

1:

Protect existing artists and other residents and expand live-work & housing opportunities



Instructions:

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114 TOTAL

A

Maintain, enforce and strengthen existing protections for residents including renters and those in rent regulated units

Problem: residents experience tenant harassment or fear of being priced out

Examples/ideas: strengthen rent regulation laws

68 TOTAL

B

Allow people to live in SoHo/NoHo without artist certification

Problem: Existing residents lack artist certification; Existing owners of JMWQA are confronted with challenges in finding certified artist buyers/renters, and experience uncertainty when considering selling/renting to non-certified artists

55 TOTAL

C

Promote SoHo/NoHo as live-work neighborhoods where both JMWQA and other creative/maker uses coexist

Problem: JMWQA only recognizes a very narrowly-defined subset of live-work spaces for working artists)

Examples/ideas: allow live-work more broadly, inclusive of other types of artists, makers, creators, and people in other professions

33 TOTAL

D

Encourage creation of housing (incl. live/work) and require affordable housing

Problem: loss of JMWQA units; lack of affordable housing

Examples/ideas: develop affordable housing on underutilized land such as parking lots, allow residential conversions of commercial buildings, require affordable housing when appropriate

94 TOTAL

E

Investigate tax abatements and other incentives to support artist community

Problem: artist owners feel burdened by increasing property taxes; artist renters feel rent burdened

Examples/ideas: tax abatements for JMWQA owners that choose to only rent/sell to artists, rental assistance for artists, explore affordable artist housing as a concept

13 TOTAL

Nothing needs to change

Other ideas:

Turn to the next page for a more specific breakdown of each table's Theme 1 activity sheet.

THEME 1

A		B		C		D		E		F		Other Notes
Total	Written Comments	Total	Written Comments	Total	Written Comments	Total	Written Comments	Total	Written Comments	Total	Written Comments / Other Ideas Proposed	
15	Include protections for all residents (not just artists)	16	Referring the JLWQA - "Just these people? What about others? Vague." ; "Why should this neighborhood be limited to artists? It should be for everyone."	1		0	If no new buildings, work within existing space.	4	Does this mean taxes go up for others? ; Property taxes for all is a huge issue.	0		6 Participants
8		11		10		4		6		2		
2		1	No	0		0	No change, Open at Peril, Barn Door, No New Tall Development, If only artist if w/ FAR/height then maybe, ARTIST	2	RE Rebate for certified artists	0		
8	Not moving either out	7	Not moving either out	4		5		15				
19		4		6		6		7			Discourage pied-a-terre, non resident uses 0 promote community. Discourage popups, need affordable residential parking	
5		12		9		1		9	(one sticker had "caveats" written on it)	0		6 Participants
15		6		2		2		23			Enforce existing regs - no oversized retail! It destroys quality of life	
10		0		8		0	Define/specify Underutilized, ie 1) Vacant Land: a) In Historic Districts b) Not in historic districts 2) "Underbuilt" below allowable FAR	7	All owners, not just artist owners ; So artists can stay in their spaces and pay escalating taxes. ; Don't give tax abatements to commercial development.	2	Pushback on D for lack of clarity for "underutilized"	6 Participants
16		1		6		8		9	& tax exemptions/abatements help for maintaining these historic building stock owned by artists/JLWQA; expand artist certification categories!	2	Save existing affordable units in surrounding area. Such as 152 units at 21 Spring Street, HUD contract expiring in 2.5 years. 21 Spring Street is a perfect site for seniors. Affordable w/ elevator and other amenities create preference for seniors.	8 Participants
13		9		6		7		7			No additional rent regs; No to affordable housing.	
3	"artists" is (?) No enforcement has led to loss of creativity / artist community in SoHo	1	Are you trying to preserve the character? "Provided credentials that I was a certified artist" "Preserve Certification"	3	Definition is arbitrary applied not as effective	0		5	Make SoHo less appealing - the artists inhabited when place was not	7	Better representation of who non-artists are? Buildings that house certified artists? Artists census to figure out who is actually (?) certified to make art.	8 Participants
114		68		55		33		94		13		

2:

Preserve neighborhood context and historic & cultural identity



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197 TOTAL

A

Ensure the current scale & character of buildings in historic districts is upheld

Note: historic preservation is paramount and supports SoHo/NoHo's unique character

26 TOTAL

B

Allow underutilized land to also be redeveloped in ways currently not permitted by zoning while preserving neighborhood scale/character

Problem: currently, zoning only allows new buildings to be commercial such as office and retail or manufacturing

Examples/ideas: new live/work units, residential use, community facility uses should also be allowed in new buildings

22 TOTAL

C

Allow enlargements/roof additions if there is floor area available

Note: ensure enlargements are consistent with existing neighborhood scale/character

80 TOTAL

D

Incentivize proposals that include arts, making and creative components

Problem: SoHo/NoHo is no longer affordable for emerging working artists and small-scale creators; lack of affordable studio/work space

Examples/ideas: provide more incentives to preserve and build spaces for the arts and creative industries

33 TOTAL

E

Allow for an increase in density outside the historic district to maximize affordable housing

Problem: growing need for affordable housing with less land available for development

Examples/ideas: a way to address housing needs without compromising historic preservation is to allow sites outside of historic districts to be developed with higher density

19 TOTAL

Nothing needs to change

Other ideas:

Turn to the next page for a more specific breakdown of each table's Theme 2 activity sheet.

THEME 2

	A		B		C		D		E		F		Other Notes
	Total	Written Comments	Total	Written Comments	Total	Written Comments	Total	Written Comments	Total	Written Comments	Total	Written Comments / Other Ideas Proposed	
Table 1	12		5	circled residential use: "We already have a lot of condos!"	3	Except for written addition - Buildings <u>can</u> be taller with rooftop additions. ; Voids allow taller buildings, we do not want that.	6	Does this require artist certification? ; referring to examples/ideas text - "Promote this with existing space"	0	Who pays for this? Would this be funded from \$\$ obtained from conversions?	0		7 Participants
Table 2	15		3		1		5		6		1		
Table 3	3		0	No!	0	No!	2	Height is (FAR) NOT a good incentive	2	For Market Rate, Needs protections for ALL variances if height limit 6 floor			
Table 4	16		5		2		11		8				
Table 5	22		4		1		11		4		1		
Table 6	16		1		2		12		2		1	Need parks/greens; fix cobblestone streets annually; make historic tax credits programs available for SoHo property owners.	6 Participants
Table 7	51		0	No	0	No	2	No	1	No, depends on actual usable affordable artist/workspace open to public	13	Encourage "We Create" areas rather than just "WeWork"!	
Table 8	25		0	Define Underutilized	0	"No" ; Is this a trick question? ; Allow *if* there is current or new/changed/updated zoning. ; Is this a trick question? Pandora's Box! ; Currently, need DOB permit and LPC approval if landmark.	0	Is this an artist giveaway / crumbs to an upzoning?	0	BFJ is listening to OpenNYC too much. ; Provide map please.	0		6 Participants
Table 10	19		2		6		13	Open space nearby for seniors & kids! A true community center & great for arts (note pointing to "save our Elizabeth Street Garden" sticker)	5	Protect RS tenants from MCI rent increases.	0	Increase in density outside historic district to maximize affordable housing - 2 Howard Street is on the Borough President's potential affordable housing sites. Its very large and very underutilized. It's a Homeland Security parking space. Homeland Security real estate division works w/ local government and hands over properties where affordable housing crises exist. 34 Spring is another option. Limit increase of university uses in NoHo to maintain integrity and foundation of arts uses in the future.	8 Participants
Table 12	12		6		7	Only if controlled by landmark	7		4	Incentive financial yes. Bulk not OK		University uses dull neighborhood individuality and limit 365 day uses	
Table 13	6	Should also include adjacent to historic areas ("historic districts" is underlined)	0	No. Where?! There are none ("underutilized land" is underlined)	0	No to destruction of integrity of an historic neighborhood aesthetically pleasing and popular to NYC visitors would be against the identity/character	11	Incentivize building/owner relationship. Scenario where you're fostering the program/use within the ground floor to live in building.	1	No more additional density confusing, not specific enough to weigh in ("historic district" circled) can't occur without protecting character and maker space ("increase in density" circled)	3	Create database for storefronts	8 Participants
TOTALS	197		26		22		80		33		19		

