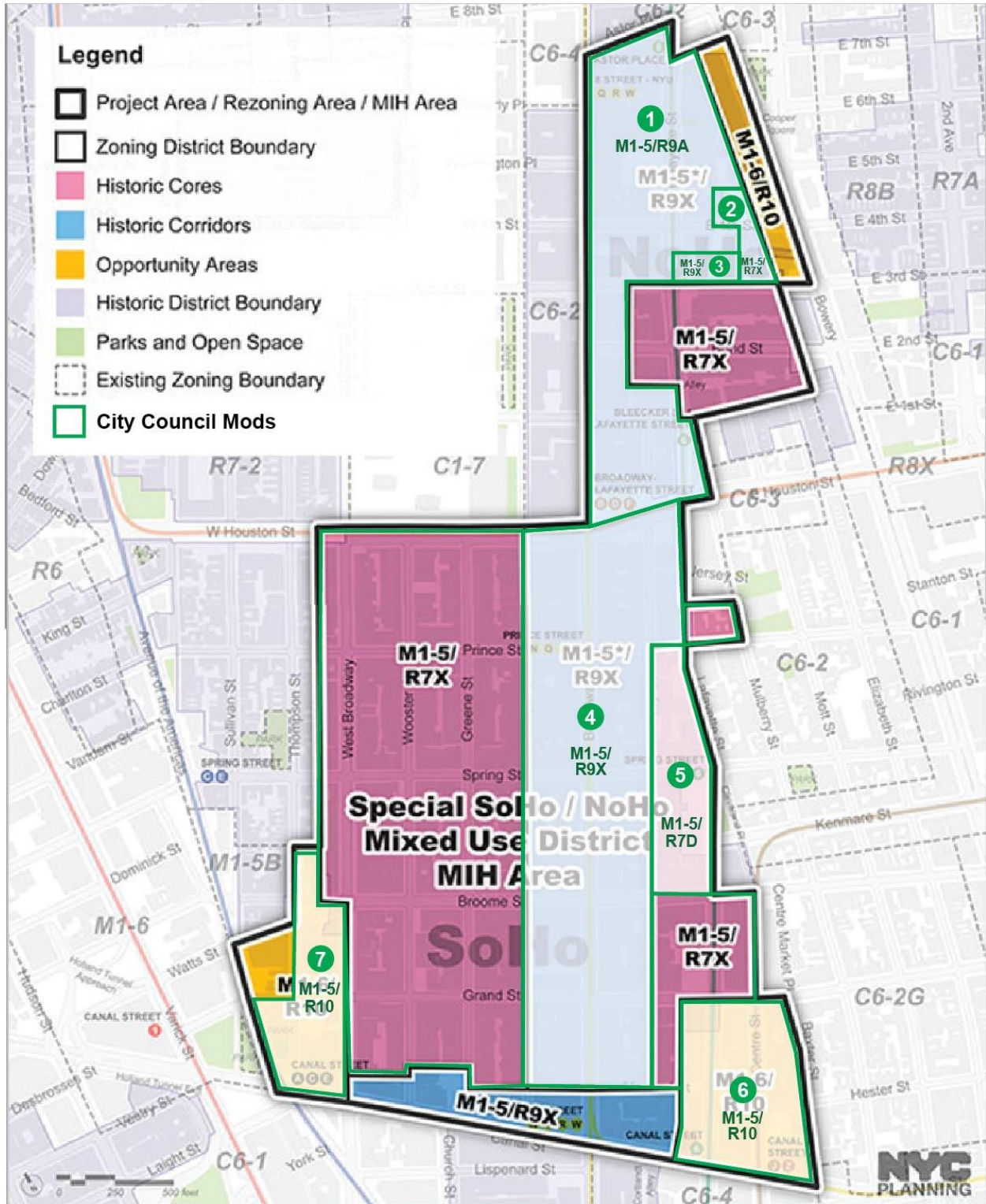


# SoHo NoHo Council Mods 12-9-2021



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#	DCP	CPC Mod	Council Mod
1 NoHo Historic Corridor	M1-5* / R9X (max ht 205) 6 FAR comm/mfg 9.7 FAR residential w/MIH 6.5 FAR community facility		M1-5 / R9A (max ht 175) 5 FAR comm/mfg 8.5 FAR residential w/MIH 6.5 FAR community facility
2 NoHo Historic Core	M1-5* / R9X (max ht 205) 6 FAR comm/mfg 9.7 FAR residential w/MIH 6.5 FAR community facility		M1-5 / R7X (max ht 145) 5 FAR comm/mfg 6 FAR residential w/MIH 6.5 FAR community facility
3 NoHo Housing Opportunity Site	M1-5* / R9X (max ht 205) 6 FAR comm/mfg 9.7 FAR residential w/MIH 6.5 FAR community facility		M1-5 / R9X (max ht 195) 5 FAR comm/mfg 9.7 FAR residential w/MIH 6.5 FAR community facility
4 SoHo Historic Corridor	M1-5* / R9X (max ht 205) 6 FAR comm/mfg 9.7 FAR residential w/MIH 6.5 FAR community facility		M1-5 / R9X (max ht 205) 5 FAR comm/mfg 9.7 FAR residential w/MIH 6.5 FAR community facility
5 SoHo East Historic Core	M1-5 / R7X (max ht 145) 5 FAR comm/mfg 6 FAR residential w/MIH 6.5 FAR community facility		M1-5 / R7D (max ht 115) 5 FAR comm/mfg 5.6 FAR residential w/MIH 6.5 FAR community facility
6 SoHo Southeast Opportunity Area	M1-6 / R10 (max ht 275) 10 FAR comm/mfg 12 FAR residential w/MIH 10 FAR community facility	M1-6 / R10 (max ht 275) 8 FAR comm/mfg 12 FAR residential w/MIH 10 FAR community facility	M1-5 / R10 (max ht 275) 5 FAR comm/mfg 12 FAR residential w/MIH 6.5 FAR community facility
7 SoHo Southwest Opportunity Area	M1-6 / R10 (max ht 275) 10 FAR comm/mfg 12 FAR residential w/MIH 10 FAR community facility		M1-5 / R10 (max ht 275) 5 FAR comm/mfg 12 FAR residential w/MIH 6.5 FAR community facility
NoHo Bowery Corridor	M1-6 / R10 (max ht 275) 10 FAR comm/mfg 12 FAR residential w/MIH 10 FAR community facility	M1-6 / R10 (max ht 275) 7 FAR comm/mfg 12 FAR residential w/MIH 10 FAR community facility	

# SoHo NoHo Council Mods 12-9-2021

## Other Text Mods

- More transparency in the SoHo-NoHo Arts Fund
