

375 Lafayette

February 02, 2026

375 Lafayette

Project Team

Developer & Owner:

Edward J. Minskoff Equities & Edison Properties

EJME

EDISON
PROPERTIES

Architect:

Skidmore, Owings & Merrill, LLP

SOM

Landmarks Consultant:

Higgins Quasebarth & Partners



Engineers - Structural & Geotech:

DeSimone Consulting Engineers & Langan Engineering

DeSimone ***LANGAN***



Site - Context

NoHo Historic District Extension / NoHo Historic Districts

NoHo Historic District
1999

Great Jones St

3rd Ave

SITE

NoHo Historic District Extension
2008

Houston St

Broadway

Lafayette St

Bowery

NoHo East Historic District
2003

N



Site - Today
Exterior Parking



Aerial View of Lafayette St (Google)



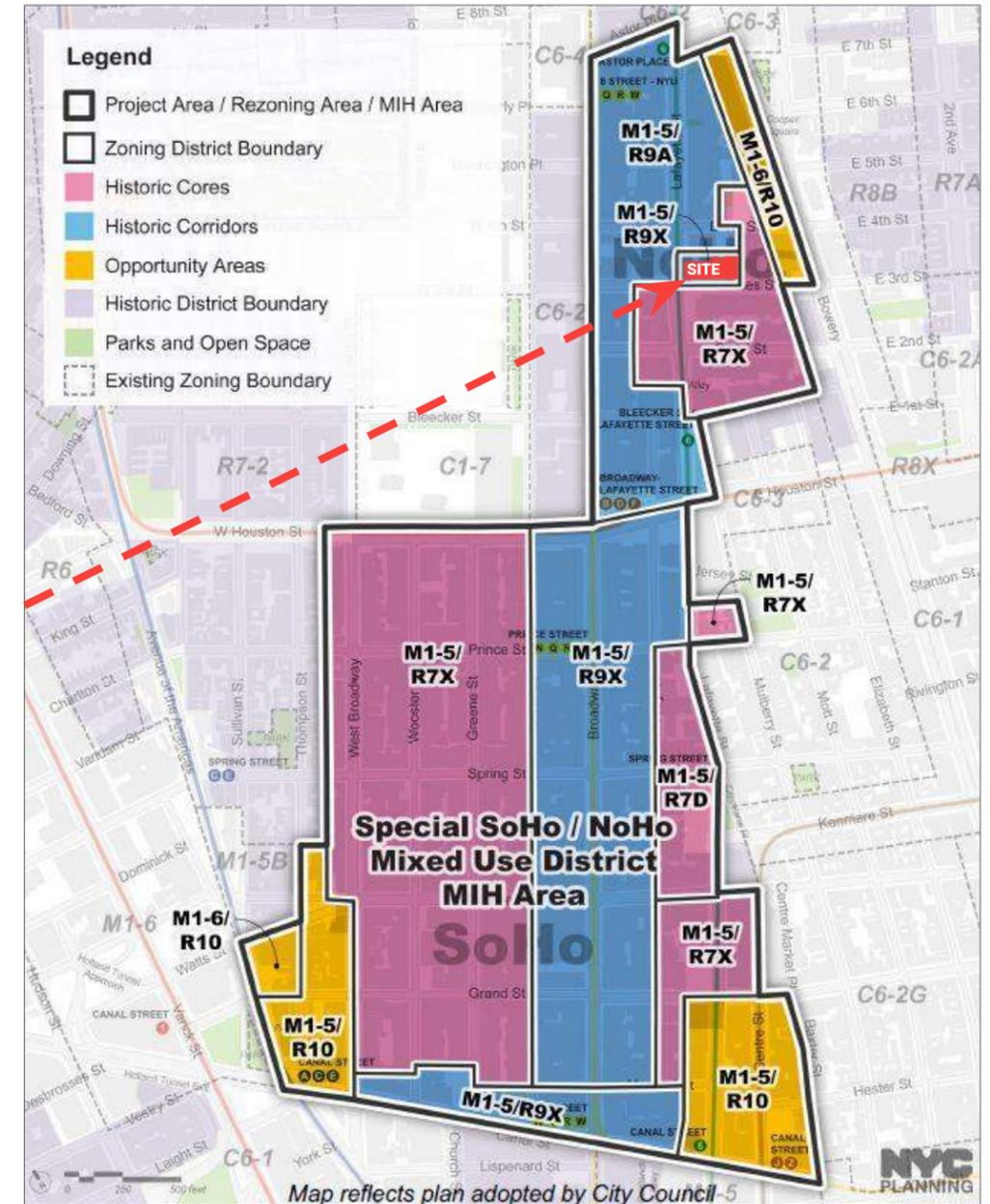
Site - Rezoning 2021-2024

Residential zoning allowed for the first time

M1-5/R9X = FAR 10.8 (213,948 sf)

**Mandatory Inclusionary Housing -
25% at 60% AMI**

The historically commercial District is now allowing residential and affordable housing on one of the few remaining underutilized sites, an opportunity to add significant housing in the District



Special SoHo NoHo Mixed-Use District (2021)



Residential on 375 Lafayette

Residential Appropriateness

Central Location:

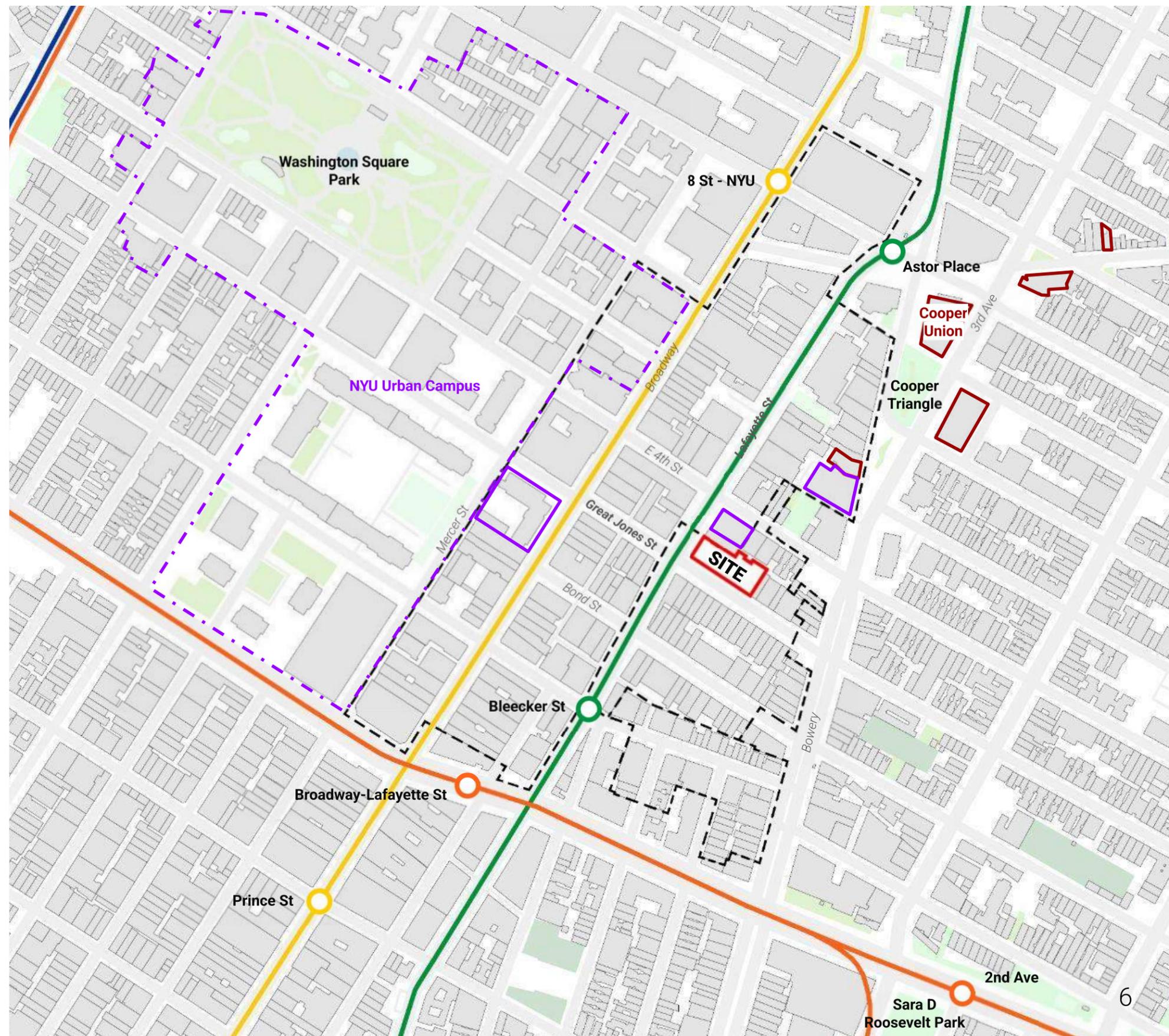
- Near NYU and Cooper Union
- Near Washington Square Park, Cooper Triangle, and Sara D. Roosevelt Park
- Along retail of Broadway/Lafayette Historic Corridor in NoHo & SoHo
- Near high-density opportunity zone along Bowery

Transit Rich:

- Bleecker & Astor PI (6)
8th St-NYU & Prince St (R, W),
Broadway-Lafayette (B, D, F, M)
all within 2-5 blocks

Dynamic Mixed Use District:

- 54,000 Jobs SoHo/NoHo (2018)
- 48% Office, 20% Hospitality, 19% Retail, 7% Institutional
- Approx 8,000 Residents SoHo/NoHo (2021)



Project Detail Summary

Total Square Footage: approximately 290,000 SF

Historic District: NoHo Historic District Extension

Current Use: Surface parking lot (approximately 20,000 SF, 150-200 spaces)

Zoning: M1-5/R9X – Special SoHo-NoHo Mixed Use District (SNX)

FAR: 10.8

Proposed Residential Units:

200-210 units total

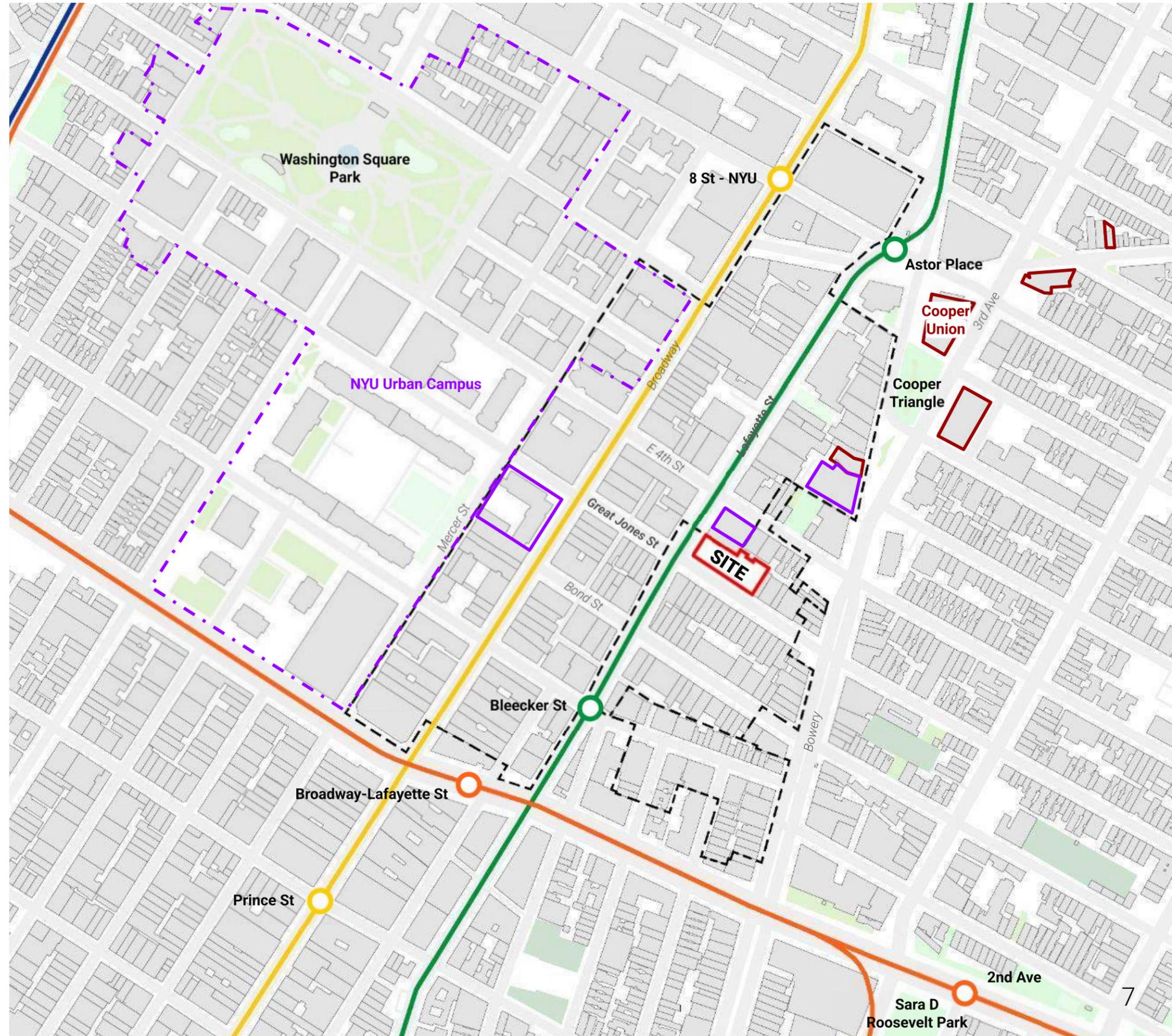
50-53 affordable units at 60% AMI (25% MIH)