3

Support economic vitality and strengthen mixed-use



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67 TOTAL

A

Expand variety of allowable uses on ground floor level

Problem: increasing vacancies of storefronts with current zoning restricting uses to heavy commercial and light manufacturing as-of-right on the ground floor, such as maintenance and repairs, wholesale, auto uses, etc.

Examples/ideas: remove outdated use restrictions, update ground floor regulations to allow more uses

51 TOTAL

B

Provide flexibility to allow for different uses in single space

Problem: the economy is changing; zoning needs to be more flexible to allow innovation

Examples/ideas: allow hybrid uses, such as maker/retail, live/work/sell, showroom/café

53 TOTAL

C

Support small businesses and office tenants

Problem: small businesses unable to afford rents, and find it harder to navigate approval processes

Example/ideas: reduce regulatory barriers, create new legislation and assistance programs

59 TOTAL

D

Allow retail uses that respect and support neighborhood vitality and character

Problem: residents and business employees lack local service amenities – food stores, fast casual restaurants for lunch/dinner, dry cleaners, etc.

Examples/ideas: differentiate retail allowances by location or by wide vs. narrow streets

98 TOTAL

E

Support cultural and creative uses in new ways

Problem: fewer gallery spaces in area, overall need for affordable spaces for artists to create work

Examples/ideas: shared maker/studio space, artist in residency program for vacant space, new cultural uses, etc.

25 TOTAL

Nothing needs to change

Other ideas:

Turn to the next page for a more specific breakdown of each table's Theme 3 activity sheet.

THEME 3

	A		B		C		D		E		F		Other Notes
	Total	Written Comments	Total	Written Comments	Total	Written Comments	Total	Written Comments	Total	Written Comments	Total	Written Comments / Other Ideas Proposed	
Table 1	7	What would be allowed? Can we restrict eating and drinking establishments?	6		7		5		7		0		8 Participants
Table 2	8	But compatible with residential uses above (noise, lights, smells)	6		8		3		8		2		
Table 3	3	Food, café, food/store experience	3		0		1	More likely careful variance vs. not for big/resid. RE develop	1				
Table 4	13		5		5		4		18				
Table 5	6		7		2		13		14			Realize that artists and other sole proprietors are small business, No eating and drinking without special permit, no eating or drinking greater than 5k square feet or on upper floors (not above ground floor), No truck-heavy industry, No stores (retail) of any sort larger than 10,000 square feet	
Table 6	10		4		6		6		10		0	Expand variety of allowable uses on the ground floor level with restriction of size.	6 Participants
Table 7	1		0		10	Not Clear	6	Not Clear, Whose Vitality - Duane Reade?	14	Please Define News Ways	6	No Support for any of the above, pedestrian zones, Uber/Lyft/Rideshare surcharge on congesting pricing regulations, enforce traffic and noise (Horns!) and bikes (no sidewalk)	
Table 8	0	Enforce current zoning first; M1-5A allows retail, M1-5B retail not as of right; Keep 10k SF retail cap and 5k SF retail cap.	3	Please clarify; With qualifications! Creative use contextual to the creative nature of the neighborhood	3	Support SBSJA - small business can arbitrate rent increase + renew lease; Is this unique to SoHo/NoHo or citywide?; proposed edit to take out "reduce regulatory barriers."; edit to insert "Create new legislation to support small business survival and assistance programs."	0	Does "support" here mean monetary support?	0	include non profits in this	15	1) Release DOT pedestrian traffic survey conducted in SoHo on Jan 8th, 2019 (Houston and Crosby) 2) Open space = green 3) Vacancy Tax	6 Participants *Note that "other ideas stickers (F)" were used for the idea of supporting green space (4 TOTAL) and for supporting the vacancy tax (11 TOTAL)
Table 10	2	No E+D	2		5		13		11		0	Tax abatements for art galleries, design galleries, showrooms - keep large ground floor support cultural and creative uses in open green space limit university expansion in NoHo (or SoHo) to ensure we can preserve (community facility) the foundation of NoHo as a creative and artistic community as we move into the future, different uses in a single space: depends on the use, percent allocated to each use, community review is critical to ascertain valid, creative uses.	8 Participants
Table 12	10		13	live/work/sell yes	2		5		6			Don't allow further NYU expansion/NYU Use = Dead Area (this had 9 dots attached)	
Table 13	7	restrictions on uniculture development (all bars - all restaurants) ("variety of allowable uses" is underlined)	2		5	Why does this study not address zoning; will the 10,000 sf retail restrictions be preserved? Will restrictions on 5,000 sf for restaurants be preserved? Will pop-ups be allowed to continue to disrupt, leave trash /crowds Process should be more accessible for smaller tenants ("support small business" is underlined)	3		9		2	S.F. of retail spaces - why so big?! Preserve rent stabilized units for artists SoHo BID is (?) for Rest. Greater than 5,000 sf ... why?!	8 Participants
TOTALS	67		51		53		59		98		25		

