York of businesses in growth industries, such as clean technology, broadband, information systems, renewable energy, and biotechnology. Firms in these industries that create and maintain new jobs or make significant financial investment are eligible to apply for tax credits associated with job creation, investment, research and development, and a real property tax credit. While various tax credit programs are available to firms meeting the eligibility requirements in the primary and secondary study areas, the Excelsior Real Property Tax Credit is only available to firms located in certain distressed areas, identified as Investment Zones, and firms in targeted industries that meet higher employment and investment thresholds (Regionally Significant Projects). Chinatown and the Lower East Side have been identified as an Investment Zone. As such, businesses that locate there and meet established job and investment thresholds are eligible for the real property tax credit.

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

LAND USE

PRIMARY STUDY AREA

In 2031, without the Proposed Actions (the No Action condition), it is expected that the current land use trends and general development patterns will continue. These trends and patterns are characterized by a mix of uses and primarily include commercial office and mixed-use residential and commercial retail buildings. As described in Chapter 1, "Project Description," in order to assess the possible effects of the Proposed Actions, an RWCDS was established for both the No Action and With Action Conditions for the 2031 Build Year.

Four sites in the primary study area are expected to be developed irrespective of the Proposed Actions (see **Figure 2-7** and **Table 2-10**). These planned developments, currently under construction or proposed to be developed by the 2031 analysis year, are expected to introduce up to 91 new residents and 256 new workers by 2031.

Within the Broadway-Houston subarea, a 34,539-gross-square-foot (gsf) office conversion and enlargement is planned at 32 Howard Street, located at the intersection of Crosby and Howard Streets. Within the Canal Street subarea, new construction is being completed at 11 Greene Street, located at the intersection of Greene and Canal Streets. The proposed building will feature 36 DUs and 12,987 gsf of retail floor area. Within the SoHo Core subarea, a new 16,228-gsf office building is planned at 74 Grand Street, near the intersection of Wooster and Grand Streets. A mixed-use building is also being completed at 68 Spring Street, located near the intersection of Spring and Lafayette Streets, with 12 DUs and 4,506 gsf of floor area.

SECONDARY STUDY AREA

There are a total of 28 sites expected to be developed in the No Action condition in the secondary study area (see **Figure 2-7** and **Table 2-10**). These developments are expected to result in 372 DUs (up to 74 affordable DUs), 149,599 gsf of retail space, 1,714,556 gsf of office space, 303 hotel rooms, 3,325,421 gsf of community facility space, and 411 parking spaces. These developments will introduce up to 703 new residents and approximately 10,746 new workers to the secondary study area. As shown in **Figure 2-7**, the planned development is concentrated in Hudson Square, the East Village, and the Lower East Side. With the exception of NYU's expansion along Mercer Street, most of the planned development within the secondary study area involves mixed-use residential and retail developments or office developments with retail on the lower floors.

Table 2-10
Development Projects in the Future without the Proposed Actions

Map ID No.	Project Name & Address	Development Proposal Program	Development Type
No Build Projects - Primary Study Area			
4	32 Howard Street	34,539 gsf office	Conversion and Enlargement
6	11 Greene Street*	36 DUs; 12,987 gsf retail	New Construction
8	74 Grand Street	16,228 gsf office	New Construction
9	68 Spring Street*	12 DUs; 4,506 gsf retail	New Construction
No Build Projects – Secondary Study Area			
1	250 Canal Street	4,748 gsf retail	New Construction



Planned No Build Developments

SOHO/NOHO NEIGHBORHOOD PLAN

Figure 2-7

Table 2-10
Development Projects in the Future without the Proposed Actions

Map ID No.	Project Name & Address	Development Proposal Program	Development Type
3	185 Grand Street	20 DUs; 2,704 gsf retail; 2,678 gsf office	New Construction
5	378 Broome Street	4 DUs; 2,290 gsf retail	New Construction
7	23-25 Cleveland Place	5,833 gsf retail; 28,578 gsf office	New Construction
10	181 Mercer Street	72,548 gsf office; 2,425,397 gsf community facility	New Construction
11	417 Canal Street	10,224 gsf retail; 381,697 gsf office; 88,665 gsf community facility	New Construction
12	3 St. Marks Place	47,994 gsf office; 3,994 gsf community facility	New Construction
13	65 Franklin Street	41 DUs; 3,194 gsf retail	New Construction
14	51 White Street	7 DUs; 1,150 gsf retail	Conversion and Enlargement
15	799 Broadway	135,969 gsf office; 11,615 gsf community facility	New Construction
16	125 White Street	790,700 gsf community facility	New Construction
17	216 Bowery	2,864 gsf retail; 8,020 gsf office	Conversion and Enlargement
18	204-206 Elizabeth Street	5,779 gsf office	New Construction
19	219 Hudson Street	14 DU; 2,246 gsf retail; 152 gsf community facility	New Construction
20	570 Broome Street	54 DU	New Construction
21	111 Varick Street	101 DUs; 2,053 gsf retail	New Construction
22	310 Hudson Street	980,849 gsf retail	Conversion and Enlargement
23	60 Charlton Street	8,625 gsf retail; 34,233 gsf office	Conversion and Enlargement
24	51 MacDougal Street	6 DUs; 1,903 gsf retail	New Construction
25	139 Bowery	19 DU; 9,393 gsf retail; 27,613 gsf office	New Construction
26	145 Bowery	303 hotel rooms	New Construction
27	167 Chrystie Street	78 DUs; 5,291 gsf retail	New Construction
28	199 Chrystie Street	14 DUs; 3,765 gsf retail	New Construction
29	143 East Houston Street	8,550 gsf retail; 63,825 gsf office	New Construction
30	14 Second Avenue	10 DUs	New Construction
31	74 East 4th Street	1,440 gsf community facility	Conversion and Enlargement
32	84 Second Avenue	4 DUs; 2,220 gsf retail	Conversion and Enlargement

Notes:
See **Figure 2-7.**
All development projects are expected to be completed by 2031.
* 11 Greene Street and 68 Spring Street have been completed but a certificate of occupancy has not been issued for either building.
** A proposed HPD-sponsored development known as Haven Green could result in the redevelopment of the Elizabeth Street Garden, a 0.46-acre passive open space located on Block 493, Lot 30. The Elizabeth Street Garden is under the jurisdiction of DCAS and is subject to a month-to-month lease for use a sculpture garden that is open to the public at certain hours. The Haven Green proposal would result in a mixed-use development containing 123 units of senior housing, approximately 4,500 sf of local retail, 12,800 sf of community facility space, and 0.15 acres of publicly accessible passive open space. Due to ongoing litigation between plaintiffs in opposition to the Haven Green proposal and the City, the DEIS assumes that the existing 0.46-acre sculpture garden would remain on the site in the No Action condition. As necessary, based on the outcome of the lawsuit, the status of the Elizabeth Street Garden will be updated and revised for all relevant analyses in the Final Environmental Impact Statement (FEIS).
Sources: DCP, DOB, CEQR Access, ZAP Search, Field Checks December 2020, https://newyorkyimby.com

ZONING

No changes to zoning are expected to affect the primary and secondary study areas in the No Action condition. Absent zoning changes to allow residential use and a wider range of commercial and community facility uses in the primary study area, opportunities for housing, including affordable housing, and new and more flexible commercial space to provide jobs and support economic activity, would be lost. Some property owners and developers in the primary study area may continue the trend of seeking discretionary land use approvals to facilitate residential, commercial, community facility, or mixed-use developments in SoHo/NoHo.

In the No Action condition, it is assumed that several Citywide text amendments would be approved and applicable to the primary and secondary study areas. These Citywide text amendments include the following, described below.

ZONING FOR COASTAL FLOOD RESILIENCY

Zoning for Coastal Flood Resiliency, which was adopted by CPC on May 12, 2021, will improve homeowners' and business owners' ability to withstand and recover from future storms and other disaster events. It builds on years of collaboration with floodplain communities to support post-disaster recovery and promote long-term resiliency. Following Hurricane Sandy in 2012, the City adopted temporary emergency zoning rules that made it easier for New Yorkers to rebuild. Zoning for Coastal Flood resiliency will update those rules with lessons learned and make them permanent. It will allow homeowners, business owners, architects, and others to design resilient buildings that are better protected from flood risk and reduce flood insurance costs. It will protect and support public access to waterfront sites through resilient open space design. It will also help New Yorkers recover quickly from other future disasters, including the COVID-19 crisis.

CITYWIDE HOTELS TEXT AMENDMENT

The Citywide Hotel Special Permit aims to create a consistent approach to hotel development citywide. Hotels are an important use of land that can support substantial economic activity, both inside the City and around the region. Hotels lodge an estimated 28 million visitors and account for $13 billion for the City's economy. The proposal would require CPC to consider a new hotel's potential for adverse effects on use and development in the surrounding area before it can be established. The Hotel Special Permit will require CPC approval for any new and enlarged hotels and motels, tourist cabins, and boatels in commercial, mixed-use, and paired light manufacturing and residential zoning districts. The requirement would override existing hotel special permit requirements. However, the existing special permit provisions that apply in M1 districts, which require CPC to make findings specific to industrially zoned areas, will remain in place.

ELEVATE TRANSIT: ZONING FOR ACCESSIBILITY

Zoning for Accessibility (ZFA) seeks to make the City's transit system more accessible and better coordinated with the streets and buildings around it. Through ZFA, developers will work with the Metropolitan Transportation Authority (MTA) to set aside spaces as needed for station elevators. It would expand incentives for developers to build elevators and related station upgrades in new, high-density buildings. ZFA is a collaboration between DCP, MTA, and the Mayor's Office for People with Disabilities. ZFA will apply to most areas of the City surrounding transit stations. Developers will be required to work with MTA to identify needed space for accessibility improvements in or around new buildings next to stations. MTA could then use that space in the future to build a station elevator, or stairs or passageways to reduce crowding. These dedicated spaces can improve the way stations fit into neighborhoods and prevent crowding on sidewalks and can avoid the high costs of relocating underground utility services, which is often necessary when installing elevators. Additionally, in the highest density areas of the City near subway and railroad stations, a zoning bonus will be made available to developers that provide station access improvements, in coordination with MTA.