Proposed Retail Space: 5,500 to 7,000SF of ground-floor retail

Proposed Parking: 25-30 spaces

Proposed Building Height: 195 feet (height limit)

Building is As-Of-Right



NoHo Character - Lafayette & Great Jones

Varied Scale and Materiality



NoHo Building Distribution

Notable Historic Contributing Buildings of Significant Bulk



+175'

NYU Tisch School of the Arts

1896, Ht 175', 12 Fls



200'



+132'

The Cable Building

1894, Ht 132', 9 Fls



200'

1

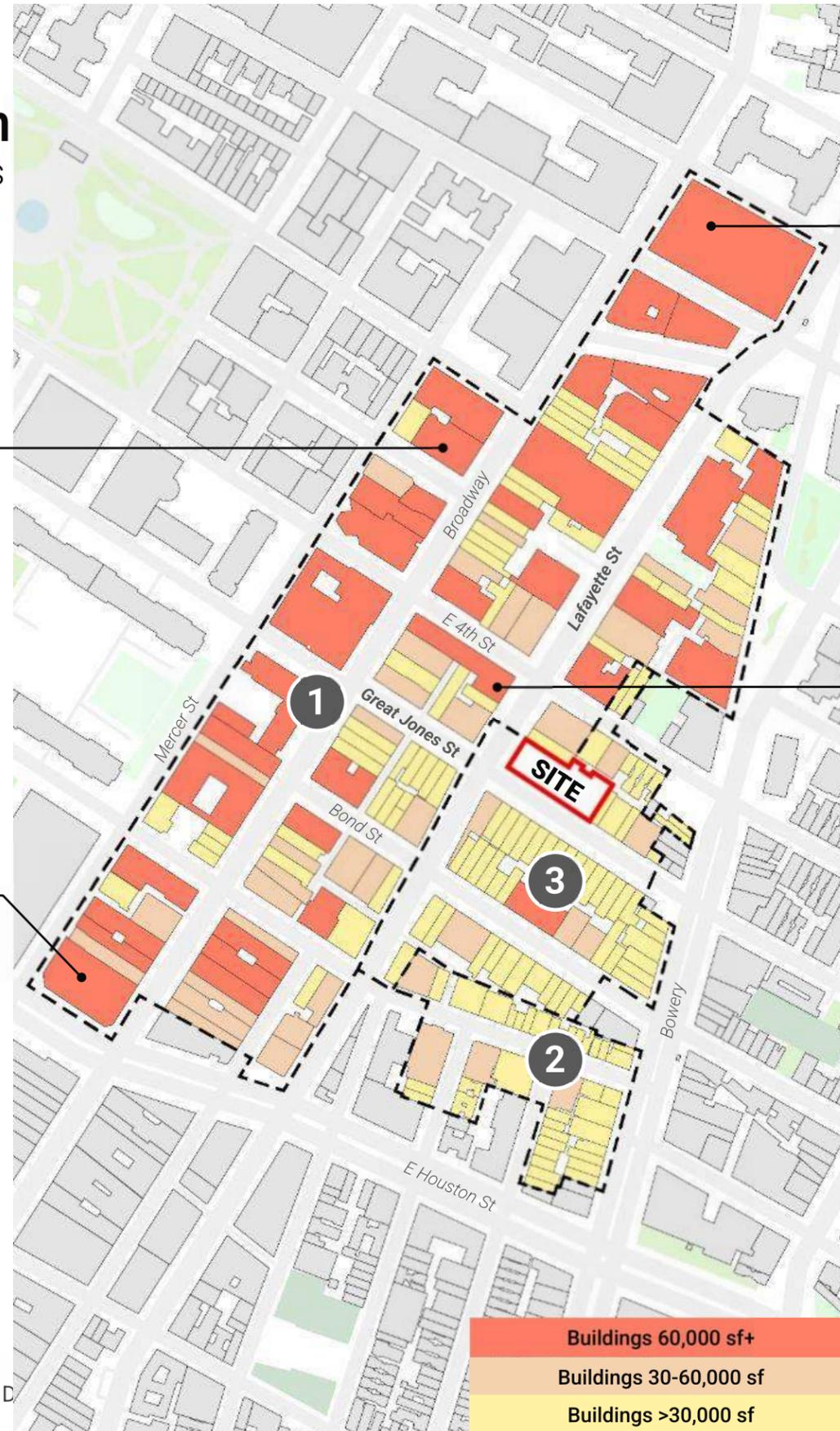
NOHO HISTORIC DISTRICT

2

NOHO EAST HISTORIC DISTRICT

3

NOHO HISTORIC DISTRICT EXTENSION



Buildings 60,000 sf+

Buildings 30-60,000 sf

Buildings >30,000 sf

770 Broadway

1906, Ht 218', 15 Fls

+218'



335'

The Silk Building

1912, Ht 151', 12 Fls

+151'



275'

375 Lafayette Street
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Site as a Transition Point in Scale and Texture

Aerial Image Facing North - Zoning Massing

NYU Tisch School of the Arts
Height: 210'

770 Broadway
Height: 218'

The Silk Building
Height: 151'

The Cable Building
Height: 132'