WORKSHOP 3: COMMENT CARDS	TABLE #	THEME #	Stickers
This is all about artist's protection. What about the rest of residents (the vast majority) who don't have artist certification? Are you saying that protection for residents includes those who are not artists? You need a broad mix of people here. You may not like attorneys,	1	1	
Parking allowances to allow for ours to wait 30 minutes for workers in the area so they can do their work. Vehicles being towed.	1	Quality of life	
I moved to SoHo five years ago and absolutely love its beauty and chaos. I'm saddened that as a non-artist who has invested in the neighborhood, I cannot live legally in my co op apartment. SoHo needs to be more inclusive. Protect the artists but also let others be able to enjoy SoHo life as well.	1	1	
To maintain affordable housing, the caps on rent increases should be included to property assessments in SoHo referenced to 1980	1	1	
Who pays for the affordable funding that builds housing for artists? We are taxed outrageously in SoHo and we cannot afford a fee or tax to convert from manufacturing to legal residential. We are not Domino Sugar. There is no place to build such housing in SoHo. Why not build it in Brooklyn and invite artists to move? Much more affordable and there already are more artists in Bushwick/Brooklyn.	1	1	
There are numerous empty spaces, both commercial and residential. These should be utilized so affordable housing. There is no reason to increase density outside the historic district as there are many empty spaces inside the historic district	1	2	
D to be modified to provide housing exclusively for artists only if height and FAR don't change	3	1	
(A) LPC is burdensome process (B) Cannot get affordable housing without increasing capacity / FAR (C) Some buildings can't even put in elevators/becomes very difficult	3	2	
Disagreement of whether or not there are enough businesses that serve residents	3	3	
We need to permit food in retail spaces. Prepared food - small kitchen for prep	3	3	
More housing (affordable + market rate) R10 outside historic district + allow for max density within, matching tallest building on the block	4	1	
Agency artist protections to common places. Estate help. Museum of SoHo/NoHo Art. Cultural Tour (some think its too commercial). Senior service/estate planning for low income artists	4	1	
New buildings should be allowed to match height of tallest nearby building	4	2	
Landmarks to look at periphery of neighborhood, beyond 6th Ave to make sure new buildings fit into context in the historic area. Keep past 6th Ave, no tall buildings.	4	2	
Landmarks extend West of W Broadway. West Broadway or Thompson Square. Survival to the places landmarks freely rush to West Broadway is a Times Square Historic Area and beyond	4	2	
Art center / community center for aging seniors and children (LMCC)	4	3	
Priority of expanding gallery use	4	3	
Incentives that support gallery space and other creative uses that cannot afford	4	2	
Art protection oriented Senior Centers	4	3	
Permit retail uses on upper floors to expand supply art space	4	3	
Trees getting out down Sullivan St between Broome and Spring = why?	4		
Senior centers: for artists for artists. Also art workshop galleries.	4		
Our building has seen a rapid and steep increase in property taxes over the past ten years. It puts pressure on the building to raise maintenance and rely on retail (makes it very scary). I think other types of artists should be allowed. I made theatre for years in my building but I can not get JLWQA certification	6	1	
Investigate tax abatements and other incentives to support. Protect the residential community, not only artist community. Obtain money from movie shoots, advertisements, special street events, traffic violation "lane trap" on Broadway	6	1	

Need to B=C together = live/work + live. Expand definition. Tax abatements for residents, are tax abatements are tax programs available to area zone residential instead of M	6	1	
Infrastructure in the public. Realm should be improved in ways that enhance the historic character. LPC guidelines for retail in SoHo (similar Madison Ave). Look at tax credit programs that aren't currently available for historic buildings in SoHo	6	2	
Distinguish between Broadway and other streets in SoHo: Fewer retail restrictions on Broadway	6	3	
Incentivize artist-owned	10	1	
Do not end rent stabilization for lofts in SoHo/NoHo. Allows to continue after artist has left or is no longer occupies. Strict rent control including commercial	13	2	
Strict rent control both housing and business. Stop rents from being inflated by developers	13		
Concern that "Advisory Committee" constricts the meeting and there are not resident/artist representatives. Should have been clear it's a neighborhood and individuals around my table do not feel that they have been admitted to review the premises.	13		
Affordable housing in SoHo specifically designed to stabilize rent for artists. This way they can continue to create and enrich the community	13		
Incentivize makers and many senior citizens.			
We do not want any additional density. Affordable housing only for artists. Rent stabilization only for artists or preserve rent stabilized units for artists. Viable city can't be unicultural, expand uses but limit saturation of the same businesses. Why are artists not on the committees or advisory boards? The character of SoHo is /was built off of artists. Preserve artist certification which will preserve the character of SoHo. Preserve space that facilitates majority art. The whole reason for live/work. Need space to mark art. SoHo is so expensive that it is deters the creativity/creative hub that SoHo was. Broadening the definition of "artists." "artists" have evolved. Makers that determiners who bears what... MASS Moca received millions of dollars to thrive. Artist Census: Who is certified who isn't. The price was driven up by market rate units and that priced commercial tenants. Artists should be able to coexist in this neighborhood. Incentivize building more density/height for offsetting costs to keep artists/ Incentivize tenant run spaces in ground floors to encourage vitality/connectedness to space. No underutilized land in SoHo to be developed/or made to park. Increased density should not happen until artists tenants are preserved.			
Change or confirm ity coop and other housing laws, DOB laws etc that protects AIR/JLWQA from escalating maintenance fees due to rising property values, rich new owners.	7	3	
Create 2 new series of abatements: residential and commercial, that certified artists should receive a tax abatement businesses that rent out commercial spaces uses for arts.	7		
Create 2 new series of abatements for residents and commercial property owners (like STAR) artists/residents - certified artists receive tax abatement. commercial - if you rent out to art/cultural businesses you get tax abatement.	7		
Cultural identity and support neighborhood vitality. Give back to Soho Community. Neighborhood needs more plantings/flowers and benches for the community pleasure or use-like the clothing store, west side, between Prada and 579 Broadway. Retail should be required to make "community vibe/space" on its storefronts on Broadway & elsewhere	5	2 & 3D	
How to build affordable housing within 5 FAR?	2	2	
Tax relief for the arts	2	1	
Keep FAR to maintain scale. Require open space or affordable housing if higher density	2	2	
Charge to commercial district w/ protections for existing residents	2	3	

Affordability for emerging artists is not a worthy issue. Preservation for those artists in SoHo/NoHo who are a devoted part of the ecosystem and have been for decades- many of them.	8	"Free Theme"	
With growing the definition of a "certified artist" comes the implication of more flexible use of ones live/work space. The <u>begs</u> for further discussion. Same for ground floor w/ the issues w/ retail more creative use of ground floor would be marvelous for visitors /residents and referencing some of the creative activities of early SoHo.	8	3B & 3A	
If building is full of artists, need to pass some of tax burden onto commercial on ground floor	8	3	
Reduce rents but cant do as long as high mortgages	8	3C	
Second floor arts in fronts and living in back... with parameters. Realistic expansion of use - not a nightclub/Eataly/Bar. Contextual to neighborhood.	8	3B	
Before we can even begin to talk about this, it needs to be a more specific question.	8	2C	
Only if permitted. If my building gets rezoned, allow for more FAR which could allow roof addition this is undesirable would fights among neighbors.	8	2C	
Is this Open NY? Who wrote this?	8	2E	
Is this allowed already? They all hate 2C	8	2C	
If there is a zoning change, our taxes will go up. All owners have taxes going up.	8	1E	
Composer in air building who cannot get certified - changes should happen naturally over time. Not mixed into this conversation.	8	1B	
State controls rent regulation law. How can DCP impact these? How will City Strengthen if this is a State law?	8	1A	
What is underutilized land? What are examples of this?	8	1D	
No other theme would do as much for artists in the neighborhood who own! Taxes spiral upward - artists cannot pay w/out raising the rent on their building's store (if they still own it).	8	E	
Red Herring. Clarify what zoning is the start.	8	3A	
Do not support. Reduce regulatory barriers part.	8	3C	
"A" + "B" but subject to community review especially *BARS / RESTAURANTS* and bars/restaurants only in APPROPRIATE LOCAITONS (i.e. wider streets, not mid-block concern about venting, HVAC equipment, late hours hear residential/artist buildings	10	3	2
My concern is the threat to existing rents stabilized artists is the MCI - enormous rent increases using an inappropriate standard of room count - small amount of tenants - seniors - paying for luxury development - NO RESTAURANTS - night life in SoHo - cast iron creates amplification - maintain SoHo design districts M1-5B	10	1	
The only way I can enlarge my building as-of-right is to evict the JLWQA tenants			
Allow UG-2 with 99% home occupation	10	1 & 2	
Put the affordable housing on central Park South			
Maintain FAR 5 and 1200 SF min.			
ground floor single space - no restaurants or bards w/out community review	10	3	
1. You're asking (asked?) to increase density outside of the study area but not open space; 2. DOT pedestrian foot traffic survey (to be shared / released) ; 3. No proceed until after the (artist/resident) census takes place; 4. Meetings should be held in the study area.			