HEALTH AND FITNESS TEXT AMENDMENT

Under the Health and Fitness Text Amendment, DCP is proposing new regulations to ease restrictions that affect a range of health and fitness businesses such as gyms, yoga studios, martial arts studios, licensed massage therapy, and many other health-related businesses that currently require special permits from BSA to open in most parts of New York City. The Health and Fitness Text Amendment eliminates the special permit that is currently required for gyms, spas, and licensed massage therapy—referred to as Physical Culture or Health Establishments in the ZR. Gyms and spas would be allowed to open and operate in commercial and manufacturing districts around the City. Licensed massage therapy studios will be allowed in residential, commercial and manufacturing districts. Similar to other neighborhood services, such as restaurants, drug stores, and dry cleaners, these businesses would be allowed along all local retail streets. In certain commercial districts generally characterized by smaller establishments, gyms, and spas would be limited to 10,000 sf.

PUBLIC POLICY

No change to public policies affecting the primary and secondary study areas are expected absent the Proposed Actions by 2031. The public policies described under Existing conditions are expected to remain.

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

In the future with the Proposed Actions (the With Action condition), the primary study area would be rezoned to allow new residential space, including affordable housing, and a wider range of commercial and community facility uses. The zoning changes would reflect the existing character and enhance the historic built environment of SoHo/NoHo, while also providing modern workable envelopes for new developments. The Proposed Actions would reinforce the primary study area's vibrant mixed-use character, allow for a more inclusive community, and support cultural uses and creative industries.

As detailed in Chapter 1, "Project Description," the Proposed Actions would replace all or portions of the existing M1-5A and M1-5B zoning districts with a range of paired districts, which include M1-5/R7X, M1-5/R9X, and M1-6/R10 districts. The zoning map amendment would also establish the SNX. The paired districts would be mapped in different areas to respond to the varied mix of uses and bulk context within SoHo/NoHo. The use and bulk regulations of the proposed paired districts would apply, except as modified by the SNX. The proposed zoning districts, as modified by the SNX, are proposed to reflect differing conditions between corridors and other parts of the neighborhood, achieve the right balance among uses, and facilitate appropriate building forms that respect the existing built form and scale of buildings, particularly in the historic districts. The Proposed Actions would amend the text of the New York City Zoning Resolution to establish the SNX in SoHo/NoHo and apply the provisions of the MIH program across the SNX, setting mandatory affordable housing requirements pursuant to the MIH program.

LAND USE

PRIMARY STUDY AREA

The Proposed Actions are expected to result in a net increase of approximately 1,829 projected DUs (including 382 to 573 affordable units); 61,789 gsf (51,752 zoning square feet [zsf]) of

projected retail space (local and destination retail and supermarket space); and 20,778 gsf (18,076 zsf) of projected community facility space with net decreases in square footage associated with office, parking facility, and light industrial floor area (see **Table 2-11**). Most of the new development is expected on the periphery of the primary study area, outside of the historic districts, in the SoHo West, SoHo East, and NoHo-Bowery subareas. These subareas contain a number of underbuilt sites that front wide commercial streets and contain vacant land, parking facilities, low-rise tenements, and single-story semi-industrial or formerly industrial buildings that have been converted to restaurants and bars. As described below, the Proposed Actions would facilitate mixed-use development throughout the primary study area by allowing residential use and expanding the types of commercial and community facilities allowed in the primary study area. As demonstrated below, the Proposed Actions would not result in a significant adverse land use impact in the primary study area.

Table 2-11
RWCDS No Action and With Action Land Uses

Land Use	No Action Condition	With Action Condition	Increment
Residential			
Residential	***32 DUs***	***1,861 DUs (382-573 Affordable)***	***1,829 DUs (382-573 Affordable)***
Commercial			
Office	207,576 gsf / 184,738 zsf	160,765 gsf / 142,957 zsf	(46,811 gsf) / (41,781 zsf)
Local Retail	115,052 gsf / 102,324 zsf	121,885 gsf / 106,029 zsf	6,833 gsf / 3,705 zsf
Destination Retail	-	21,348 gsf / 18,572 zsf	21,348 gsf / 18,572 zsf
Supermarket	-	33,608 gsf / 29,475 zsf	33,608 gsf / 29,475 zsf
Other Commercial (Parking)[1]	39,000 gsf / 34,710 zsf	-	(39,000 gsf) / (34,710 zsf)
Total Commercial	***361,628 gsf / 321,776 zsf***	***337,606 gsf / 297,033 zsf***	***(24,022 gsf) / (24,743 zsf)***
Other Uses			
Community Facility	***-***	***20,778 gsf / 18,076 zsf***	***20,778 gsf / 18,076 zsf***
Light Industrial/ Manufacturing	***23,084 gsf / 20,544 zsf***	***-***	***(23,084 gsf) / (20,544 zsf)***
Vacant	***-***	***-***	***-***
Population[2]			
Residents	60	3,517	3,457
Workers	1,212	1,212	0

Notes: sf = square feet

[1] The square footage indicated is associated with parking garages. The area associated with parking lots was not included in the No Action condition because parking lots do not generate floor area. Between the Draft Environmental Impact Statement (DEIS) and FEIS, the RWCDS will be updated to provide the area of parking lots on the development sites.

[2] Assumes 1.89 persons per DU for residential units in Manhattan Community District 2. Estimate of workers based on standard industry rates, as follows: 1 employee per 250 sf of office; 1 employee per 333 sf of local retail, 1 employee per 875 sf of destination retail, 1 employee per 1,000 sf of other commercial, 1 employee per 400 sf of supermarket, 1 employee per 1,000 sf community facility, 1 employee per 25 DU, 1 employee per 2.67 hotel rooms (400 sf per hotel room), 1 employee per 1,000 sf of industrial/warehouse, and 1 employee per 25 dwelling units

The Proposed Actions would allow for developments with new uses constructed at higher densities in the primary study area. The Proposed Actions would allow residential use on an as-of-right basis and facilitate residential infill development—primarily in the SoHo Core and NoHo Core subareas. The Proposed Actions are expected to result in the most housing production in subareas outside of the historic cores. The new development is expected to include expanded types of commercial uses on the ground floors and commercial space on the second floors along major corridors. Several sites with frontage on wider streets that could accommodate larger building

footprints are anticipated to be redeveloped with a mix of residential, community facility and/or commercial uses, reinforcing the mixed-use character of SoHo/NoHo. One entirely non-residential building is projected to be developed in the SoHo West subarea on Sixth Avenue, near Hudson Square, a strong office market. A few substantially built existing commercial buildings are assumed to be converted to residential use as representative examples of conversions from non-residential use to housing that would be allowed under the zoning changes. Anticipated development as a result of the Proposed Actions is discussed below by subarea.

SoHo East Subarea

The SoHo East subarea would be developed with eight projected developments. Projected Development Sites 4, 8, 9, and 10 would introduce mixed-use buildings with residential use and variety of commercial uses. Projected Development Site 4, located at 155-159 Grand Street and currently occupied by commercial buildings, would be redeveloped with a mixed-use building containing 58 DUs and ground floor retail space. Projected Development Site 8, located at 126 Lafayette Street and currently occupied by low-rise commercial buildings, would be replaced with a large mixed-use building containing 121 DUs, ground-floor retail and office floor area. Projected Development Site 9, located on Centre Street between Howard and Canal Streets, is a large site with frontage on three streets. The site is occupied by a two-story commercial building and two six-story commercial buildings, which would be replaced with a large mixed-use building containing 279 DU (up to 84 affordable DUs) and destination retail space. Projected Development Site 10, a parking lot located at the southeast corner of Hester and Centre Streets, would be redeveloped with mixed-use residential building with 157 DU (up to 48 affordable DUs), medical office space, and a supermarket.

Development of more moderately sized buildings would occur on Projected Development Sites 24, 25, and 26. Projected development on these sites would replace a vacant lot and underdeveloped commercial buildings with mixed-use residential buildings with ground-floor retail. Projected Development Site 24, located at 217 Hester Street and currently occupied by a three-story commercial building, would be redeveloped with a mixed-use building containing 37 DUs and ground-floor retail space. Projected Development Site 25, located at 123 Lafayette Street and currently occupied by a five-story commercial building, would be redeveloped with a mixed-use building containing 31 DUs and ground-floor retail space. Projected Development Site 26, located at 247 Canal Street and currently occupied by a vacant lot, would be redeveloped with 44 DUs and ground-floor retail space. Projected Development Site 27 occupies a prominent location on the northwest corner of Canal and Baxter Streets. Projected Development Site 27 is occupied by a six-story office building that would be redeveloped with 81 DUs and ground-floor retail space.

The SoHo East subarea, flanked by wide streets such as Canal and Lafayette Streets, is a transitional area where several neighborhoods meet—SoHo, Little Italy, Chinatown, and the Lower Manhattan CBD. The development expected in the subarea would provide a significant amount of market-rate and affordable housing, as well as a variety of commercial space like retail, office, medical office, and supermarket space. The anticipated commercial spaces would accommodate businesses that would create jobs and provide neighborhood amenities for residents with medical office space and a supermarket. The new uses would be consistent with the development of higher density residential buildings in the Canal Street corridor, and would serve as a transition between the lower scale of the SoHo Core subarea and the concentration office buildings south of Canal Street.

SoHo West Subarea

The Proposed Actions would result in five projected developments in the SoHo West subarea. Projected Development Site 5, located at 43 Grand Street and currently occupied by single-story commercial buildings would be redeveloped with a mixed-use building containing 54 DUs, ground-floor retail, and office floor area. Projected Development Site 6, located at 391 Canal Street (at Thompson Street) and currently occupied by one- and two-story retail buildings would be redeveloped with a mixed-use building containing 62 DUs and ground floor retail space. Projected Development Site 7, located at 381-383 Canal Street (at West Broadway) and currently occupied by a commercial building and a small, mixed-use residential building with commercial space on the ground floor, would be redeveloped with a mixed-use building containing 38 DUs and ground-floor retail space. Projected Development Site 20, a through-block site with frontage along Thompson Street and West Broadway, is currently occupied by a single-story storage garage, 16-unit residential building, and parking garage, respectively. The site would be redeveloped with a through-block mixed-use building containing 189 DUs (including up to 57 affordable DUs), a supermarket, and office floor area. Projected Development Site 22, located at 92 Sixth Avenue and currently occupied by a vacant lot, would be developed with a mixed-use building containing a commercial building with 52,255 sf of office space and ground-floor retail space.

In the SoHo West subarea, the Proposed Actions would result in the redevelopment of low-rise, vacant, and underdeveloped properties with taller buildings containing residential and commercial uses. The projected development sites are in an area generally south of Watt Street, west of West Broadway, and outside of historic districts. The subarea is less residential and less built-up than the other subareas described above, yet it is framed by wide streets, such as Canal Street and Sixth Avenue, that offer the potential for larger developments. The zoning changes and resulting projected development expected with the Proposed Actions would serve as a transition between the built context of the SoHo Core subarea and Hudson Square, across Sixth Avenue to the west. Hudson Square is a high-density, mixed-use district characterized by high lot coverage, large office buildings and new residential development. The Proposed Actions would result in a significant amount of housing in the subarea, including up to 177 permanently affordable DUs, and retail space, including a supermarket. The office building projected on Projected Development Site 22 would be consistent with the adjacent office building at 100 Sixth Avenue and the office building across the street at 101 Sixth Avenue in Hudson Square.

