

MSMX

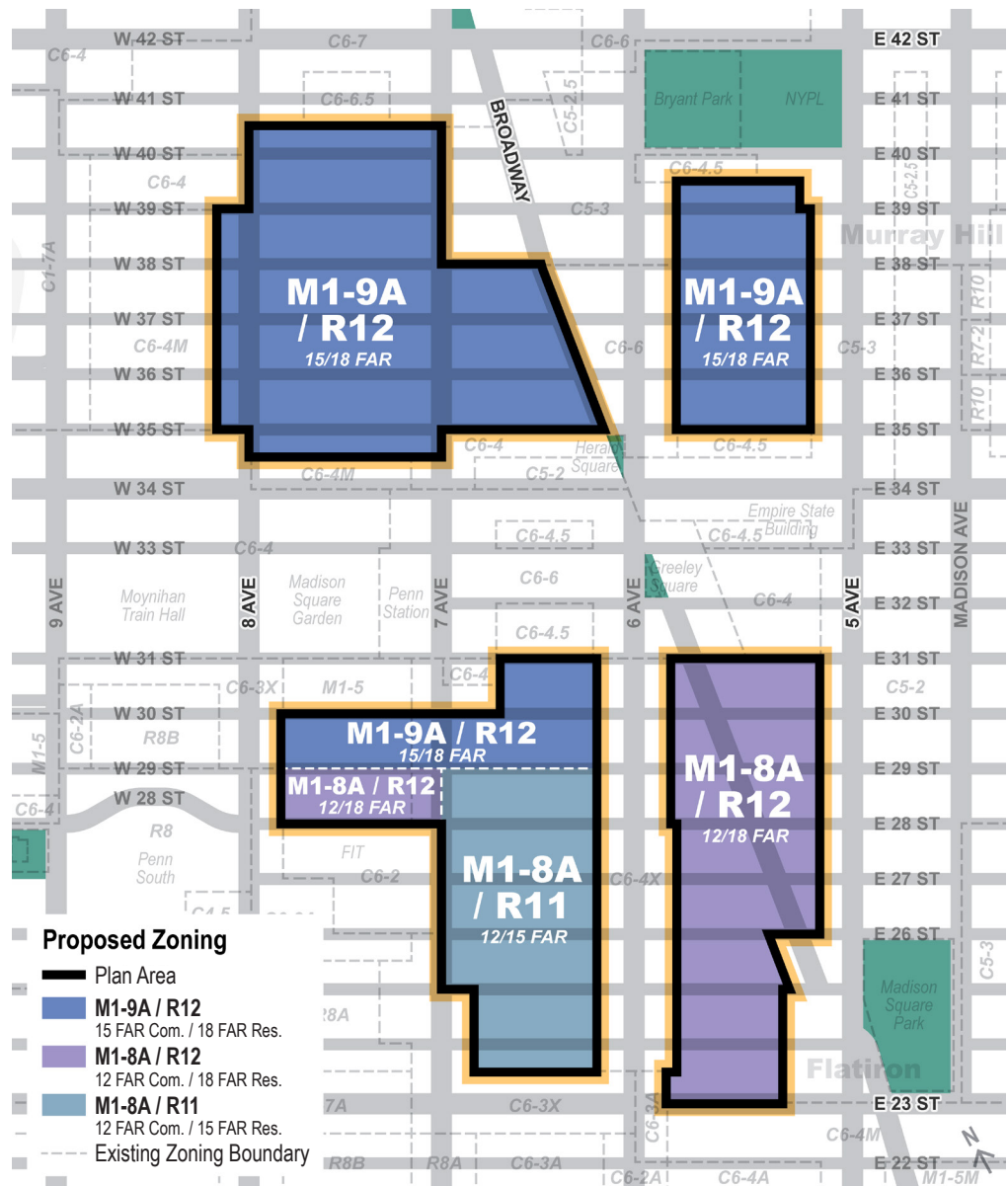
Midtown South Mixed-Use Plan



The MSMX plan would encourage vibrant mixed-use neighborhoods and deliver urgently-needed housing to the heart of Manhattan.

At a glance,
the MSMX plan would:

- **Update outdated zoning to allow housing** in a central area with great access to jobs and transit.
- **Require permanently affordable, income-restricted housing.** Map new higher-density residential districts that, for the first time in Midtown.
- **Support vibrant mixed-use, live-work neighborhoods** that continue to allow manufacturing, wholesale, and commercial businesses alongside housing.
- **Reflect existing neighborhood character** with special urban design rules that require streetwalls and base heights.
- **Allow for schools, libraries, and other community facilities** to support residents.
- **Encourage adaptive reuse** alongside new construction, taking advantage of an existing building stock that already exceeds 18 FAR.
- **Offer incentives for public benefits**, like subway station upgrades and covered pedestrian spaces.



In total the plan would create ~9,700 homes, including up to ~2,900 income restricted homes