TABLE 1

8 PARTICIPANTS

#1

1: Protect existing artists and other residents and expand live-work & housing opportunities



Instructions:

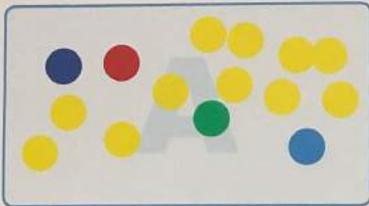
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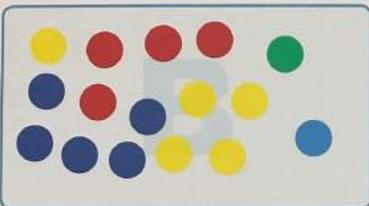
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Problem: residents experience tenant harassment or fear of being priced out
Examples/ideas: strengthen rent regulation laws



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Promote SoHo/NoHo as live-work neighborhoods where both JLWQA and other creative/maker uses coexist

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Examples/ideas: allow live-work more broadly, inclusive of other types of artists, makers, creators, and people in other professions

Handwritten: Just these people? What about others? VACATE



Encourage creation of housing (incl. live/work) and require affordable housing

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Examples/ideas: develop affordable housing on underutilized land such as parking lots, allow residential conversions of commercial buildings, require affordable housing when appropriate

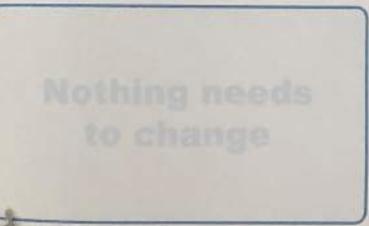
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Handwritten: Does this mean taxes go up for others? PROPERTY TAXES FOR ALL IS A MAJOR ISSUE



Other ideas:

TABLE 1

7 PARTICIPANTS

#

2: Preserve neighborhood context and historic & cultural identity



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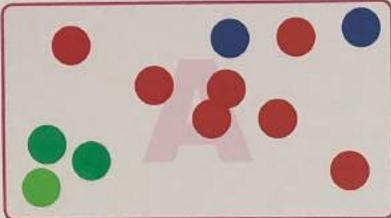
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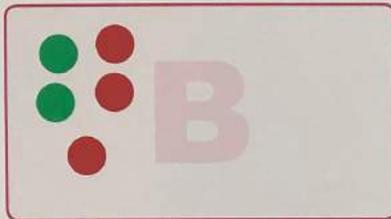
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Note: historic preservation is paramount and supports SoHo/NoHo's unique character

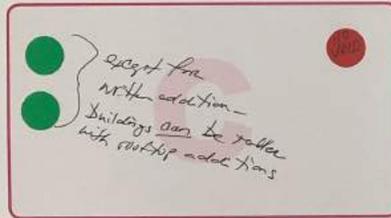


Allow underutilized land to also be redeveloped in ways currently not permitted by zoning while preserving neighborhood scale/character

Problem: currently, zoning only allows new buildings to be commercial such as office and retail or manufacturing

Examples/ideas: new live/work units, residential use, community facility uses should also be allowed in new buildings

↳ we already have a lot of condos!



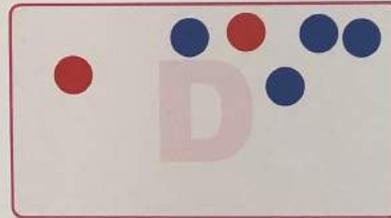
space for
with addition -
Buildings can be taller
with rooftop additions

Allow enlargements/roof additions if there is floor area available

Note: ensure enlargements are consistent with existing neighborhood scale/character



VOIDS ALLOW TALLER BUILDINGS. WE DO NOT WANT THAT



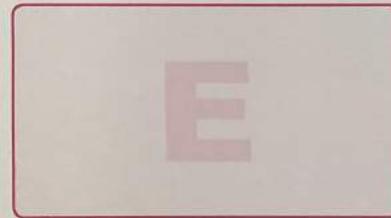
Incentivize proposals that include arts, making and creative components

Problem: SoHo/NoHo is no longer affordable for emerging working artists and small-scale creators; lack of affordable studio/work space

Examples/ideas: provide more incentives to preserve and build spaces for the arts and creative industries

↳ promote this with EXISTING space!

- Does this require artist certification?

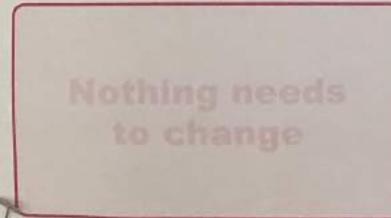


Allow for an increase in density outside the historic district to maximize affordable housing

Problem: growing need for affordable housing with less land available for development

Examples/ideas: a way to address housing needs without compromising historic preservation is to allow sites outside of historic districts to be developed with higher density

- who pays for this? would this be funded by tax on new buildings from owners?



Other ideas:

A large dashed-line rectangular box for additional ideas.