NoHo-Bowery Subarea

Under the With Action condition, two projected developments are anticipated along the west side of the Bowery between Great Jones and East 4th Streets. Projected Development Site 1 is currently developed with low-rise tenements with ground-floor retail space and a former industrial building that has been converted to a restaurant. With the Proposed Actions, the site is expected to be developed with a mixed-use residential building containing 99 DUs and ground-floor retail space. Projected Development Site 13 is occupied by a low-rise commercial building that has been used a restaurant and drinking establishment for almost two decades. The Proposed Actions would facilitate a mixed-use residential building with 124 DUs and neighborhood retail space on the ground floor.

The Proposed Actions would allow residential use and require the creation of permanently affordable DUs through MIH, which would be mapped throughout the primary study area. The new zoning mapped in the NoHo-Bowery subarea would facilitate high-density residential development on Projected Development Sites 1 and 13 that would be consistent with existing

developments in the subarea, such as the luxury rental apartment building known as 2 Cooper located across East 4th Street from Projected Development Site 13. However, unlike 2 Cooper, new residential development on Projected Development Sites 1 and 13 would provide up to 68 permanently affordable DUs as a result of the Proposed Actions.

Canal Street Subarea

Development that could occur in the Canal Street subarea would be consistent with the existing trend of residential development that is already occurring along Canal Street. Three potential sites could be developed as mixed-use residential buildings with local retail on the ground floor.[1] One site could be developed as a residential building. The potential developments would be located along the north side of Canal Street between Wooster and Mercer Streets and would replace buildings with low-intensity uses, such as single-story discount retail buildings and parking facilities.

The Proposed Actions would allow residential use and facilitate new mixed-use developments along Canal Street, which is consistent with trends as demonstrated with the relatively recent developments completed at 341 Canal Street and 419 Broadway, which required discretionary approvals to modify the existing M1-5B district's use requirements, and bulk modifications. Unlike the recent mixed-use developments completed at 341 Canal Street and 419 Broadway, the four potential developments that could result with the Proposed Actions could be developed as-of-right under the Proposed Actions with no need for discretionary approvals.

Broadway and Houston Street Subarea

With the Proposed Actions, four projected developments are anticipated in the Broadway and Houston Street subarea: Projected Development Site 30 at 324 Lafayette Street is currently an eight-story office building with ground-floor retail space that is expected to be converted to a mixed-use residential building with 38 DUs and ground-floor retail space; Projected Development Site 3 on the north side of Houston Street between Lafayette and Mulberry Streets is a one- and two-story commercial building that would be redeveloped with a mixed-use residential building with 31 DUs and ground-floor retail space. Projected Development Site 2, located at the northeast corner of Great Jones and Lafayette Streets, is currently occupied by a public parking lot. Under the Proposed Actions, Projected Development Site 2 is expected to be redeveloped with a mixed-use residential building containing 212 DUs—with up to 64 permanently affordable DUs—and approximately 20,000 gsf of retail space. Projected Development Site 12, located at 410 Lafayette Street, is currently occupied with a public parking lot. The Proposed Actions would facilitate the redevelopment of the parking lot with a mixed-use residential building containing 44 DUs, 46,000 gsf of office space, and 9,000 gsf of community facility space projected to be occupied with an arts-related cultural use.

The mix of residential and retail uses proposed would be consistent with land uses in the subarea, which include a mix of residential and commercial uses, including ground-floor retail. The Proposed Actions would allow residential use and local retail in an area proximate to transit, as the Bleecker Street/Broadway-Lafayette Station is approximately one block away. The lifting of

[1] Potential Development Site DDD, a through-block site on Block 229, Lots 4 and 5, with frontage along Canal and Wooster Streets, is under consideration by the Department of Homeless Services (DHS) as the site of a future homeless shelter. Because DHS has not obtained the necessary permits to construct the shelter, the site is conservatively assumed as a potential development site for analysis purposes in the EIS.

ground-floor restrictions allow an expanded list of retail uses that could serve as an amenity for new and existing residents like shops, cafés, and restaurants.

The Proposed Actions would also facilitate a significant amount of needed affordable housing in the northern portion of the subarea by allowing residential use and requiring MIH, as demonstrated with the development projected on Site 2. The projected office and arts-related cultural uses on Projected Development Site 12 would support the primarily commercial and institutional character of buildings in the northern portion of the subarea, such as the office buildings located along the east side of Broadway, as well as the Public Theater and Joe's Pub, located across Lafayette Street from Projected Development Site 12.

The Proposed Actions could result in development on 12 potential sites south of Houston Street and four potential sites north of Houston Street. The potential sites could be redeveloped as residential buildings or mixed-use residential buildings with local retail space on the ground floor. Some destination retail space could be provided along Broadway, which would be consistent with the long-established trend of national retail flagship stores locating along this stretch of Broadway. The Proposed Actions would lift restrictions on ground-floor uses in the Broadway and Houston Street subarea, providing business owners with the flexibility to run their businesses more efficiently and in response to market demand. For landlords, the lifting of restrictions would make ground-floor units more attractive and easier to lease, particularly along Broadway, which has experienced significant vacancies as result of the COVID-19 pandemic.

SoHo Historic Core Subarea

The SoHo Core subarea occupies most of the primary study area, and is bisected by Broadway and the Broadway-Houston subarea (see **Figure 2-2**). Although the subarea is extensive in size, it falls largely within the SoHo-Cast Iron Historic District, which is designated by the City. LPC regulates changes made to buildings and sites in City-designated historic districts. Consequently, development opportunities are somewhat more restrictive than in areas outside of the historic district and projected development within the subarea is limited to smaller infill developments and conversions. Two small projected infill developments on Projected Development Site 16 at 81 Mercer Street and Projected Development Site 23 at 72 Grand Street (at the intersection of Grand and Wooster Streets) would be developed with mixed-use residential buildings providing a total of 33 DUs and ground-floor retail space. Four projected sites would be developed in the portion of the subarea located east Crosby Street: Projected Development Sites 15, 28, 31, and 32. Projected Development Site 15, located at 281 Lafayette Street and currently occupied by a one-story retail building, would be redeveloped with a mixed-use building containing 15 DUs and local retail on the ground floor. Projected Development Site 28, located at 216 Lafayette Street, is currently occupied two two-story commercial buildings. The low-rise commercial buildings would be replaced with a mixed-use building containing 28 DUs and ground-floor retail space. Projected Development Site 31, located at 75 Spring Street, is currently a nine-story office building with ground-floor retail space that is expected to be converted to a mixed-use residential building with 42 DUs and ground-floor retail space. Projected Development Site 32, located at 154 Grand Street, is currently a six-story office building with ground-floor retail space that is expected to be converted to a mixed-use residential building with 29 DUs and ground-floor retail space.

In the SoHo Core subarea, the Proposed Actions would result in infill development on vacant and/or underdeveloped lots and the conversion of existing office space in buildings to mixed-use residential and commercial buildings. The new projected development would enhance the overwhelmingly mixed-use residential and commercial character of the subarea by allowing residential use and allowing local retail, food and beverage, and many other commercial uses to serve neighborhood

residents. The Proposed Actions would facilitate the conversion of non-residential space to housing in existing buildings, which would enhance mixed-use development while preserving existing historic buildings through adaptive reuse. Although less likely to be developed, up to 37 potential sites containing mixed-use residential, retail, and community facility uses in small infill developments could result from the Proposed Actions.

NoHo Historic Core Subarea

Because much of the subarea lies within designated New York City historic districts, the Proposed Actions are not expected to result in significant amounts of new development; however, the limited development that is expected to occur would replace underutilized commercial buildings with needed housing, adding to the mixed-use character of the neighborhood. Projected Development Site 14, located at 53 Bond Street, is currently occupied with a two-story commercial building with retail on the ground floor and office space above. With the Proposed Actions, the building would be replaced with a mixed-use residential building containing 18 DUs with local retail on the ground floor. The Proposed Actions could potentially facilitate another mixed-use residential development with ground floor retail on an underutilized site on Great Jones Street.

QUALITY OF LIFE / PUBLIC REALM

Given concerns voiced by businesses and residents arising from the mixed-use commercial and residential character of SoHo/NoHo, as part of the Neighborhood Plan, DCP will collaborate with DOT and the City of New York Department of Sanitation (DSNY) on potential non-zoning strategies to address quality of life issues, including commercial deliveries, residential online package deliveries, taxi pick-up/drop-offs, and commercial waste. These ongoing strategy discussions may be informed by other Citywide initiatives discussed below that are beyond the scope of the Proposed Actions and will be implemented irrespective of the Proposed Actions.

DOT's Off-Hour Deliveries (OHD) program, currently a pilot program under consideration for commercial areas of the City, shifts commercial deliveries to off-peak hours (7:00 PM to 6:00 AM) and is targeted toward both corporate retailers as well as transporters and carriers. The program is intended to ease congestion during daytime hours, provide more predictable delivery times, and safer streets. OHD includes noise mitigation strategies to reduce noise from delivery trucks and equipment, best practices, and a dedicated noise complaint channel in connection with the City's 311 system and the New York City Department of Environmental Protection (DEP) to track and mitigate noise complaints.

With regard to the citywide surge in online deliveries, DOT launched the Neighborhood Loading Zone (NLZ) Program in 2019. The program aims to reduce double parking on narrow streets through signage and new regulations by providing space at the curb for package deliveries by commercial vehicles, taxi and car-service pick-ups/drop-offs, and active loading and unloading of personal vehicles. After a pilot program, NLZ has been implemented at 111 loading zones Citywide.

DSNY intends to implement two new initiatives to address sanitation concerns. The Clean Curbs Pilot, in coordination with DOT, permits private entities to set out containers for solid waste on the street or sidewalk—reducing rodents, odors, and unsightly waste from sidewalks. The containers improve pedestrian flow and mobility while also enhancing collection efficiency. BIDs or retailers would apply to DSNY to install the containers. The parties would execute a maintenance agreement and procure insurance prior to installation. Similar installations have been implemented in European cities and have been shown to provide for more efficient trash management.