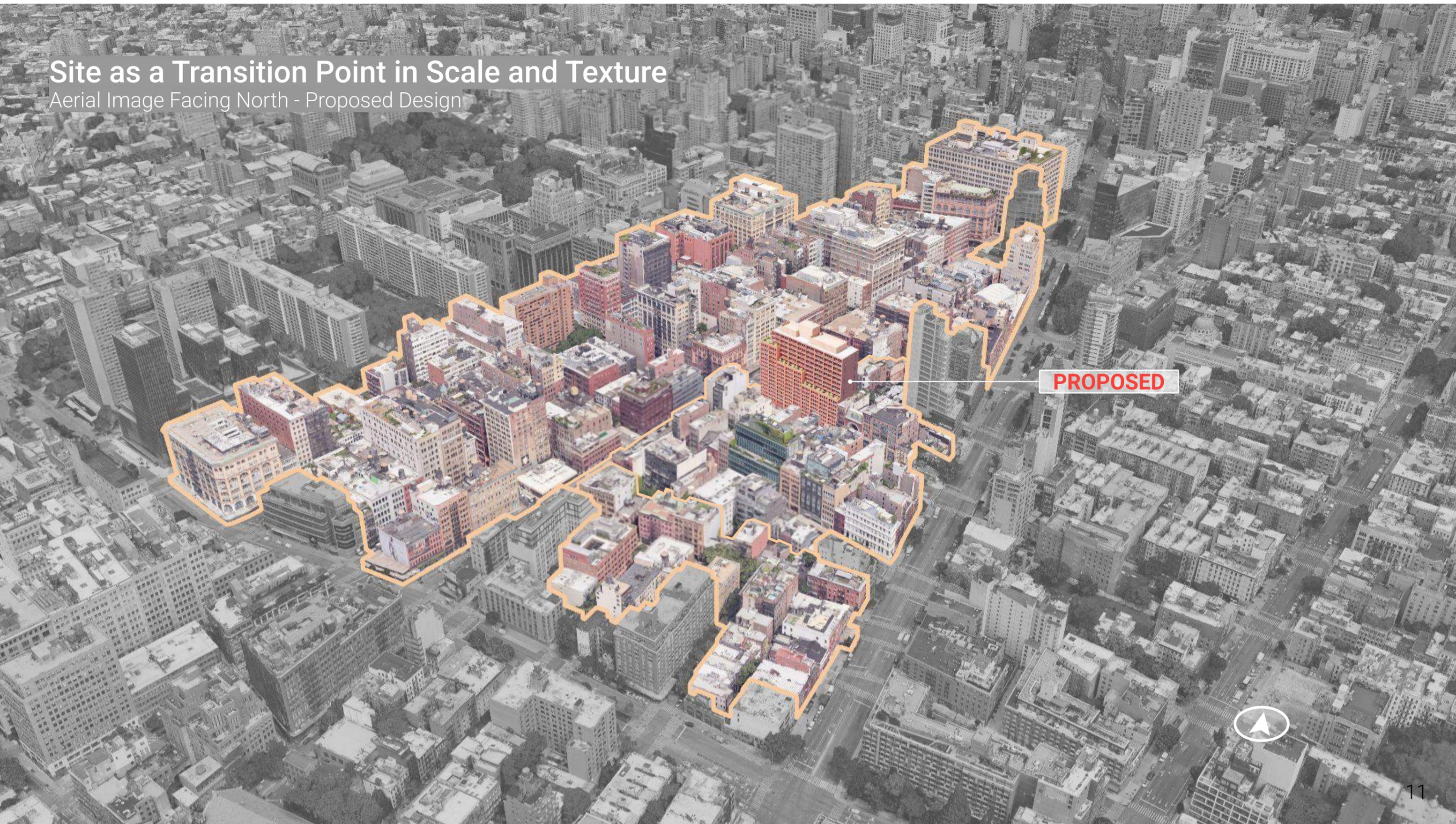
SITE

- 1 NOHO HISTORIC DISTRICT
- 2 NOHO EAST HISTORIC DISTRICT
- 3 NOHO HISTORIC DISTRICT EXTENSION



Site as a Transition Point in Scale and Texture

Aerial Image Facing North - Proposed Design

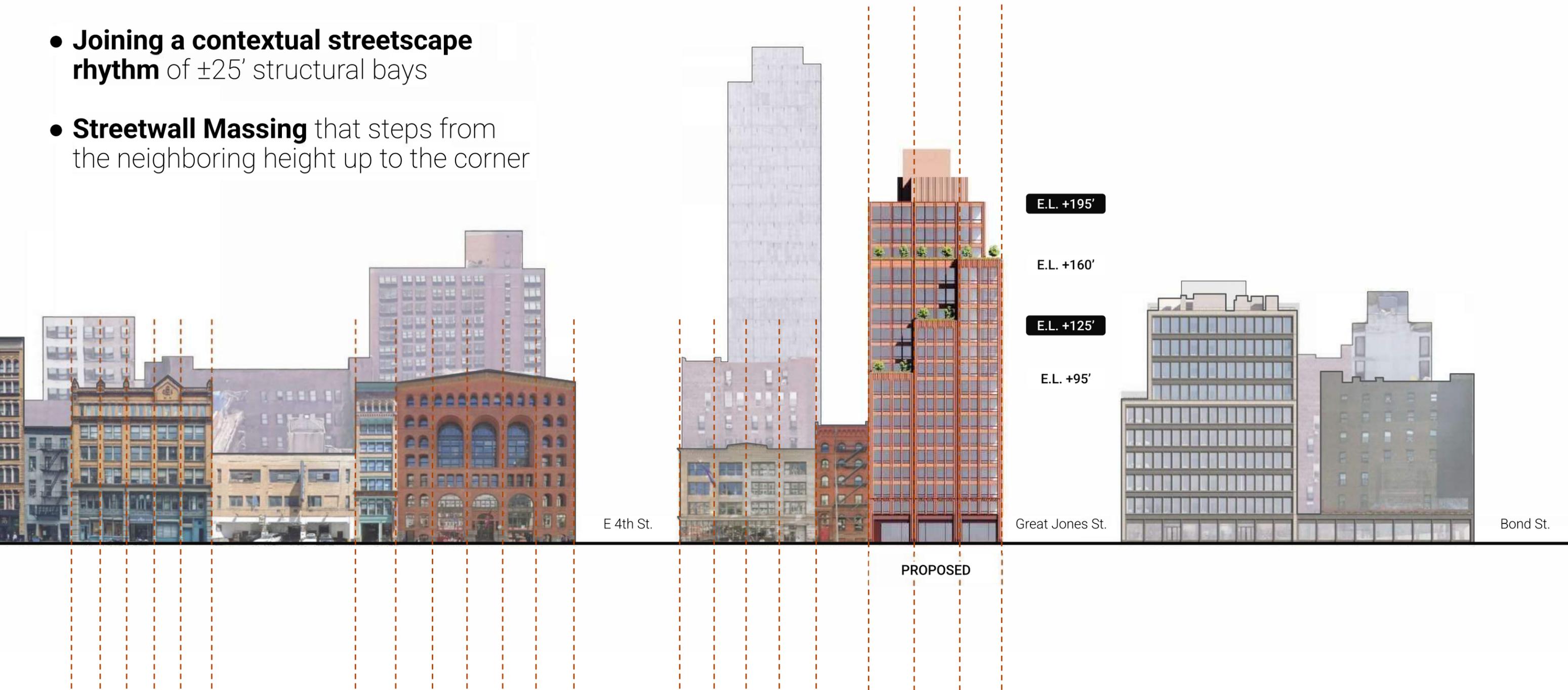


PROPOSED

West Elevation

Lafayette St

- **Joining a contextual streetscape rhythm** of $\pm 25'$ structural bays
- **Streetwall Massing** that steps from the neighboring height up to the corner