  - “No later than June 30 of each year, the Department of Cultural Affairs shall submit a report to the Speaker detailing the amount of money deposited into the Arts Fund and any expenditure of funds.”
- The exclusion of dorms. Colleges, universities anywhere in the rezoning area
  - “colleges or universities, including professional schools but excluding business colleges or trade schools and colleges or school student dormitories and fraternity or sorority student houses as listed in Use Group 3A, shall not be permitted”
- Limitations on eating and drinking establishments everywhere in the rezoning area
  - “eating or drinking establishments, as set forth in Use Groups 6A, 6C, 10A or 12A, shall be limited to 8,500 square feet of #floor area# per establishment”
- A new special permit process for large scale retail establishments over 10,000 sf on narrow streets and 25,000 sf on wide streets, that focuses on quality of life issues
  - Conditions - For #buildings# that do not contain #accessory# off-street loading berths, the application shall include a delivery plan for the retail #use#. Such loading plans shall be based upon a traffic and curbside management study prepared by a qualified professional, outlining and identifying the operational needs of the tenant as well as adjacent uses.
  - Findings - The Commission shall find that:
    - In consultation with the Department of Transportation, where a loading plan is provided, such plan will incorporate sustainable best practices in loading, consolidating, timing of deliveries and other delivery methods and procedures;
    - such retail #use# will not create or contribute to serious safety concerns, unduly inhibit pedestrian, cyclist or vehicular movement adjacent to the site; and
    - such retail #use# will not impair the character or the future use or development of the surrounding mixed-use neighborhood.
- An added provision to allow the conversion to 100% affordable housing within Qualifying Buildings (buildings over 60,000 sf and containing at least 20% non-residential floor area)
- The removal of MIH option 2, to require deeper affordability in new MIH developments