Another program focuses on DSNY's Citywide Commercial Waste Zones, which are 20 geographic zones with routes that reign in overlapping routes for trash pickup, limiting and shortening overly extensive pickup routes. The program, which is in the request for proposals (RFP) process and is anticipated to be rolled out in 2022, is slated to eliminate 18 million miles of heavy-duty truck traffic every year from City streets. Manhattan Community District 2, which includes the primary study area, is expected to transition from 49 overlapping private operations to just three. Furthermore, the program is slated to result in safer routes with less noise, pollution, and overall street congestion along with improved recycling operations.

SECONDARY STUDY AREA

The Proposed Actions would enhance the mix of uses found throughout the primary study area allowing residential use and new commercial and community facility uses as-of-right in locations where the current zoning generally precludes such uses. As described below, the new uses would be compatible with land uses in the secondary study area.

Chinatown

Chinatown is characterized by mixed-use buildings with ground-floor retail and residential space above. Many of the buildings are five- to six-story tenement buildings. Office buildings and other commercial buildings are concentrated along both sides of Canal Street and, to a lesser extent, along Grand Street and the Bowery. Land uses introduced with the Proposed Actions would replace vacant or underutilized sites by allowing a mix residential and retail uses, as well as expanded commercial uses like office, medical office, and supermarket space. These new uses would be compatible with surrounding uses in Chinatown. The new commercial space could provide opportunities for existing businesses in Chinatown to relocate into space in new buildings. The new residential population in the primary study area would support existing businesses in Chinatown within the secondary study area, which has a high concentration of local retail. Similarly, the new supermarket and medical office space would be an amenity not only for residents in the primary study area but also for residents in Chinatown who could make use of the new amenities brought about by the Proposed Actions. No significant adverse impacts to land use would result from the Proposed Actions.

Little Italy

Little Italy is primarily mixed-use, with retail on the ground floor and residential space above in buildings generally ranging between four and seven stories. Mulberry Street and adjoining sections of Hester and Grand Streets are occupied by restaurants and cafés. The land uses introduced with the Proposed Actions would be compatible with the mix of uses found in Little Italy. These uses include new housing and a variety of commercial space like retail, office, medical office, and supermarket space. No significant adverse impacts to land use would result from the Proposed Actions.

Nolita and the Lower East Side

Nolita is overwhelmingly mixed-use, containing four- to six-story residential buildings with ground-floor retail, including high-end boutiques, restaurants, and cafés. The portion of the Lower East Side within the secondary study area is characterized by older mixed-use buildings with ground-floor retail, interspersed with hotels and light manufacturing buildings. These neighborhoods are adjacent to the SoHo Core subarea. With the Proposed Actions, the SoHo Core subarea would experience primarily infill development on vacant and/or underdeveloped lots and the

conversion of existing office space to mixed-use residential and commercial space. The new projected development would enhance the overwhelmingly mixed-use residential and commercial character of Nolita and the Lower East Side. No significant adverse impacts to land use would result from the Proposed Actions.

East Village

The East Village contains a mix of uses, including mixed residential with ground-floor retail, residential buildings, community facilities and institutional uses, and open space. Residential uses are typically contained within four- to six-story buildings, many with neighborhood retail on the ground floor. Closer to the Project Area, in the vicinity of Broadway, Astor Place, and Third Avenue, a number of institutional/community facility and office buildings are located, including NYU facilities and Cooper Union. In the northern portion of the Broadway-Houston subarea, the projected mix of residential, commercial and arts and cultural space would be compatible with the community facility and commercial uses in the East Village. The Proposed Actions would introduce high-density residential development with local retail along the Bowery north of 3rd Street. Mixed-use residential buildings with local retail space would be developed in the Broadway-Houston and NoHo Core subareas, which would be consistent with the mixed-use character of the East Village. No significant adverse impacts to land use would result from the Proposed Actions.

Greenwich Village

The predominant land use in the secondary study area is community facility and institutional uses, primarily associated with NYU. The blocks surrounding Washington Square Park contain student and staff housing and academic buildings. NYU's expansion plans have resulted in the development of a 750,000-sf, mixed-use complex, still under construction, along Houston Street between Mercer and Bleecker Streets, which will provide new academic space, student housing, office space, athletic facilities, and performing arts space. NYU buildings and facilities are generally located between Bleecker and West 8th Streets, from Washington Square Park to Broadway. Washington Square Park, a prominent open space that provides approximately 10 acres or parkland is among the best known of the City's public parks. The remaining portions of the study area are occupied by residential and mixed-use residential buildings with restaurants, shops, and other local retail uses on the ground floors. Bleecker and MacDougal Streets contain a prevalence of eating and drinking establishments. The heaviest commercial presence is found in buildings along the west side of Broadway, from West 13th to West Houston Streets. The stretch of Broadway is characterized by mixed-use residential buildings with ground-floor retail and commercial buildings with office space on upper floors and retail on the ground floor.

The Proposed Actions would facilitate developments north of Great Jones Street that would be compatible with the existing uses found in Greenwich Village. New residential buildings with ground-floor retail space would add to the mixed-use character of the area. The projected office and arts-related cultural space expected in the northern portion of the Broadway-Houston subarea would be compatible with the office buildings and NYU facilities located to the west of Broadway, including a planned office building at 799 Broadway (West 11th Street and Broadway). Farther south along Broadway, the Proposed Actions would facilitate mixed-use residential buildings with ground-floor retail, which would be compatible with the mixed-use character of the surrounding blocks in Greenwich Village. The relatively smaller infill developments south of Houston Street would add to the vibrancy of the neighborhood by strengthening its mixed-use character. No significant adverse impacts are expected with the Proposed Actions.

South Village

Land uses in the South Village neighborhood are generally the same as the uses found within the primary study area, which include residential and mixed-use residential buildings with ground-floor retail space, as well as parks and schools. The Proposed Actions would facilitate mixed-use infill developments in SoHo, which would be compatible with land uses found between Sixth Avenue and West Broadway, which also include a house of worship and small neighborhood parks.

Hudson Square

Hudson Square contains high-density residential buildings, hotels, and office space—much of it within converted former manufacturing loft buildings—as well as transportation infrastructure associated with the Holland Tunnel. The uses expected with the Proposed Actions would be consistent with the residential and commercial uses found in Hudson Square. The Proposed Actions would facilitate high-density residential development with ground-floor retail and other commercial uses and an office development along Sixth Avenue, which would be compatible with other office buildings on both sides of Sixth Avenue. The Proposed Actions would not result in a significant adverse impact to land use in this portion of the secondary study area.

Tribeca

Tribeca, like other neighborhoods in the secondary study area, is a former manufacturing area that has experienced residential and, to a lesser extent, commercial growth through the conversion and adaptive reuse of industrial loft buildings. Residential uses are concentrated among older converted loft buildings and in smaller five- to six-story residential buildings, many with ground-floor retail spaces, including eating and drinking establishments and art galleries. Tribeca also contains transportation infrastructure, such as exit ramps associated with the Holland Tunnel.

The Proposed Actions would facilitate residential and mixed-use residential and commercial buildings in the SoHo West and Canal Street subareas, which would be consistent with the mix of uses found in Tribeca. The new uses allowed under the Proposed Actions would be compatible with and supportive of the mixed-use character of Tribeca, providing potential amenities for residents of both neighborhoods in the form a projected supermarket, medical office space, and local retail opportunities. No significant adverse land use impacts are expected in the secondary study area.

CONCLUSION

As demonstrated above, the new land uses allowed under the Proposed Actions would not result in significant adverse land use impacts in the primary or secondary study areas. The new uses would be compatible with and supportive of existing and planned land uses in the study areas and would advance key land use objectives related to economic development and housing.

The Proposed Actions would allow a wider range of commercial uses, including retail uses such as eating and drinking establishments and supermarkets, and it would eliminate outdated ground-floor restrictions that allow a narrow band of primarily light-manufacturing uses. The proposed zoning changes would the preserve the concentration of office and production space currently within large commercial buildings. These spaces—particularly the Class B office and production space found in buildings along Broadway—continue to provide jobs for thousands of New Yorkers.

The existing zoning in SoHo/NoHo does not permit residential use. The Proposed Actions would allow residential use on an as-of-right basis throughout the primary study area, expanding the supply of housing (including infill developments and residential conversions), and requiring the creation of income-restricted, permanently affordable housing through MIH. Existing JLWQA units would be allowed to remain and may be transitioned into housing that is more widely available. Units governed by or legalized under the New York City Loft Law will not be affected. Most community facility uses are not allowed in the primary study area. The zoning changes would allow community facility uses in new developments and existing buildings, including educational and art-related and cultural uses, providing resident-oriented amenities and enhancing the public presence of the arts in SoHo/NoHo and surrounding neighborhoods.

ZONING

The Proposed Actions include zoning map amendments 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. The Proposed Actions also include zoning text amendments to establish regulations for the proposed SNX and to amend Appendix F of the ZR to apply MIH to the proposed SNX.