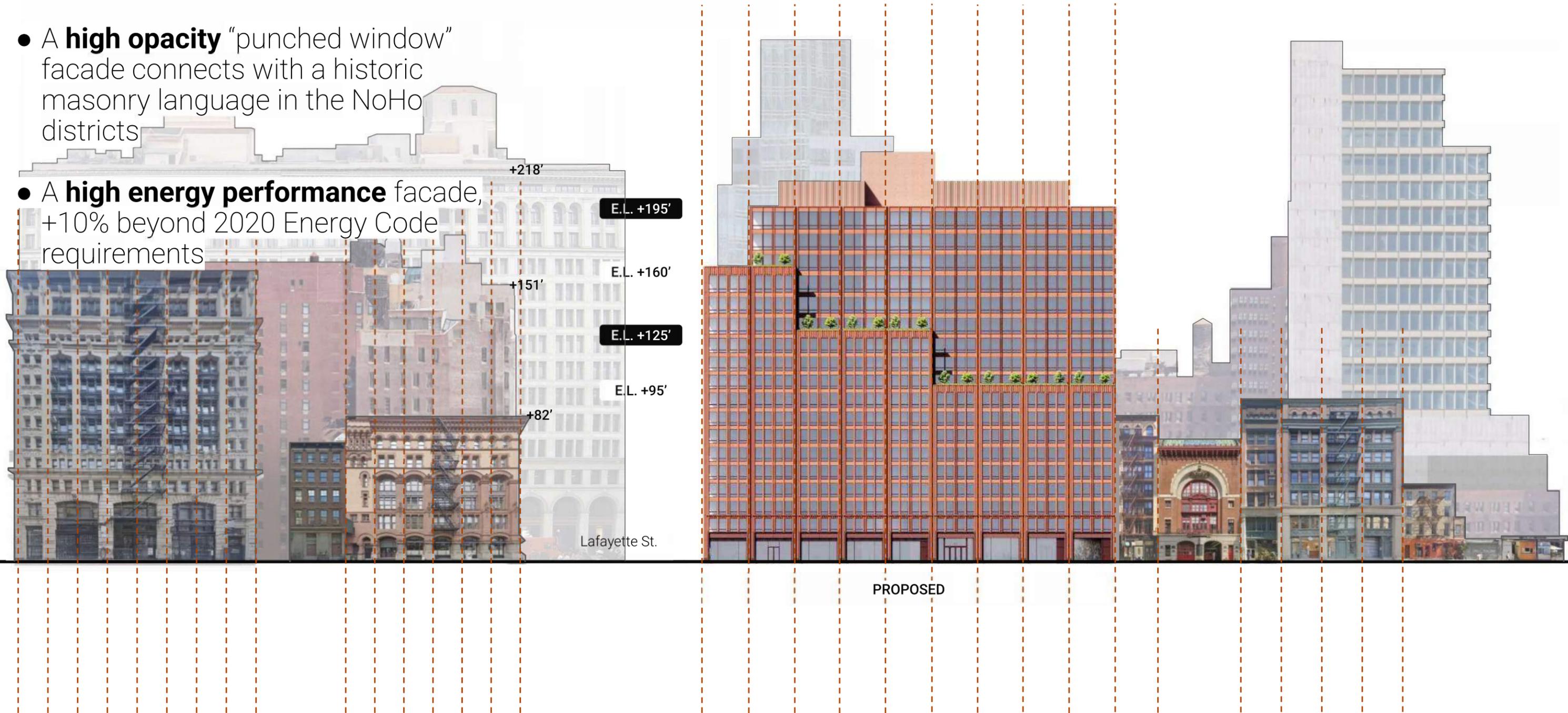


South Elevation

Great Jones St

- A **high opacity** “punched window” facade connects with a historic masonry language in the NoHo districts

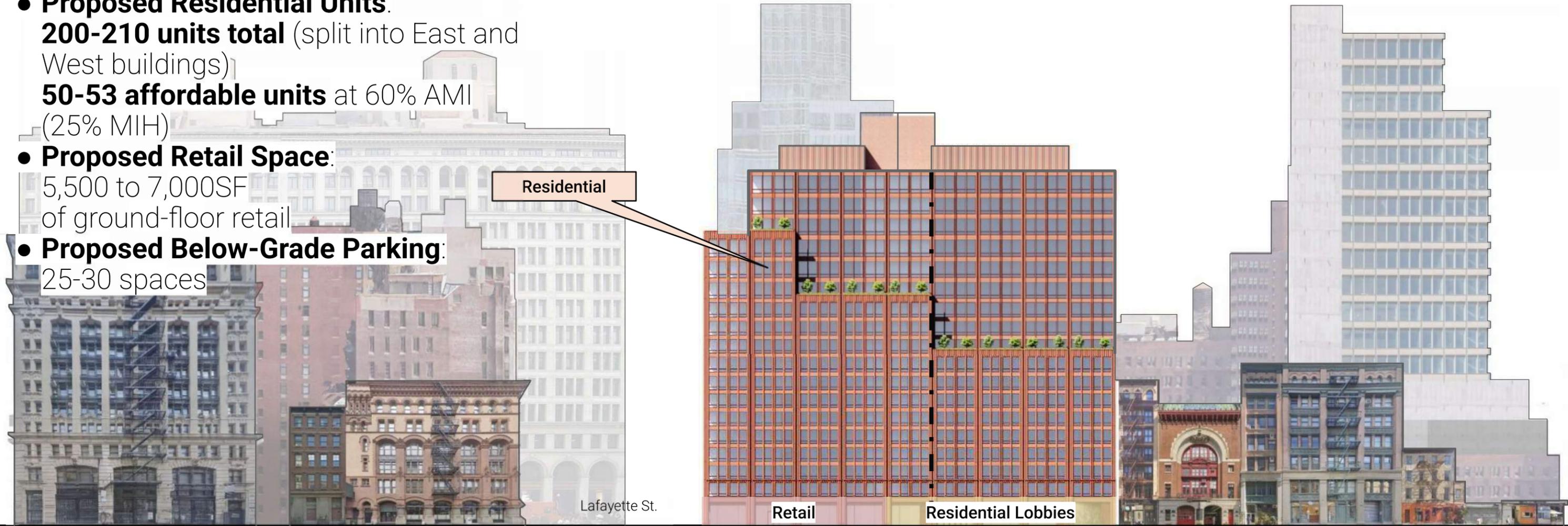
- A **high energy performance** facade, +10% beyond 2020 Energy Code requirements