TABLE 1

6 PARTICIPANTS

1

3: Support economic vitality and strengthen mixed-use



Instructions:

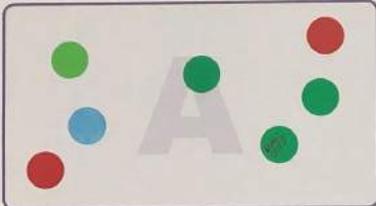
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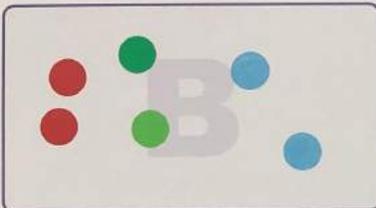
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Expand variety of allowable uses on ground floor level

*What would be allowed?
Can we reduce zoning ambiguity?*

*Problem: increasing vacancies of storefronts with current zoning restricting uses to heavy commercial and light manufacturing as-of-right on the ground floor, such as maintenance and repairs, wholesale, auto uses, etc.
Examples/ideas: remove outdated use restrictions, update ground floor regulations to allow more uses*



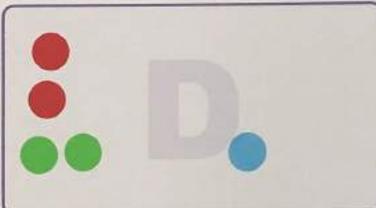
Provide flexibility to allow for different uses in single space

*Problem: the economy is changing; zoning needs to be more flexible to allow innovation
Examples/ideas: allow hybrid uses, such as maker/retail, live/work/sell, showroom/café*



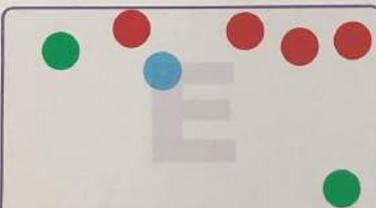
Support small businesses and office tenants

*Problem: small businesses unable to afford rents, and find it harder to navigate approval processes
Example/ideas: reduce regulatory barriers, create new legislation and assistance programs*



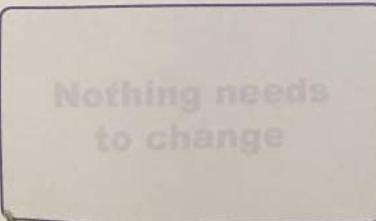
Allow retail uses that respect and support neighborhood vitality and character

*Problem: residents and business employees lack local service amenities – food stores, fast casual restaurants for lunch/dinner, dry cleaners, etc.
Examples/ideas: differentiate retail allowances by location or by wide vs. narrow streets*



Support cultural and creative uses in new ways

*Problem: fewer gallery spaces in area, overall need for affordable spaces for artists to create work
Examples/ideas: shared maker/studio space, artist in residency program for vacant space, new cultural uses, etc.*



Other ideas:

TABLE 6

1: Protect existing artists and other residents and expand live-work & housing opportunities



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6 people

Maintain, enforce and strengthen existing protections for residents including renters and those in rent regulated units

Problem: residents experience tenant harassment or fear of being priced out
Examples/ideas: strengthen rent regulation laws

Allow people to live in SoHo/NoHo without artist certification

Problem: Existing residents lack artist certification; Existing owners of JLWQA are confronted with challenges in finding certified artist buyers/renters, and experience uncertainty when considering selling/renting to non-certified artists

Promote SoHo/NoHo as live-work neighborhoods where both JLWQA and other creative/maker uses coexist

Problem: JLWQA only recognizes a very narrowly-defined subset of live-work spaces for working artists)
Examples/ideas: allow live-work more broadly, inclusive of other types of artists, makers, creators, and people in other professions

Encourage creation of housing (incl. live/work) and require affordable housing

Problem: loss of JLWQA units; lack of affordable housing
Examples/ideas: develop affordable housing on underutilized land such as parking lots, allow residential conversions of commercial buildings, require affordable housing when appropriate

Investigate tax abatements and other incentives to support artist community

Problem: artist owners feel burdened by increasing property taxes; artist renters feel rent burdened
Examples/ideas: tax abatements for JLWQA owners that choose to only rent/sell to artists, rental assistance for artists, explore affordable artist housing as a concept

Nothing needs to change

Other ideas:

TABLE 6

2: Preserve neighborhood context and historic & cultural identity



6

Instructions:

6 people

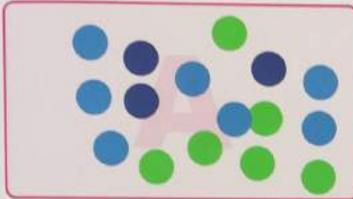
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Ensure the current scale & character of buildings in historic districts is upheld

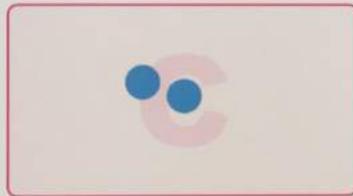
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Allow underutilized land to also be redeveloped in ways currently not permitted by zoning while preserving neighborhood scale/character

Problem: currently, zoning only allows new buildings to be commercial such as office and retail or manufacturing

Examples/ideas: new live/work units, residential use, community facility uses should also be allowed in new buildings



Allow enlargements/roof additions if there is floor area available

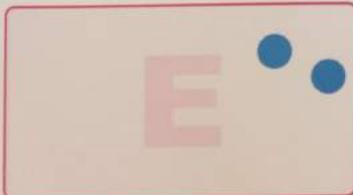
Note: ensure enlargements are consistent with existing neighborhood scale/character



Incentivize proposals that include arts, making and creative components

Problem: SoHo/NoHo is no longer affordable for emerging working artists and small-scale creators; lack of affordable studio/work space

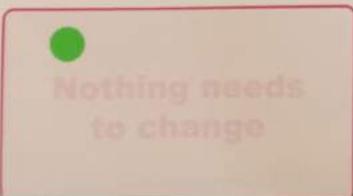
Examples/ideas: provide more incentives to preserve and build spaces for the arts and creative industries



Allow for an increase in density outside the historic district to maximize affordable housing

Problem: growing need for affordable housing with less land available for development

Examples/ideas: a way to address housing needs without compromising historic preservation is to allow sites outside of historic districts to be developed with higher density



Nothing needs to change

Other ideas:

need Parks/Green

Fix Cobblestone streets Annually

Make Historic tax credits programs available for SoHo property owner

TABLE 6

6

3: Support economic vitality and strengthen mixed-use

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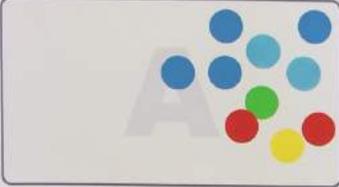
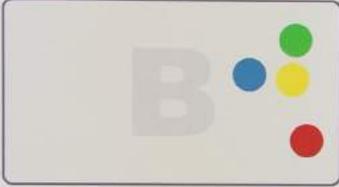
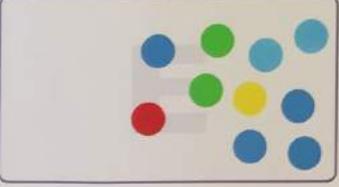
	<p>Expand variety of allowable uses on ground floor level</p> <p><i>Problem: increasing vacancies of storefronts with current zoning restricting uses to heavy commercial and light manufacturing as-of-right on the ground floor, such as maintenance and repairs, wholesale, auto uses, etc.</i></p> <p><i>Examples/ideas: remove outdated use restrictions, update ground floor regulations to allow more uses</i></p>
	<p>Provide flexibility to allow for different uses in single space</p> <p><i>Problem: the economy is changing; zoning needs to be more flexible to allow innovation</i></p> <p><i>Examples/ideas: allow hybrid uses, such as maker/retail, live/work/sell, showroom/café</i></p>
	<p>Support small businesses and office tenants</p> <p><i>Problem: small businesses unable to afford rents, and find it harder to navigate approval processes</i></p> <p><i>Example/ideas: reduce regulatory barriers, create new legislation and assistance programs</i></p>
	<p>Allow retail uses that respect and support neighborhood vitality and character</p> <p><i>Problem: residents and business employees lack local service amenities – food stores, fast casual restaurants for lunch/dinner, dry cleaners, etc.</i></p> <p><i>Examples/ideas: differentiate retail allowances by location or by wide vs. narrow streets</i></p>
	<p>Support cultural and creative uses in new ways</p> <p><i>Problem: fewer gallery spaces in area, overall need for affordable spaces for artists to create work</i></p> <p><i>Examples/ideas: shared maker/studio space, artist in residency program for vacant space, new cultural uses, etc.</i></p>
<p style="color: #ccc; font-size: 1.2em;">Nothing needs to change</p>	<p>Other ideas:</p> <p><i>Expand variety of allowable uses on ground floor level with restriction of size</i></p>