ZONING MAP AMENDMENT

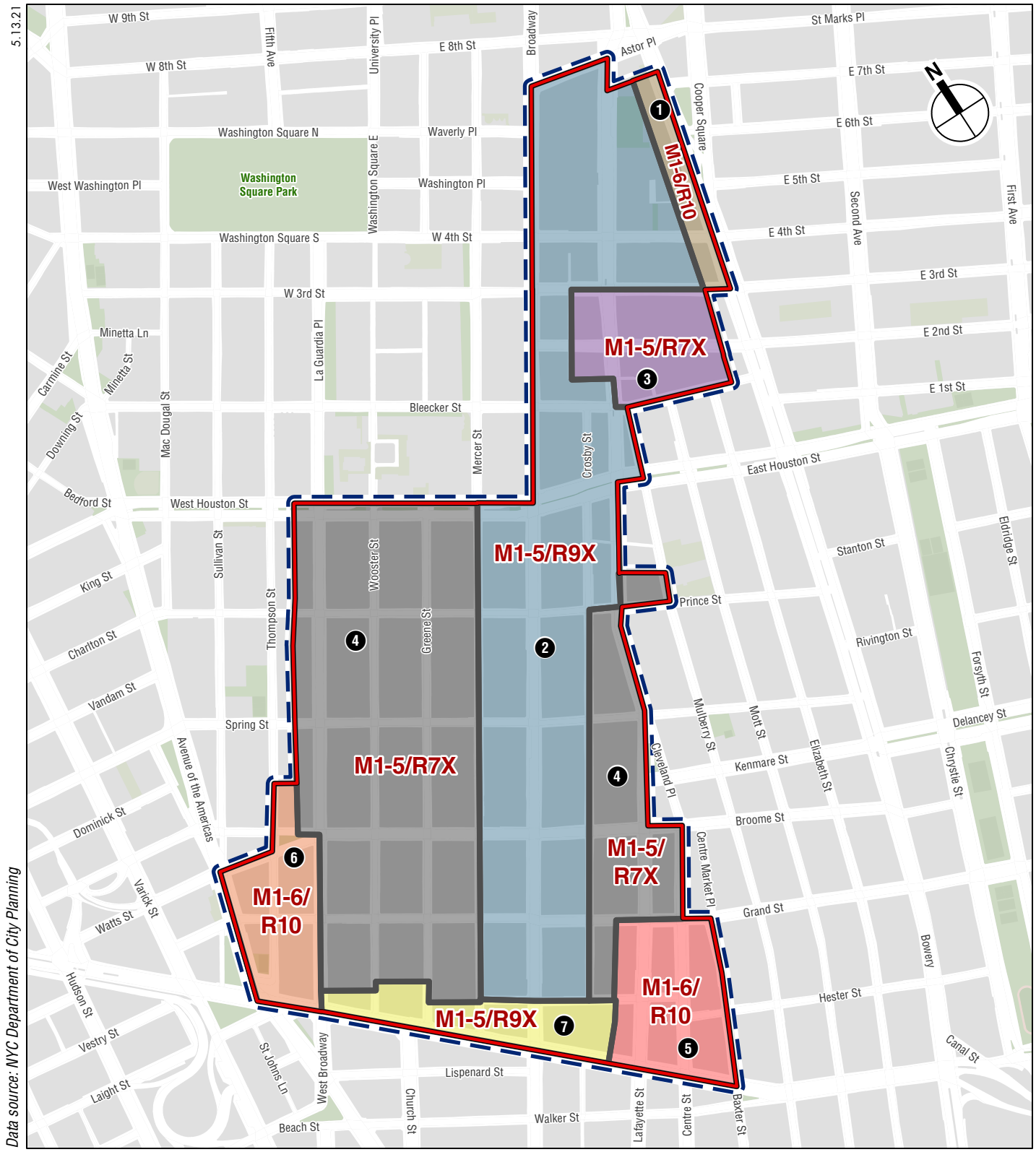
The zoning map amendment would replace all or portions of existing M1-5A and M1-5B zoning districts within the Project Area with a range of paired districts. The zoning map amendment would also establish the SNX in the primary study area.

Proposed Zoning Districts

As detailed in **Table 2-12** and **Figure 2-8**, M1-5/R7X, M1-5/R9X, and M1-6/R10 districts would be mapped in different areas to respond to the varied mix of uses and bulk context within the primary study area.

One of the primary goals of pairing a manufacturing district with a residential district is to strengthen the mixed-use character of the neighborhoods and allow for a broad range of diverse uses, many of which—including residential use—are non-conforming under existing zoning. As-of- right uses would include residential uses in Use Groups 1 and 2; community facility uses in Use Groups 3 and 4, such as schools, libraries, museums, medical offices, and non-profit art galleries; commercial uses, such as offices, theaters, restaurants, bakeries, delis, book stores, clothing stores, salons, and drug stores; and manufacturing uses—such as wholesalers, theater scenery workshops, ceramic studios, and garment manufacturing—among many other common uses that contribute to thriving, mixed-use districts.

The proposed zoning map amendment would also establish the SNX boundaries coextensive with the Project Area. The SNX would modify certain aspects of the underlying use and bulk regulations, as well as establishing special provisions for conversions, urban design, arts and culture and affordable housing. The zoning districts, as modified by the SNX, are proposed to reflect differing conditions between corridors and interiors of the neighborhood, expand housing opportunities and require affordable housing, achieve the right balance among uses, establish densities commensurate with the area's central location and transit access, and facilitate appropriate building forms, good design, and pedestrian-friendly streetscape.



Proposed Zoning

SOHO/NOHO NEIGHBORHOOD PLAN

Figure 2-8

Proposed M1-5/R7X (Existing M1-5A & M1-5B)

An M1-5/R7X district is proposed to be mapped in what are typically considered to be the historic cores of SoHo and NoHo and are intended to be contextual with the prevailing built character of the bulkier loft-style buildings, but which are generally five to seven stories tall at the street wall, or approximately 60 to 100 feet. The paired mixed-use district essentially maintains the maximum FAR of the existing zoning districts while introducing residential uses and a broader range of community facility uses, which is meant to allow for renovations, conversions, and expansions of existing historic structures within a contextual bulk envelope while also encouraging new development at a scale appropriate for the mid-rise historic districts.

An M1-5/R7X zoning district is proposed for approximately 29 full or partial blocks in four general areas:

- Between Great Jones Street, Shinbone Alley, Jones Alley, Lafayette Street, and Bleecker Street.
- Between East Houston Street, Mercer Street, along and east of West Broadway, and along Grand Street.
- Between Prince Street, Lafayette Street, Broome Street, Centre Street, Grand Street, and Crosby Street.
- The southern half of the block bounded by Prince Street, Mulberry Street, Lafayette Street, and Jersey Street.

The proposed M1-5/R7X districts, as modified by the SNX, would allow a maximum FAR of 6.0 for residential uses with MIH, 5.0 for commercial and manufacturing uses, and 6.5 for community facility uses. Residential buildings with qualifying ground floors developed pursuant to MIH would have a base height ranging between 60 and 105 feet, a setback above the street wall and a maximum building height of 145 feet.

Proposed M1-5/R9X (Existing M1-5A & M1-5B)

An M1-5/R9X district is proposed to be mapped along wider corridors that are generally within historic districts, but where taller and bulkier building forms more appropriately match the existing built character; buildings in these areas typically range between 70 feet and 150 feet in height. Many of the older buildings along the heavily trafficked corridors, in particular Broadway and Lafayette Street in NoHo, are overbuilt under the existing M1-5A and M1-5B zoning regulations—more generous floor area regulations are intended to allow for new contextual development, conversions, and enlargements of existing buildings while also bringing older structures into compliance with zoning. Compared to the historic cores, which are mapped with M1-5/R7X districts, these corridors are generally better-served by transit and therefore better suited to higher density allowances than buildings along the side streets within the historic cores.

An M1-5/R9X zoning district is proposed for approximately 26 full or partial blocks in two general areas:

- Along and east of Broadway for the entire length of the Project Area and along Lafayette Street north of Great Jones Street.
- The north side of Canal Street between West Broadway and Lafayette Street.

The proposed M1-5/R9X districts, as modified by the SNX, would allow a maximum FAR of 9.7 for residential uses with MIH and 6.5 for community facility uses. The maximum FAR for commercial and manufacturing uses in the M1-5/R9X district north of Howard Street would be

set at 6.0; the maximum FAR for commercial and manufacturing uses in the M1-5/R9X district south of Howard Street would be 5.0. Residential buildings with qualifying ground floors developed pursuant to MIH would have a base height ranging between 85 feet and 145 feet, a setback above the street wall and a maximum building height of 205 feet.

The Proposed Actions are designed to respect and enhance Broadway's reputation as an employment hub and important location for office space with its high concentration of buildings with large, flexible floorplates. The intention of the proposed zoning is to facilitate built forms that are consistent with the older, bulkier loft buildings along the major corridors.

Proposed M1-6/R10 (Existing M1-5A & M1-5B)

An M1-6/R10 district is proposed to be mapped along the periphery of the Project Area and generally outside of historic districts. In terms of building heights and bulk, these areas have a varied character—parking structures and one-story commercial building are interspersed with high rises approaching 330 feet in height. The more generous floor area allowances proposed in these transitional areas are designed to encourage the development of new, high-density residential and mixed-use buildings. These areas represent the greatest opportunity for the creation of permanently affordable homes under MIH.

The M1-6/R10 zoning districts are proposed for approximately 13 full or partial blocks in three general areas:

- Along the west side of Bowery between Astor Place and Great Jones Street.
- Between Canal Street, Baxter Street, Grand Street, and the western side of Lafayette Street.
- Between Canal Street, West Broadway, Watts Street, and Sixth Avenue.

The proposed M1-6/R10 district, as modified by the SNX, would allow a maximum FAR of 12.0 for residential uses with MIH, a maximum FAR of 10.0 for commercial and manufacturing uses, and a maximum FAR of 6.5 for community facility uses. The SNX would modify the underlying base height and building height regulations to create loft-like contextual envelopes to accommodate appropriate density and supporting the housing objectives of the Neighborhood Plan.

Proposed Special SoHo/NoHo Mixed-Use District (SND)

The proposed SNX would be mapped over the entire Project Area, encompassing 56 blocks, to establish special use and bulk regulations to address SoHo/NoHo's unique history, building typology, and the existing and anticipated mix of uses, and to support the above-specified planning goals. Subareas within the SNX would be established to provide special use and bulk regulations. The SNX and proposed zoning districts are shown in **Figure 2-8**.

ZONING TEXT AMENDMENTS

The Proposed Actions include amendments to the text of the New York City Zoning Resolution. The SNX would be established and would extend over the primary study area. MIH would be mapped across the special district, setting mandatory affordable housing requirements pursuant to the MIH program.

Special SoHo/NoHo Mixed-Use District

The proposed SNX would modify certain underlying regulations and establish special use, bulk, height, urban design regulations, and additional parameters for future development derived from

and responding to block- and neighborhood-wide characteristics in order to reflect and enhance SoHo and NoHo's unique history, building typologies, existing and anticipated mix of uses, and to support the above-specified planning goals.

General Use Regulations

The proposed underlying paired districts - M1-5/R7X, M1-5/R9X, and M1-6/R10 - allow a broad range of residential, community facility, commercial, and light manufacturing uses as of right.

Joint Living-Work Quarters for Artists and Arts Fund

The SNX would allow existing JLWQA to remain. Existing artists occupying their homes as JLWQA use may continue to do so. Units that legalized, or are in legalization process, under the Loft Law would not be affected by this new provision. The SNX would additionally provide an option to allow the conversion from Use Group 17D JLWQA to Use Group 2 residential use by requiring a onetime contribution to an Arts Fund that would be administered by DCLA or a non-profit entity designated by the City. Such contribution would be authorized by a newly created CPC chairperson certification. The Arts Fund would provide resources for the arts and promote the public presence of the arts in SoHo/NoHo and the surrounding Lower Manhattan neighborhoods.