Proposed Program

South Elevation

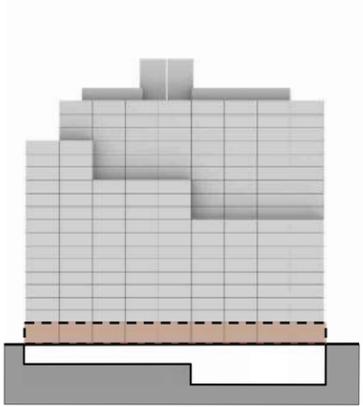
- **Proposed Residential Units:**
200-210 units total (split into East and West buildings)
50-53 affordable units at 60% AMI (25% MIH)
- **Proposed Retail Space:**
5,500 to 7,000SF of ground-floor retail
- **Proposed Below-Grade Parking:**
25-30 spaces



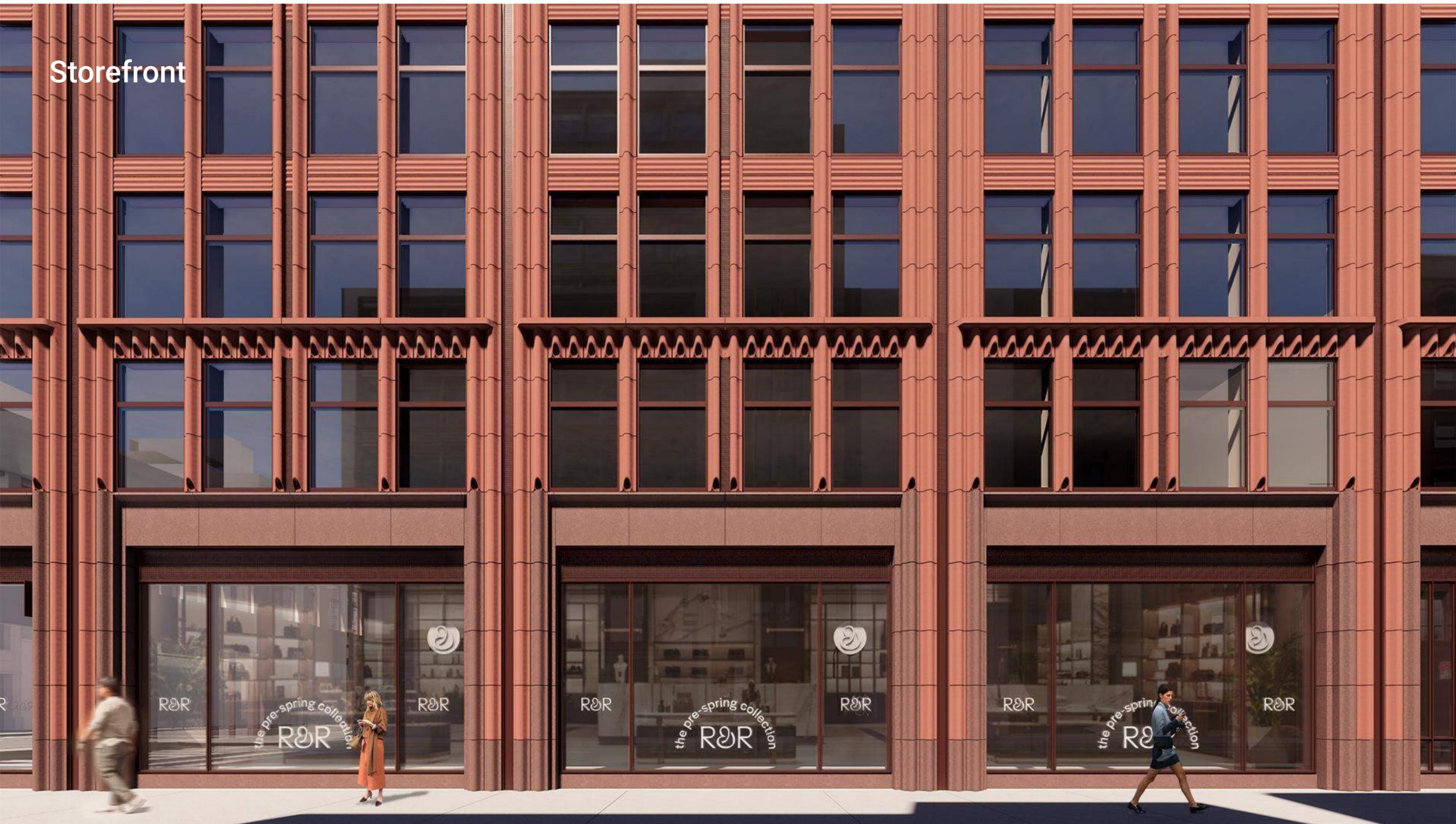
PROPOSED