TABLE 8

1: Protect existing artists and other residents and expand live-work & housing opportunities



(2 people)

#8

Instructions:

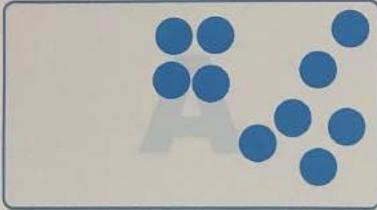
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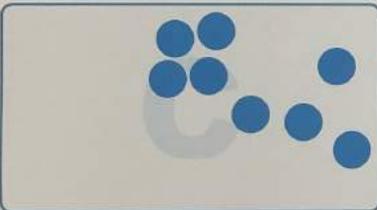
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Problem: residents experience tenant harassment or fear of being priced out
Examples/ideas: strengthen rent regulation laws



Allow people to live in SoHo/NoHo without artist certification

Problem: Existing residents lack artist certification; Existing owners of JLWQA are confronted with challenges in finding certified artist buyers/renters, and experience uncertainty when considering selling/renting to non-certified artists



Promote SoHo/NoHo as live-work neighborhoods where both JLWQA and other creative/maker uses coexist

Problem: JLWQA only recognizes a very narrowly-defined subset of live-work spaces for working artists
Examples/ideas: allow live-work more broadly, inclusive of other types of artists, makers, creators, and people in other professions

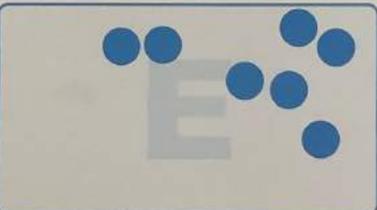


Encourage creation of housing (incl. live/work) and require affordable housing

Problem: loss of JLWQA units; lack of affordable housing
Examples/ideas: develop affordable housing or underutilized land such as parking lots, allow residential conversions of commercial buildings, require affordable housing when appropriate

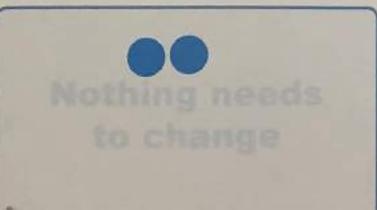
LAND	Hist Dist	Not Hist Dist
vacant	A1	A2
underbuilt	B1	B2

1) vacant land 2) in hist. districts not in hist. districts
 3) "underbuilt" below allowable FAR



Investigate tax abatements and other incentives to support artist community

Problem: artist owners feel burdened by increasing property taxes; artist renters feel rent burdened
Examples/ideas: Tax abatements for JLWQA owners that choose to only rent/sell to artists, rental assistance for artists, explore affordable artist housing as a concept



Other ideas:

Pushback on D for lack of clarity on "underutilized"

NOT FOR COMMERCIAL DEVELOPMENT
 SO ARTISTS CAN STAY IN THEIR SPACES AND PAY RESIDENTIAL TAXES

TABLE 8

2: Preserve neighborhood context and historic & cultural identity

(added 9)



#8

Instructions:

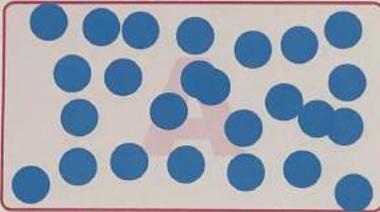
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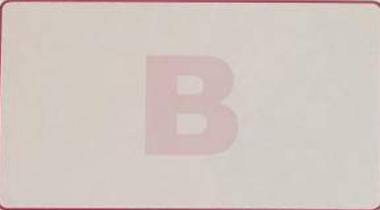
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Ensure the current scale & character of buildings in historic districts is upheld

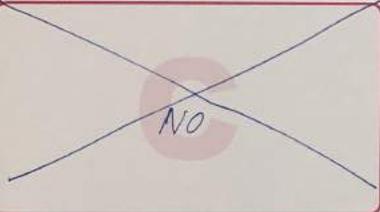
Note: historic preservation is paramount and supports SoHo/NoHo's unique character



Allow Defire underutilized land to also be redeveloped in ways currently not permitted by zoning while preserving neighborhood scale/character

Problem: currently, zoning only allows new buildings to be commercial such as office and retail or manufacturing

Examples/ideas: new live/work units, residential use, community facility uses should also be allowed in new buildings



Is this a trick question?
Allow enlargements/roof additions if there is ^{current or new changed/upgraded} floor area available

Note: ensure enlargements are consistent with existing neighborhood scale/character. Currently, need DCB permit & LPC approval if landmark.

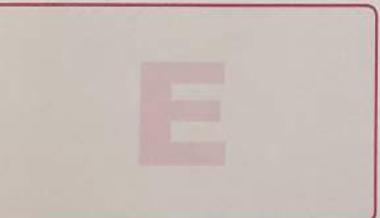
Is this a trick question? Robert's Box



Is this an artist giveaway/crumbs to an upzoning?
Incentivize proposals that include arts, making and creative components

Problem: SoHo/NoHo is no longer affordable for emerging working artists and small-scale creators; lack of affordable studio/work space

Examples/ideas: provide more incentives to preserve and build spaces for the arts and creative industries



BFS Planning is listening to Openly to us well
Allow for an increase in density outside the historic district to maximize affordable housing

Problem: growing need for affordable housing with less land available for development

Examples/ideas: a way to address housing needs without compromising historic preservation is to allow sites outside of historic districts to be developed with higher density

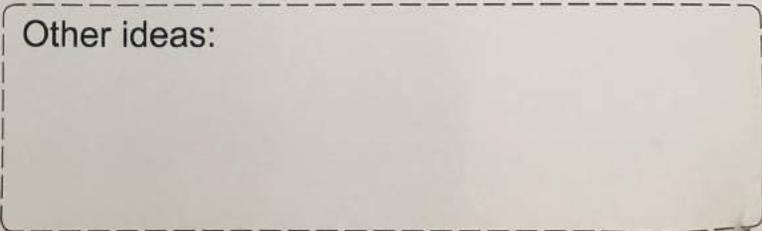
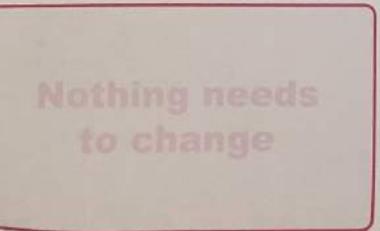