SoHo/NoHo's landscape of creating and making is intimately tied to the ability to work and create in one's own home environment. Therefore, ensuring that JLWQA continues as a permissible use protects existing artist residents and honors the critical role that pioneering artists played in shaping SoHo/NoHo's identity. However, the current outdated zoning and associated system of artist certification fails to account for new forms of creative expression, the changing nature of artist communities over time, or the evolving needs of the creative communities in our city. It also provides extremely limited capacity to accommodate an occupancy landscape that has evolved dramatically over the past 50 years. The proposed conversion option paired with a contribution to the Arts Fund will accommodate a far broader range of people and occupancies, translate an outdated occupancy requirement into benefits for arts and cultural organizations, programming and projects in SoHo/NoHo and surrounding Lower Manhattan neighborhoods. The proposed SoHo/NoHo Arts Fund will sustain SoHo/NoHo's status as an important locus of creative expression.

The proposed reforms also respond to City, state, and federal fair housing laws. The notion that housing in an entire neighborhood would be reserved statutorily through zoning for people in a specific profession must be considered in the context of broader concerns about housing equity. Instead of requiring housing to be occupied by a subset of the population as the current regulatory framework does, the Proposed Actions recognize demographic and land use changes over the past five decades, considers current and future live-work trends, and is intended to be more consistent with the City's stated goal of furthering housing affordability, SoHo/NoHo's social and economic diversity, and Fair Housing goals.

Home Occupations

In newly constructed and converted residential units, the proposed SNX includes an expanded home occupation provision. Regulations allowing home occupations to occupy a dwelling unit as an accessory use, which already apply to certain commercial and mixed-use zoning districts elsewhere in the City, would be adapted for SoHo/NoHo's live-work tradition and modern live-work needs.

Up to 49 percent of the floor area of a dwelling may be used for workspaces—whether for fine arts, music, film, or other media—and may employ up to three non-residents. In addition, the

definition of home occupation would be expanded to include most commercial and manufacturing uses permitted by the underlying zoning, including professional offices. As the nature of work has been disrupted by the COVID-19 pandemic, it is crucial that zoning regulations recognize live-work arrangements more inclusively, especially as many industries and sectors begin to adopt flexible work-from-home policies.

Special Uses

The Proposed Actions recognize that SoHo/NoHo is already served by wide range of retail businesses, from small, locally owned boutiques to large, international brands. In the SNX, all Use Group 10A retail and service uses, such as department stores without limitation on floor area, would be permitted as-of-right. The change is intended to reflect existing conditions, promote a diversity of both small and large businesses, implement economic recovery efforts due to COVID-19 disruptions, and support existing businesses seeking to expand and evolve beyond their current footprints. Consistent with existing zoning regulations, the SNX would require a special permit for any new hotel developments in zoning districts that permit transient hotels. Rather than require a BSA special permit, Physical Culture or Health Establishments (PCEs) of any size, as defined in the ZR (such as gyms and licensed therapeutic massage studios), would be allowed as of right—a policy consistent with recent neighborhood-wide rezonings that recognizes the ubiquity of gyms and spas and the central role that health and fitness plays in New Yorkers' daily lives.

Location of Uses Within Buildings

To better support the mixed-use character of SoHo/NoHo and to make it easier for buildings with existing tenants to convert floor area to a different use, the SNX would introduce greater flexibility for the location of uses within the same building. For conversions within existing buildings, commercial and manufacturing uses may be located above residential uses. For new mixed developments or enlargements, dwelling units on the same story as a commercial use would be permitted, provided there is no access between the residential and commercial uses.

Non-Residential Floor Area Retention

SoHo/NoHo contains many older loft buildings with large, flexible floorplates that are well-suited to offices, showrooms, ateliers, and other commercial and manufacturing uses. These large commercial buildings represent less than 10 percent of the overall building stock in SoHo and NoHo but contain most of its commercial floor area and attendant jobs and therefore have outsize importance to the neighborhoods' vibrant and diverse economic base. The SNX would introduce a mechanism to preserve the mixed-use character of the neighborhood and ensure that SoHo/NoHo retains its status as a regional employment hub. For redevelopments, enlargements, and conversions of existing buildings containing at least 60,000 square feet of floor area and in which at least 20 percent of the floor area within such building was allocated to non-residential uses, new residential floor area would be permitted only upon certification by the CPC Chairperson that the amount of existing non-residential floor area would be retained at a one-to-one ratio with future non-residential uses on the zoning lot. In conjunction with such certification, a restrictive declaration would be required to be executed and recorded requiring the amount of pre-existing non-residential floor area in the existing building to be maintained on the zoning lot. Non-residential uses include commercial (except hotels), community facility (except community facility uses with sleeping accommodations), warehouse, and light manufacturing (except JLWQA). IMDs and units currently undergoing residential legalization under the Loft Law would not be subject to the requirement.

Active Ground-Floor Uses

The SNX would include supplemental ground-floor use regulations in key locations to require active non-residential or commercial uses and minimum levels of transparency as well as limit curb cuts, where appropriate. Non-residential ground-floor uses (i.e., commercial space, light industrial space, arts-related space, or community facilities) would be required along key corridors. The controls are intended to foster a safe, varied, and walkable pedestrian experience along major corridors as well as help activate and sustain the mixed-use character of the neighborhood. The supplemental regulations would apply to the following corridors: Broadway, Canal Street, Lafayette Street, Centre Street, Houston Street, Broome Street, Bowery, West Broadway, and Sixth Avenue.

Floor Area, Height, and Bulk Regulations

To ensure a desirable mix of residential, commercial, manufacturing, and community facility uses and facilitate appropriate building forms, the SNX would modify the floor area, height, and bulk regulations of the proposed paired districts in the following ways:

- The maximum FAR for community facility uses throughout the SNX would be set at 6.5, meaning that there would be no change from existing zoning.
- To reflect the status of Broadway and the northern portion of NoHo as major commercial corridors and employment hubs, in the paired M1-5/R9X zoning district north of Howard Street, the maximum FAR for commercial and manufacturing uses would be increased from 5.0 to 6.0 and non-residential uses up to two stories would be a permitted obstruction in rear yards.
- The following streets would be treated as wide streets for the purpose of applying setback and street wall regulations to better reflect their generously-proportioned throughfares: West Broadway, Watts Street, Centre Street, and Great Jones Street.
- The SNX would apply special height regulations to be more consistent with the loft-like building forms common in SoHo/NoHo (see **Table 2-13**). Along major corridors that are generally within historic districts, the special height regulations of the underlying M1-5/R9X zoning districts are designed to respect the unique historic character of SoHo/NoHo. In transitional areas along the periphery of the Project Area mostly outside of historic districts, the special regulations would modify the height and bulk regulations of the typical M1-6/R10 district to allow sufficient flexibility to achieve the development and housing goals while responding to neighborhood context both within and around the Project Area.
- The SNX would modify certain yard regulations of the underlying zoning districts to reflect the high lot coverage conditions of the loft typology, help bring sufficient light and air to adjacent buildings, as well as provide appropriate relief for the many small, shallow, and oddly shaped lots that are common throughout the Project Area and for which designing efficient floorplates presents unique challenges.
  - For residential buildings on interior and corner lots, required rear yards would be reduced from 30 feet to 20 feet.
  - For shallow interior lots, the depth of a required rear yard may be reduced by six inches for each foot by which the depth of a zoning lot is less than 90 feet, not to be reduced to less than 10 feet.
  - For through lots, there would be no required rear yard equivalent for non-residential uses.
  - For through lots with residential uses, the required rear yard equivalent would be 40 feet.
  - Minimum dimensions of inner courts would be reduced.

- Small court provisions of the underlying districts would apply.

- To maintain and promote an inviting and active pedestrian experience, 100 percent of a building's street wall would be required to be located at the street line.
- For zoning lots located within LPC-designated historic districts, the SNX would introduce special rules that would give LPC the flexibility to modify the minimum and maximum base height regulations to match that of adjacent historic structures.

The SNX would adjust the floor area and bulk regulations of the proposed paired districts to ensure a desirable mix of these uses and facilitate appropriate building forms. The modified FARs for each subarea are summarized in **Table 2-12.** Proposed building heights are shown in **Table 2-13**.

Table 2-12
Proposed Use and Floor Area Regulations

	Broadway and Houston Street Subarea	**Canal Street Subarea**	**SoHo/NoHo Historic Cores Subareas**	**SoHo West, SoHo East, and NoHo – Bowery Subareas**
Use and Floor Area Regulations	M1-5/R9X with modifications 6 FAR for commercial/ manufacturing 9.7 FAR for residential with MIH 6.5 FAR for community facility	M1-5/R9X 5 FAR for commercial/ manufacturing 9.7 FAR for residential with MIH 6.5 FAR for community facility	M1-5/R7X 5 FAR for commercial/ manufacturing 6 FAR for residential with MIH 6.5 FAR for community facility	M1-6/R10 10 FAR for commercial/ manufacturing 12 FAR for residential with MIH 6.5 FAR for community facility

Table 2-13
Proposed Base Heights and Maximum Building Heights

			M1-6/R10		
	M1-5/R7X	**M1-5/R9X**	**NoHo-Bowery**	**SoHo East**	**SoHo West**
Base Height[1]	60-105 *(+ Special provision to allow cornice alignment)*	85-145 *(+ Special provision to allow cornice alignment)*	125-155		
Max Height	145	205	275	275	275

[1] For zoning lots located within LPC-designated historic districts, the SNX would introduce special rules that would give LPC the flexibility to modify the minimum and maximum base height regulations to match that of adjacent historic structures.

Mandatory Inclusionary Housing Program

The Proposed Actions would amend Appendix F of the ZR to apply MIH Option 1 and Option 2 to the proposed M1-5/R7X, M1-5/R9X, and M1-6/R10 districts to require a share of new housing to be permanently affordable where significant new housing capacity would be created. As described below, the established MIH program would apply, with targeted adjustments for developments and conversions for the unique built and regulatory context in SoHo and NoHo, where idiosyncratic building types, and historic district limitations may result in atypical configurations and inadvertent incentives for underbuilding.

The MIH program would require permanently affordable housing within new residential developments, enlargements, and conversions from non-residential to residential use within the mapped MIH Areas. The program requires permanently affordable housing set-asides for all developments over 10 units or 12,500 zsf within the MIH designated areas, or, as an additional option for developments between 10 and 25 units, or between 12,500 and 25,000 zsf, a payment into an Affordable Housing Fund. Within the SoHo/NoHo MIH Area, MIH would apply to any residential floor area developed on a lot that permits 12,500 square feet of residential floor area on top of a non-residential ground floor, regardless of how much residential floor area is actually developed.