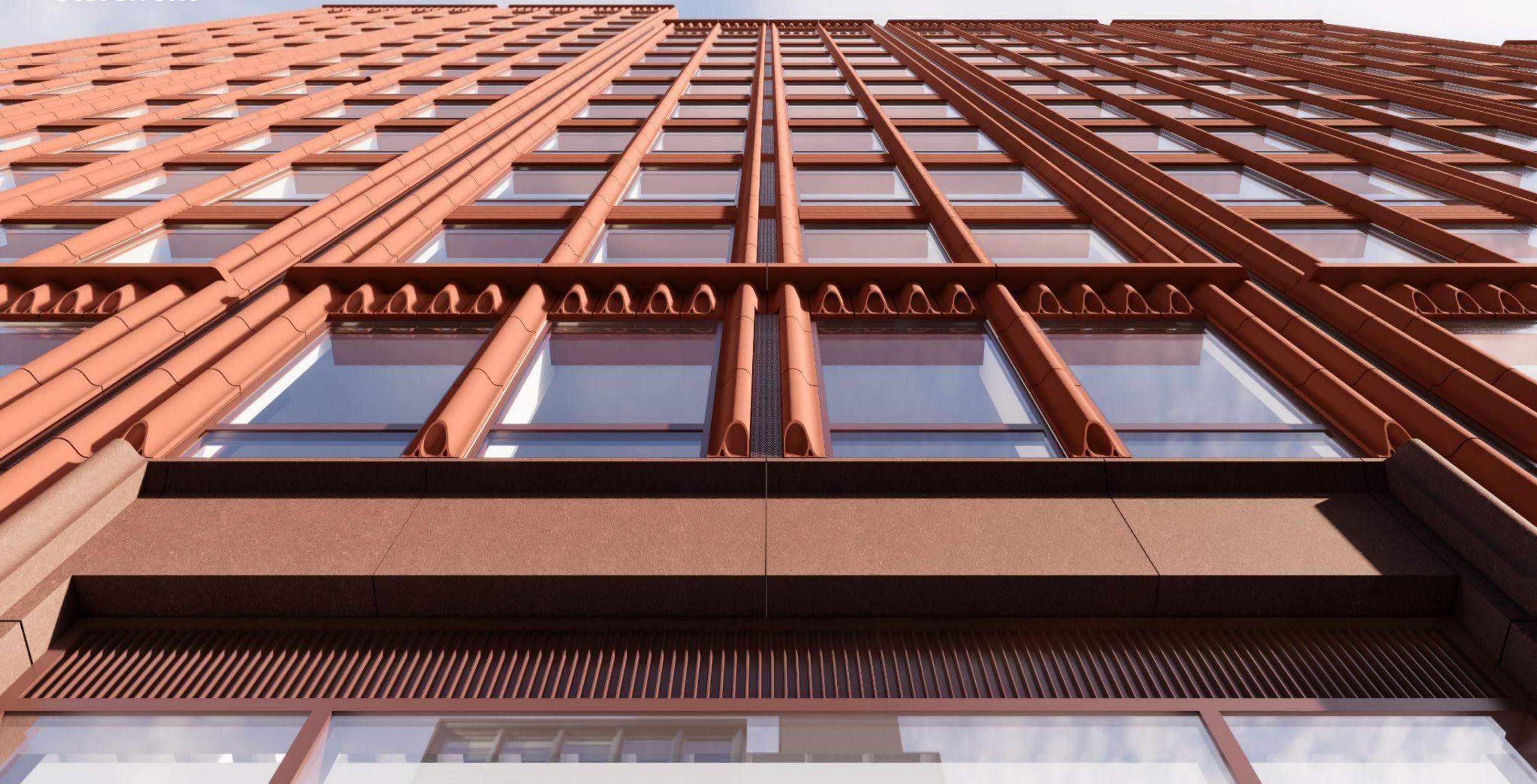
Ground Floor Planning



Storefront

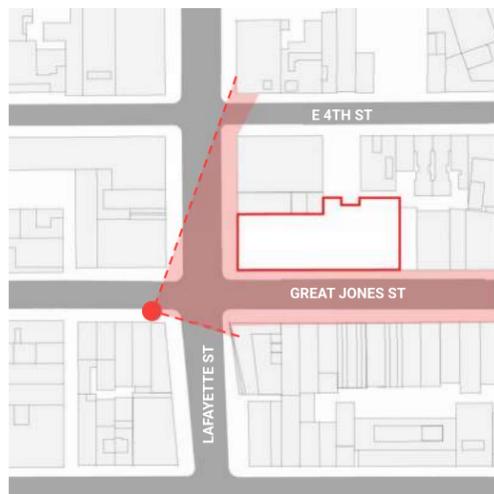


Storefront



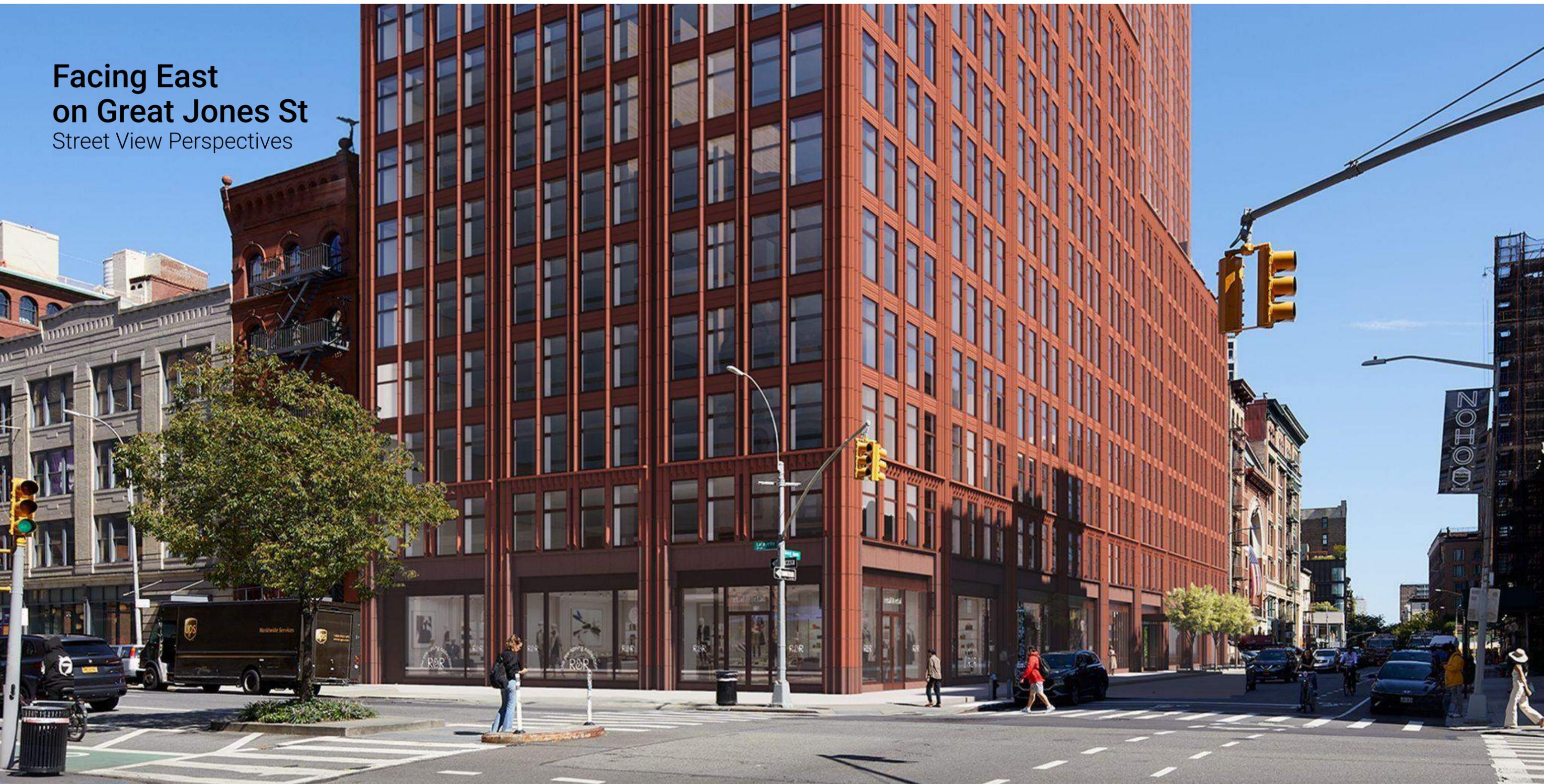
Facing East on Great Jones St

Street View Perspectives



Facing East on Great Jones St

Street View Perspectives



Facing West on Great Jones St

Street View Perspectives



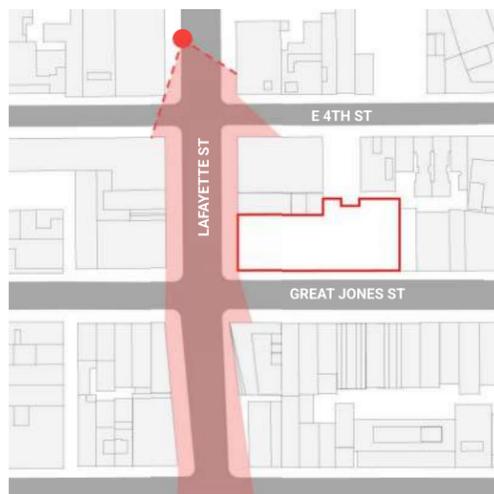