TABLE 8

3: Support economic vitality and strengthen mixed-use



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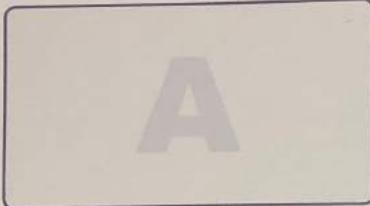
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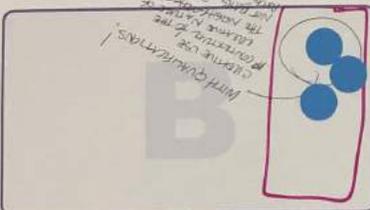
enforce current zoning FIRST



MI-SB
Expand variety of allowable uses on ground floor level

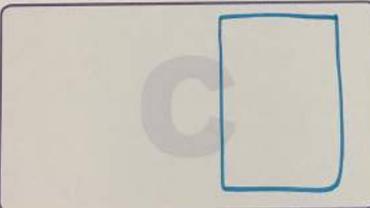
Problem: increasing vacancies of storefronts with current zoning restricting uses to heavy commercial and light manufacturing as-of-right on the ground floor, such as maintenance and repairs, wholesale, auto uses, etc.

Examples/ideas: remove outdated use restrictions, update ground floor regulations to allow more uses
Keep 10K SF retail cap, 5K/5F max. cap



Provide flexibility to allow for different uses in single space Please clarify

Problem: the economy is changing; zoning needs to be more flexible to allow innovation
Examples/ideas: allow hybrid uses, such as maker/retail, live/work/sell, showroom/café

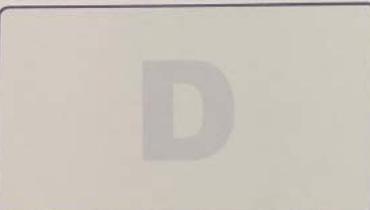


Support small businesses and office tenants

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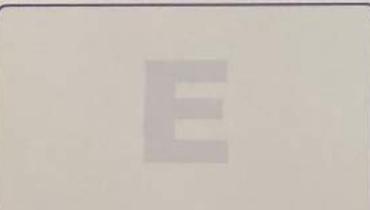
NO? ONLY SUPPORT IF TAKE OUT

SUPPORT SB SJA - SMALL BIZ CAN ARBITRATE RENT INCREASES + HENAU LEASE
Is this unique to SoHo/NoHo or citywide?



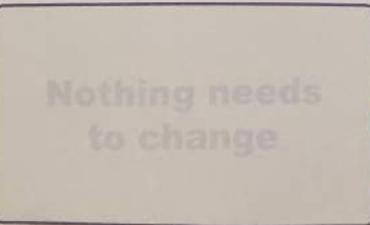
Allow retail uses that respect and support = \$? neighborhood vitality and character

Problem: residents and business employees lack local service amenities - food stores, fast casual restaurants for lunch/dinner, dry cleaners, etc.
Examples/ideas: differentiate retail allowances by location or by wide vs. narrow streets



Support cultural and creative uses in new ways + non profits

Problem: fewer gallery spaces in area, overall need for affordable spaces for artists to create work
Examples/ideas: shared maker/studio space, artist in residency program for vacant space, new cultural uses, etc.



Other ideas: Release DOT pedestrian traffic
Survey conducted in SoHo on Jan 8th 2019 (Houston & Crosby)

1) OPEN SPACE = Green

2) Vacancy Tax

8:30 10:00

TABLE 10

Participation



1. Protect existing artists and other residents and expand live-work & housing opportunities

Instructions:

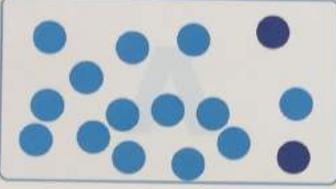
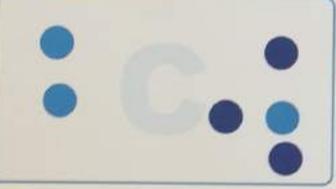
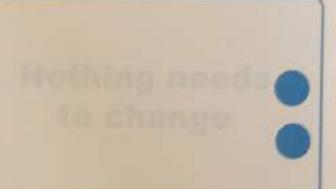
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	<p>Maintain, enforce and strengthen existing protections for residents including renters and those in rent regulated units</p> <p><i>Problem: residents experience tenant harassment or fear of being priced out</i> <i>Examples/ideas: strengthen rent regulation laws</i></p>
	<p>Allow people to live in SoHo/NoHo without artist certification</p> <p><i>Problem: Existing residents lack artist certification; Existing owners of JLWQA are confronted with challenges in finding certified artist buyers/renters, and experience uncertainty when considering selling/renting to non-certified artists</i></p>
	<p>Promote SoHo/NoHo as live-work neighborhoods where both JLWQA and other creative/maker uses coexist</p> <p><i>Problem: JLWQA only recognizes a very narrowly-defined subset of live-work spaces for working artists)</i> <i>Examples/ideas: allow live-work more broadly, inclusive of other types of artists, makers, creators, and people in other professions</i></p>
	<p>Encourage creation of housing (incl. live/work) and require affordable housing</p> <p><i>Problem: loss of JLWQA units; lack of affordable housing</i> <i>Examples/ideas: develop affordable housing on underutilized land such as parking lots, allow residential conversions of commercial buildings, require affordable housing when appropriate</i></p>
	<p>Investigate tax abatements and other incentives to support artist community</p> <p><i>Problem: artist owners feel burdened by increasing property taxes; artist renters feel rent burdened</i> <i>Examples/ideas: tax abatements for JLWQA owners that choose to only rent/sell to artists, rental assistance for artists, explore affordable artist housing as a concept</i></p>
	<p>Other ideas:</p> <p><i>Save existing affordable units in surrounding area such as 152 units at 21 Spring Street, HUD contract expiring in 2 1/2 years.</i></p> <p><i>NO ADDITIONAL RENTRESS</i></p> <p><i>NO TO AFFORDABLE HOUSING</i></p> <p><i>21 Spring is a perfect site for seniors. Affordable w/ elevator + other amenities. Create preference for seniors.</i></p> <p><i>* EXPAND ARTIST CERTIFICATION CATEGORIES *</i></p>

2: Preserve neighborhood context and historic & cultural identity



Instructions:

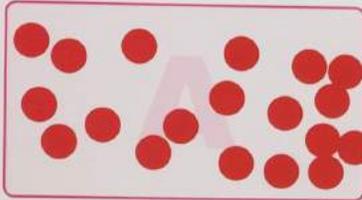
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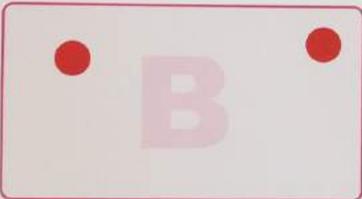
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The following ideas and comments have been gathered from the community planning process to date. We have categorized them into broad themes and want you to tell us what you think. Please let us know if any other ideas should be included. We will use this information to understand the priorities and preferences of participants engaged in this process.