In cases of hardship, where these requirements would make development financially infeasible, developers may apply to BSA for a special permit to reduce or modify the requirements. In addition, within the SNX, for conversions from non-residential to residential use in buildings that are not otherwise subject to the MIH program's affordable housing fund provisions, BSA may permit a contribution to the affordable housing fund where strict compliance with the options for affordable housing requirement may not be feasible. In such case, BSA must determine that the configuration of the building imposes constraints such as deep, narrow or otherwise irregular 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.

The MIH program includes two primary options that pair set-aside percentages with different affordability levels to reach a range of low and moderate incomes while accounting for the financial feasibility trade-off inherent between income levels and size of the affordable set-aside. Option 1 would require 25 percent of residential floor area to be for affordable homes for residents with incomes averaging 60 percent of Area Median Income (AMI). Option 1 also includes a requirement that 10 percent of residential floor area be affordable at 40 percent AMI. Option 2 would require 30 percent of residential floor area to be for affordable for residents with incomes averaging 80 percent AMI. For both options, no homes could be targeted to residents with incomes above 130 percent AMI.

Applicability of Citywide Text Amendments in the SNX

In the With Action condition, Zoning for Accessibility would only be applicable to the proposed M1-6/R10 and M1-5/R9X districts within the SNX. Physical health and cultural establishments would be permitted as-of-right in the SNX consistent with the Health and Fitness Text Amendment. As discussed below, hotels would be subject to a special permit consistent with the Citywide hotel special permit described in Section D, "Future Without the Proposed Actions."

Special Permits and City Planning Commission Chairperson Certifications

The Proposed Actions would create two new special permits that may be pursued by applicants in the future:

- A CPC special permit to allow hotels in the Project Area (as permitted by the underlying zoning district regulations).
- For conversions from non-residential to residential uses in existing buildings, a BSA special permit would be created to allow a contribution to the Affordable Housing Fund in lieu of providing on-site affordable residential units if the building's configuration creates practical difficulties in physically siting such affordable units.

Additionally, as described above, the following Chair certifications would apply to the SNX:

- A Chairperson certification to allow for conversions of Use Group 17D JLWQA to Use Group 2 residences upon a one-time contribution to the Arts Fund.
- A Chairperson certification to allow for the conversion of non-residential floor area to residential floor area in large buildings containing over 60,000 sf of floor area.

CONCLUSION

The Proposed Actions would not result in significant adverse zoning impacts. The Proposed Actions include zoning map and zoning text amendments to reflect existing neighborhood conditions and land use trends, as well as address neighborhood and citywide planning needs, including supporting economic development and recovery, strengthening mixed-use, increasing access to housing—including affordable housing, and establishing a harmonious built form.

The Proposed Actions would remove onerous barriers to development by replacing the obsolete manufacturing zoning in SoHo/NoHo—zoning that was appropriate 50 years ago, but is no longer relevant because of changes in demographics and market trends over the intervening decades—and an affordable housing crisis whose inequities were amplified as a result of the COVID-19 pandemic. The Proposed Actions include contextual bulk envelopes to ensure that new development respects the historic context and existing built form by requiring building heights and maximum and minimum base heights for new developments, particularly developments in subareas that contain historic districts.

The proposed paired zoning districts would be consistent with the zoning in the secondary study area. As described above, the secondary study area is mapped with medium- and high-density residential and commercial zoning districts, as well as special purpose districts. The Proposed Actions would replace the M1-5A and M1-5B zoning in SoHo/NoHo, which is unique to the primary study area and not found anywhere else in New York City, and make the zoning more consistent with zoning districts mapped in the secondary study area, and more generally, in the rest of the City. As discussed below, the zoning changes would achieve land use and zoning objectives identified in the Neighborhood Plan.

Allow a wider range of non-residential uses and remove outdated ground floor commercial use restrictions, strengthen mixed-use, and support a healthy retail ecosystem:

The existing M1-5A and M1-5B zoning was intended to provide a path for existing working artists to legalize their live-work occupancies while preserving space for shrinking manufacturing uses, including textile manufacturing and the wholesale sector. While land use patterns and the economic landscape have changed significantly since the adoption of the current zoning in 1971, SoHo/NoHo's manufacturing zoning and outmoded provisions continue to prioritize traditional light industrial and related uses that have largely relocated to other parts of the City, region, and beyond, creating significant barriers and onerous burdens for property owners and businesses as they attempt to respond to changing market and industry dynamics. One such example of this mismatch between current land use regulations and existing conditions is the restrictive zoning that generally only permits ground floors to be occupied by light manufacturing uses. Any other uses on ground floors, such as retail, food and beverage, and many other commercial uses, require a special permit that typically requires storefronts to be kept vacant—sometimes for over a year—while an attempt is made to identify an industrial tenant to occupy the space. Despite zoning that restricts retail, bars, and restaurants, and many other commercial uses on the ground floors in most of the districts (excluding limited commercial spaces that pre-dated the current zoning), there has

been a proliferation of such uses given SoHo/NoHo's central location, rich transit access, and adaptability of loft buildings. Retail and other commercial uses (e.g., eating and drinking establishments, commercial art galleries, banks, showrooms) occupy ground floor space in most of the Project Area's buildings, with some multi-level stores concentrated along the Broadway corridor. Beyond the ground floor, retail and related uses make up 18 percent of total built floor area in existing buildings. Office uses, which are distributed in commercial and mixed-use buildings throughout SoHo/NoHo, make up a full third of total built floor area.

The obsolete and onerous zoning, including ground floor use restrictions and limitations on food and beverage uses, in the context of a rapidly evolving retail industry and the economic challenges and uncertainties brought by the COVID-19 pandemic, represents a significant barrier for businesses that wish to remain or locate in SoHo/NoHo, and contributes to high retail vacancies and the lack of storefront diversity. According to DCP's July 2020 study on retail activities across the five boroughs, while all major commercial corridors were found to have a higher share of inactive storefronts in light of the pandemic, SoHo and the Canal Street corridor were the only two areas with over 50 percent of the stores closed or vacant. The presence of outdated regulatory barriers will only serve to exacerbate challenges to recovery for two of New York City's most significant commercial areas.

The Proposed Actions would replace the outdated manufacturing zoning and rigid use restrictions with rational, appropriately flexible regulations that promote the mix of uses and support COVID-19 economic recovery, business adaptation, and long-term resiliency. The broad range of uses would support existing businesses in SoHo/NoHo as they continue to operate, expand, grow, and evolve, while allowing a greater range of commercial, cultural, and civic activities within the existing highly adaptable loft buildings and new mixed-use developments. The Proposed Actions would also provide protection for the existing concentration of commercial and remaining light manufacturing uses in large loft buildings to balance non-residential and residential uses and ensure that SoHo/NoHo—especially the Broadway corridor where major employers cluster—continues to thrive as an employment hub and critical Class B and Class C office reservoir.

Allow residential use and apply MIH in a manner that recognizes unique conditions in historic districts and addresses practical challenges presented by SoHo and NoHo's loft building typologies:

While residential conversions have occurred through various means, including legalizations under the Loft Law, as well as use changes, and new construction allowed by CPC or BSA approvals, SoHo/NoHo's manufacturing zoning does not allow residential use (UG 2) as-of-right. For units that are approved by discretionary actions, a minimum unit size of 1,200 sf is required by the M1-5A and M1-5B zoning. These are significant hindrances to the equitable production of market rate and affordable housing in two high-opportunity neighborhoods close to transit and employment centers. The neighborhood's existing stock of affordable housing is limited and consists primarily of units subject to rent regulation by way of the New York State Loft Law. The limited number of residential conversions and new construction of residential buildings in the past few decades have only provided market-rate units and made marginal contributions to the City's overall housing supply.

According to the 2010 census, approximately 7,800 residents live in SoHo/NoHo, of which 77.5 percent identified as white non-Hispanic, compared to 48 percent in Manhattan. SoHo/NoHo also has higher household incomes and more owner-occupied housing units compared to Manhattan

and New York City.[2] According to HPD, while SoHo/NoHo has some rent-regulated and stabilized units mostly by way of the Loft Law, the neighborhoods have no government assisted housing or other types of income-restricted units.

The Proposed Actions would allow residential use in conversions and new construction and implement the City's MIH program within SoHo/ NoHo. Residential use would be allowed across the Project Area where the potential for residential conversion and infill development exists, while areas on the periphery of SoHo/NoHo that are largely outside of historic districts present opportunities for more significant residential development and affordable housing production. The highest density zoning would be mapped in the SoHo West, SoHo East, and the NoHo-Bowery subareas, in locations with excellent transit access—several subway lines may be accessed along Canal Street, and at Astor Place and Bleecker Street. In addition, the Proposed Actions would shift away from a narrow allowance for only JLWQA manufacturing use to residential use without any occupation-based restrictions, as is typical in the rest of the City. A wider set of live-work arrangements would also be accommodated through expanded home occupation provisions. This is consistent with citywide housing policies and would address broader concerns about housing equity in the context of Fair Housing laws.

Establish appropriate bulk regulations to better reflect the existing character and enhance the historic built environment while also providing modern workable envelopes for new development:

The existing bulk regulations in M1-5A and M1-5B districts do not always facilitate building forms that relate harmoniously to the loft building context within and beyond the historic districts. In such circumstances, special permits and zoning variances are often needed to allow building forms appropriate for the historic district context and acceptable to the LPC. The Proposed Actions would establish bulk regulations that more appropriately respond to neighborhood context, provide flexibility to minimize the effects of new developments and enlargements on neighboring buildings and allow the LPC to shape the building form in a manner appropriate to the neighborhood and the immediate context without the need for separate land use actions. As shown in Chapter 8, "Urban Design and Visual Resources," the bulk changes allowed under the Proposed Actions would preserve the existing built context of the historic districts by facilitating smaller, contextual infill developments and conversions, while allowing larger contextual developments to be constructed outside of the historic districts in accordance with proposed bulk envelope requirements that limit building heights and maintain maximum and minimum base heights that are respective of existing prevailing urban design conditions.

Reinforce SoHo/NoHo's status as an important hub for office, businesses and jobs and strengthen the mixed-use character of the neighborhoods by introducing non-residential floor area preservation provisions for large commercial and mixed-use buildings:

SoHo/NoHo contains many older loft buildings with large, flexible floorplates that are well-suited to offices, showrooms, ateliers, and other commercial and manufacturing uses that are important components of a vibrant and diverse economic base. The SNX would introduce a mechanism to preserve the mixed-use character of the neighborhood and ensure that SoHo/NoHo retains its status as a regional employment hub. For redevelopments, enlargements, and conversions of

[2] Source: NYC Department of City Planning – Population Division, American Community Survey, 2015 – 2019 Manhattan Block Groups 45001, 47002, 490001, and 55021 were aggregated to approximate the SoHo/NoHo Study Area.

existing buildings containing at least 60,000 sf of floor area and in which at least 20 percent of the floor area within such building was allocated to non-residential uses, new residential floor area would be permitted only upon certification by the CPC Chairperson that the amount of existing non-residential floor area would be retained at a one-to-one ratio with future non-residential uses on the zoning lot. In conjunction with such certification, a restrictive declaration would be required to be executed and recorded requiring the amount of pre-existing non-residential floor area in the existing building to be maintained on the zoning lot. Non-residential uses include commercial (except hotels), community facility (except community facility uses with sleeping accommodations), warehouse, and light manufacturing (except JLWQA). IMDs and units currently undergoing residential legalization under the Loft Law would not be subject to the requirement.