Facing East on Great Jones St

Street View Perspectives



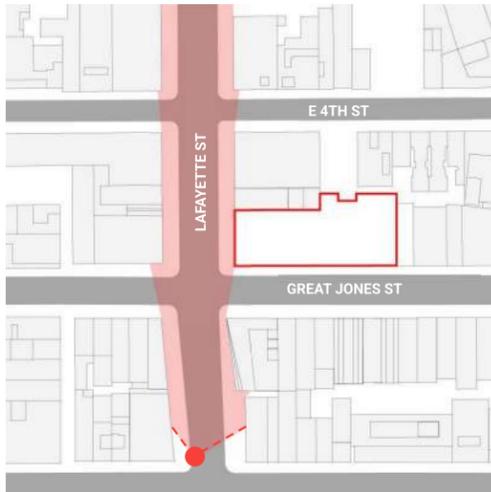
Facing South on Lafayette St & 4th

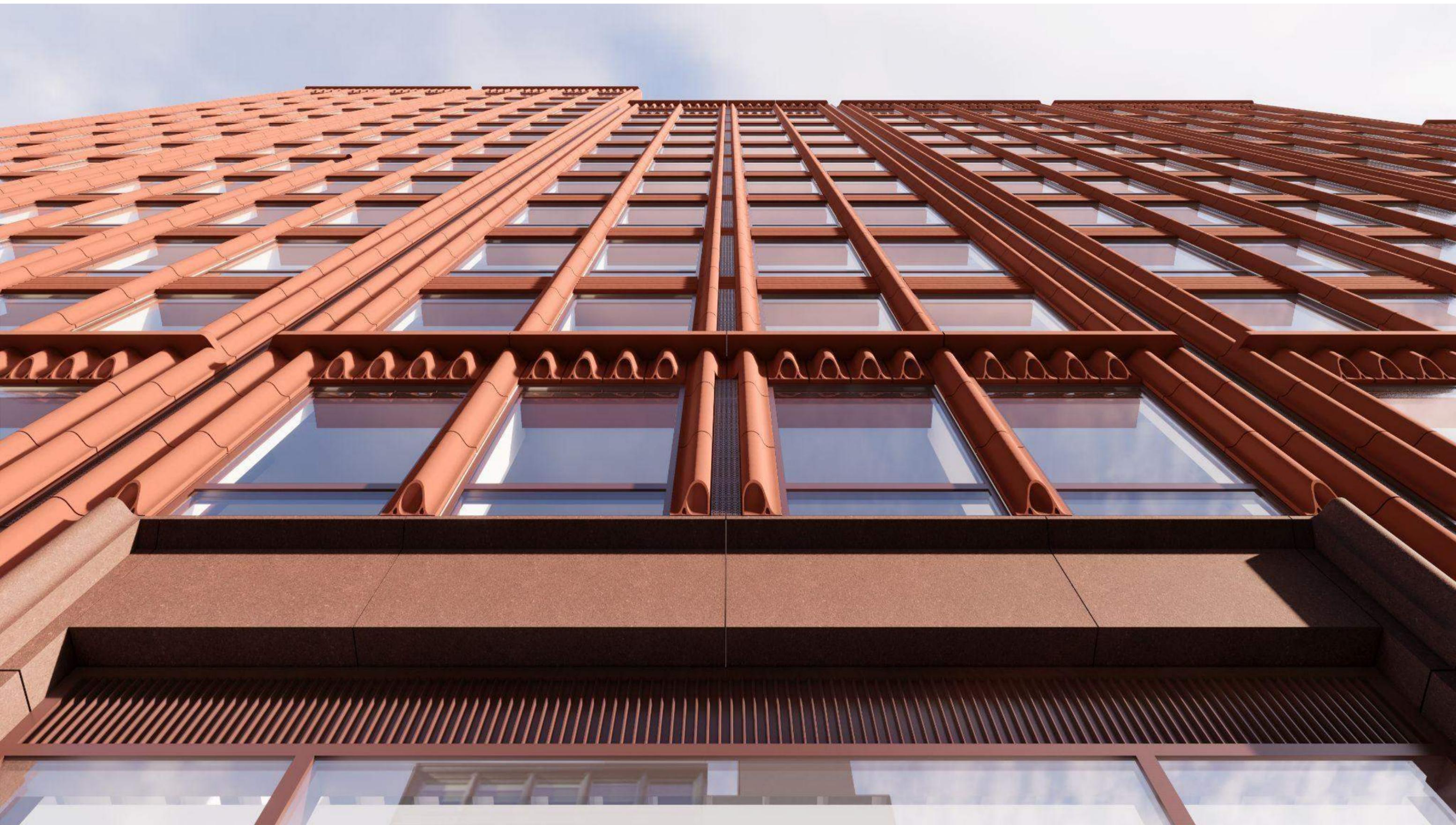
Street View Perspectives

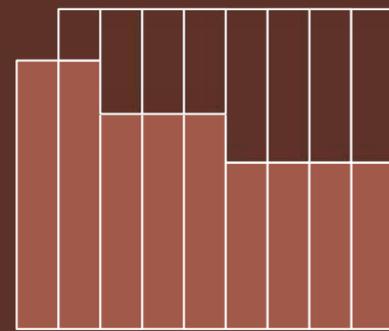


Facing North on Lafayette St

Street View Perspectives







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