Ensure the current scale & character of buildings in historic districts is upheld

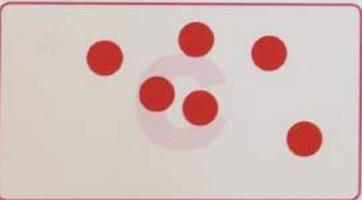
Note: historic preservation is paramount and supports SoHo/NoHo's unique character



Allow underutilized land to also be redeveloped in ways currently not permitted by zoning while preserving neighborhood scale/character

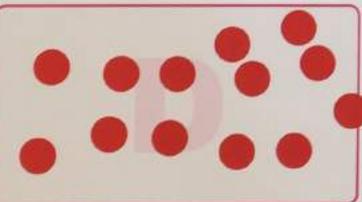
Problem: currently, zoning only allows new buildings to be commercial such as office and retail or manufacturing

Examples/ideas: new live/work units, residential use, community facility uses should also be allowed in new buildings



Allow enlargements/roof additions if there is floor area available

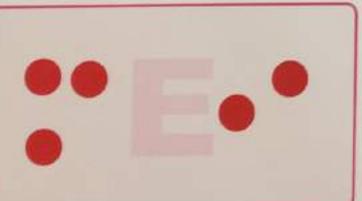
Note: ensure enlargements are consistent with existing neighborhood scale/character



Incentivize proposals that include arts, making and creative components

Problem: SoHo/NoHo is no longer affordable for emerging working artists and small-scale creators; lack of affordable studio/work space

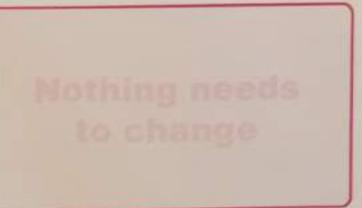
Examples/ideas: provide more incentives to preserve and build spaces for the arts and creative industries



Allow for an increase in density outside the historic district to maximize affordable housing

Problem: growing need for affordable housing with less land available for development

Examples/ideas: a way to address housing needs without compromising historic preservation is to allow sites outside of historic districts to be developed with higher density



Other ideas:

Increase in density outside historic district to maximize affordable housing - 2 Howard Street is on the Borough President's potential affordable housing site. It's very large + very underutilized. It's a Homeland Security parking space. Homeland Security real estate division wants to local government hands over properties where affordable housing crises exist.

Protect RS tenants from MCI Rent Increases.

34 Spring is another option.

LIMIT INCREASE OF UNIVERSITY USES IN NOHO TO MAINTAIN INTEGRITY + FOUNDATION OF ARTS USES IN THE DISTRICT.



envision
NO HO SOHO

3: Support economic vitality and strengthen mixed-use

Instructions:

Use your stickers to prioritize the ideas identified on this board by placing them in the corresponding box. You can place all of your stickers on one idea you believe is the most important, or you can distribute your stickers over multiple ideas.

Add any ideas or comments that you think are missing on the board.

About this information:

The following ideas and comments have been gathered from the community planning process to date. We have categorized them into broad themes and want you to tell us what you think. Please let us know if any other ideas should be included. We will use this information to understand the priorities and preferences of participants engaged in this process.

A
No FAD

Expand variety of allowable uses on ground floor level

Problem: Increasing vacancies of storefronts with current zoning restricting uses to heavy commercial and light manufacturing as-of-right on the ground floor, such as maintenance and repairs, wholesale, auto uses, etc.

Examples/ideas: remove outdated use restrictions, update ground floor regulations to allow more uses

B

Provide flexibility to allow for different uses in single space

Problem: the economy is changing; zoning needs to be more flexible to allow innovation

Examples/ideas: allow hybrid uses, such as maker/retail, live/work/sell, showroom/cafe

C

Support small businesses and office tenants

Problem: small businesses unable to afford rents, and find it harder to navigate approval processes

Example/ideas: reduce regulatory barriers, create new legislation and assistance programs

D

Allow retail uses that respect and support neighborhood vitality and character

Problem: residents and business employees lack local service amenities – food stores, fast casual restaurants for lunch/dinner, dry cleaners, etc.

Examples/ideas: differentiate retail allowances by location or by wide vs. narrow streets

E

Support cultural and creative uses in new ways

Problem: fewer gallery spaces in area, overall need for affordable spaces for artists to create work

Examples/ideas: shared maker/studio space, artist in residency program for vacant space, new cultural uses, etc.

Other ideas:

TAX ABATEMENTS FOR ART GALLERIES, DESIGN GALLERIES

CHALLENGES - KEEP LARGE GROUND FLOOR

Support cultural + creative uses in open green space

LIMIT UNIVERSITY EXPANSION IN NEARBY (GARDEN) BY INCREASING TAX ABATEMENTS

CONSIDER RESULTS

THE FOUNDATION OF HOUSING AS A CREATIVITY + ARTISTIC COMMUNITY AS WE MOVE INTO THE FUTURE

SUPPORT USES IN A SINGLE SPACE: DEPENDS ON THE USE, IS ALLOWED TO EACH USE, IS CRUCIAL REVIEW IS CRUCIAL WITH A CERTAIN TALENTED ARTISTS

Nothing needs to change

TABLE 13 - 8 people

2: Preserve neighborhood context and historic & cultural identity



Instructions:

Use your stickers to prioritize the ideas identified on this board by placing them in the corresponding box.

You can place all of your stickers on one idea you believe is the most important, or you can distribute your stickers over multiple ideas.

Add any ideas or comments that you think are missing on the board.

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A

Ensure the current scale & character of buildings in historic districts is upheld

Note: historic preservation is paramount and supports SoHo/NoHo's unique character

should also include a link to historic areas

B

No

Allow underutilized land to also be redeveloped in ways currently not permitted by zoning while preserving neighborhood scale/character

Problem: currently, zoning only allows new buildings to be commercial such as office and retail or manufacturing

Examples/ideas: new live/work units, residential use, community facility uses should also be allowed in new buildings

there are none

C

No to destruction

integrity of historic neighborhood planning & preservation

Allow enlargements/roof additions if there is floor area available

Note: ensure enlargements are consistent with existing neighborhood scale/character

would be against the identity/character

D

Incentivize proposals that include arts, making and creative components

Problem: SoHo/NoHo is no longer affordable for emerging working artists and small-scale creators; lack of affordable studio/work space

Examples/ideas: provide more incentives to preserve and build spaces for the arts and creative industries

E

Allow for an increase in density outside the historic district to maximize affordable housing

Problem: growing need for affordable housing with less land available for development

Examples/ideas: a way to address housing needs without compromising historic preservation is to allow sites outside of historic districts to be developed with higher density

no more density

F

nothing needs to change

Other ideas: *create database for open storefronts

specific incentives

get more incentives