Support arts and culture and creative industries that serve the community and the public with use allowances and the establishment of a SoHo/NoHo Arts Fund:

The unique JLWQA regulations in the M1-5A and M1-5B districts, established in 1971, played a role in facilitating the transformation of SoHo/NoHo from a declining manufacturing district to a vibrant mixed-use area and arts and culture hub. Today, while certified-artist-occupied JLWQA largely remains the sole as-of-right quasi-residential use (UG 17D, not UG 2), only about 30 percent of all SoHo/NoHo homes are still listed as JLWQA use on certificates of occupancy. Moreover, these units have a wide array of occupancy and legal statuses as a result of five decades of property transaction history and a confluence of factors, including changes to the original artist residents' occupation, marital status and life arrangements, subsequent amnesties of non-artist residents, as well as enforcement challenges and administrative impracticalities of the JLWQA provisions. The complex interactions between JLWQA zoning regulations and the existing residential landscape have been cited by some local residents—including certified artists and others that lack or do not qualify for certification—as a source of significant uncertainty and potential risk in planning for their families' futures. More broadly, with the emergence of other dynamic and attractive artist communities across New York City, artists do not make up a significant segment of the current 8,000-person residential population or market demand in SoHo/NoHo. Evidence of this trend is the steady decline of the number of artist certifications by DCLA from hundreds annually in the 1970s and 1980s to fewer than 10 annually in recent years. Further, by facilitating the creation of more affordable housing in the neighborhood, the Proposed Actions would make it possible for artists and other creative professionals—particularly younger people who cannot afford the steep residential rents in SoHo/NoHo—to find an affordable home in a neighborhood with significance to artists.

The Proposed Actions would continue to permit JLWQA use and live-work arrangements that already exist in the Project Area, and establish a voluntary option to transition JLWQA to regular residential use in conjunction with a contribution to an Arts Fund. The Arts Fund would provide funding for programmatic and/or facilities-related expenses to qualifying arts-related organizations in the primary and secondary study areas that promote the public presence of the arts. The voluntary transition from JLWQA to residential use, conditioned on a financial contribution to the Arts Fund, would facilitate the legalization of existing non-artist occupancy, broaden live-work to be more inclusive and reflective of modern needs, regularize residential market transactions to align with the rest of the City, and support arts and cultural organizations so that SoHo/NoHo's cultural legacy remains relevant into the future.

PUBLIC POLICY

WATERFRONT REVITALIZATION PROGRAM (WRP)

Portions of the Project Area are within the coastal zone; therefore, the Proposed Actions must be reviewed by CPC, in its capacity as the City Coastal Commission, to determine whether the Proposed Actions are consistent with WRP policies (see **Appendix B**). As discussed in the WRP assessment, the Proposed Actions are consistent with the City's WRP policies and would promote mixed-use and other policies affecting the waterfront.

HOUSING NEW YORK

The Proposed Actions directly support the goals and principles outlined in *Housing New York* including developing affordable housing on underused sites. *Housing New York* calls for neighborhood studies to be undertaken in communities across the five boroughs that offer opportunities for new affordable housing. On privately owned sites, the Proposed Actions could result in a net increase of approximately 382 to 573 permanently affordable DUs for lower-income New Yorkers in accordance with the MIH Program.[3]

WHERE WE LIVE NYC

Where We Live NYC is a collaborative planning process to better understand how challenges like segregation and discrimination impact New Yorkers' everyday lives. Through Where We Live NYC, the City is developing fair housing policies that fight discrimination, breakdown barriers to opportunity, and build more just and inclusive neighborhoods.

With respect to housing production in Manhattan in the past decade, significant growth has almost exclusively occurred in formerly non-residential areas that were rezoned to allow housing (e.g., Hudson Yards, West Chelsea, and Riverside South). There has been a net loss within some historic districts, including parts of the Upper East Side, Upper West Side, Greenwich Village, and SoHo/NoHo. According to HPD, Community District 2, which includes the primary study area, has lagged behind most of the City's community districts in housing unit gains (ranked 48 out of 59 community districts). Data from DCP and HPD indicates that household income is significantly greater in SoHo/NoHo as compared to Manhattan and New York City as a whole: 41 percent of households in SoHo/NoHo earn more than $200,000, compared to 23 percent in Manhattan and 11 percent citywide. At the same time, an overwhelming percentage of SoHo/NoHo's population is white (non-Hispanic) at 78 percent (12 percent is Asian, 6 percent is Hispanic, and 2 percent is black).

The Proposed Actions would facilitate equitable housing development by increasing housing opportunities, particularly housing for New Yorkers who are low-income people of color. The Proposed Actions prioritize mobility for low-income New Yorkers to high-opportunity neighborhoods. The application of MIH to SoHo/NoHo would create new opportunities for low-income households to live in a neighborhood they would otherwise be excluded from.

[3] A minimum percentage of housing created would be permanently affordable under the MIH Program. The number of affordable units would be determined by a number of factors, including the MIH option ultimately selected for the Proposed Actions

VISION ZERO

The Proposed Actions support the goals outlined in Vision Zero by encouraging a pedestrian friendly environment. The Proposed Actions would also be compatible with planned and completed pedestrian improvements that are anticipated under Vision Zero on priority corridors such as Houston and Canal Streets. Therefore, the Proposed Actions would be compatible with and support this public policy.

NEW YORK CITY FOOD RETAIL EXPANSION TO SUPPORT HEALTH (FRESH) PROGRAM

The Proposed Actions would facilitate the creation of new ground-floor commercial spaces along key corridors such as Broadway, Canal, and Lafayette Streets, and would provide an opportunity for new neighborhood grocery stores to be located within the boundaries of the FRESH zone. Within the primary study area, discretionary tax incentives would be available for grocery stores in buildings located east of Broadway between East 4th and Canal Streets. Therefore, the Proposed Actions would be compatible with and support this public policy.

ONENYC / PLANYC

The Proposed Actions are consistent with the following goals of PlaNYC:

Land Use

The Proposed Actions support the land use goals of PlaNYC by pursuing transit-oriented development, promoting walkable destinations for retail, and mapping MIH. The Proposed Actions would support new housing and jobs in a neighborhood with strong public transit access and in close proximity to the Lower Manhattan CBD. The Proposed Actions would provide signifi-cant amounts of new housing for current and future residents. The affordable housing that would be produced through the application of MIH would promote a diverse and inclusive mixed-income neighborhood.

Transportation

The Proposed Actions support the transportation goals of PlaNYC by facilitating transit-oriented development. The Proposed Actions allow increased density to facilitate housing development in an area that is rich in public transit options with access to several lines. By supporting active ground-floor uses, the Proposed Actions would foster a safe, varied, and walkable pedestrian experience throughout the primary study area.

Air Quality

The Proposed Actions are consistent with the air quality goals of PlaNYC. At certain sites, an (E) Designation would be mapped in connection with the Proposed Actions to ensure that future developments would not result in any significant air quality impacts from fossil fuel-fired heat and hot water systems emissions.

Energy

Any new developments resulting from the Proposed Actions would be required to comply with the New York City Energy Conservation Code (NYCECC), which governs performance requirements of heating, ventilation, and air conditioning systems, as well as the exterior building envelope of new buildings. In compliance with this code, new development must meet standards for energy conservation, which include requirements relating to energy efficiency and combined

thermal transmittance. Larger buildings must comply with the Greener, Greater Buildings Plan which requires benchmarking and energy audits, among other requirements.

Solid Waste

As described in further detail in Chapter 12, "Solid Waste and Sanitation Services," the Proposed Actions would not result in any significant adverse impacts to the City's solid waste system. Developments within the primary study area would be subject to mandatory recycling requirements. As such, the Proposed Actions would be consistent with PlaNYC's solid waste management goals.

80 x 50

The Proposed Actions support the goals of *80 x 50* including encouraging more sustainable modes of transportation and encouraging the development of energy efficient buildings. The Proposed Actions would create a safe and pedestrian-friendly environment by encouraging active ground-floor uses on key corridors. Any new developments resulting from the Proposed Actions would be required to comply with the NYCECC; and larger buildings would be required to comply with the more stringent Greener, Greater Buildings Plan.

EXCELSIOR JOBS PROGRAM

The Proposed Actions are consistent with the objective of the Excelsior Jobs program to encourage firms in targeted industries to expand and relocate in New York State. The secondary study area is located within the Chinatown Investment Zone. The Proposed Actions would support new jobs by creating opportunities for new commercial space. The Proposed Actions would promote active ground floors with an expanded range of retail and community facility uses which promote job-generating uses. The broad range of uses would allow existing businesses to continue to operate, expand, and grow within the neighborhood while allowing a greater range of uses within new mixed-use developments.

BUSINESS IMPROVEMENT DISTRICTS

The Proposed Actions would support the goals of the Chinatown BID, Hudson Square BID, NoHo NY BID, SoHo BID and Village Alliance BID. Portions of the Village Alliance BID, NoHo NY BID, SoHo BID, and Chinatown BID are within the primary study area. The Proposed Actions would expand the types of commercial uses allowed in the primary study area, which would provide flexibility for business owners, and the new zoning would promote active uses on the ground floors of buildings, which would enhance walkability and the pedestrian experience in the primary study area. In addition, the Proposed Actions would introduce a new residential population that would increase demand for the goods and services provided by existing businesses in the primary and secondary study areas, including those in the aforementioned BIDs.

NEW YORK WORKS

The Proposed Actions support the goals of New York Works. The Proposed Actions will support job generating uses in the primary study area such as arts, commercial retail and office space, directly supporting the New York Works goals of creating 100,000 jobs with good wages and supporting jobs closer to where New Yorkers live. The Proposed Actions align with Initiative 24 "Update outdated zoning to support creation of modern space" through the zoning changes which would increase the allowable density for job-generating uses, and removing onerous requirements, such as limitations to ground-floor retail square footage, that act as barriers to redevelopment and enlargements. ✷