SoHo / NoHo Neighborhood Plan

Information Session

October 26, 2020 | 6:00 – 8:00 p.m.
Meeting Format

6 - 8 pm: Presentation followed by Q&A

During the presentation, all microphones will be muted. You will be able to ask questions during the presentation in two ways:

1. CHAT – using the Q&A feature on ZOOM
2. EMAIL – we are monitoring our email address during the event: soho-noho@planning.nyc.gov

During the Q&A following the presentation, we will take questions in three ways:

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2. EMAIL – soho-noho@planning.nyc.gov
3. ASK – using raise your hand feature on ZOOM (two-minute time limit to ask question)

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If you are having technical difficulties please dial (877) 853-5247 and, enter meeting ID: 618 237 7396, password: 1, press # and someone will be there to assist you.
Purpose of this Information Session

1. Share how the 2019 *Envision SoHo/NoHo* community engagement informed the *SoHo/NoHo Neighborhood Plan*

2. Present public review processes going forward to **inform your participation**

3. Answer your questions
SoHo/NoHo Background

- Manhattan Community District 2
- Centrally located & highly accessible by transit
- Six historic districts & iconic cast-iron loft buildings
- Approx. 7,800 residents
- Over 51,000 jobs
- Dynamic mixed-use & live-work neighborhoods
- Five-decade old M1-5A and M1-5B zoning

Sources:
2010 Census (US Census Bureau)
Agenda

1. Recap of 2019 Envision SoHo / NoHo Community Engagement Process
2. SoHo / NoHo Neighborhood Planning Goals
3. Environmental and Land Use Review Processes
4. Next Steps for Public Participation
5. Q&A Session
1. Recap of 2019 Envision SoHo / NoHo Community Engagement Process
Envision SoHo/NoHo Process

Engagement Events
January 2019 – January 2020

8 Public Events

FEB 6th  Introduction to Process & Key Themes
FEB 28th  Defining Mixed-Use (non-residential)
MAR 20th  Living in the Mix (residential & live/work)
APR 11th  Mixing It Up (non-residential & residential)
MAY 2nd   Making Mixed-Use Work (tools & strategies)
JUN 13th  Summary of Recommendations
JAN 8th   Public Release of Envision SoHo/NoHo Report (2020)

24 Individual Stakeholder Interviews

8 Focus Group meetings

17 Advisor Group Working Sessions

2 CB2 Land Use Committee Meetings

Online Engagement
Recap of 2019 Envision SoHo / NoHo Community Engagement Process

Advisory Group

Broadway Residents Coalition, Pete Davies
Cooper Square Committee, Steve Herrick
Cooper Union, Danielle Cooper Daughtry
Council Member Carlina Rivera, Pedro Carrillo
City Council Land Use Division, Raju Mann, Chelsea Kelley
Landmarks Conservancy, Peg Breen / *Andrea Goldwyn
Lower Manhattan Cultural Council, Diego Segalini
Manhattan Chamber of Commerce, Jessica Walker / *Jeffery Brault
Manhattan Community Board 2, Carter Booth
New York University, Arlene Peralta / *Nichole Huff
NoHo Business Improvement District, Cordelia Persen
NoHo-Bowery Stakeholders, Zella Jones
NoHo Neighborhood Association, Jeanne Wilcke
NYC Loft Tenants Association, Chuck DeLaney / *Alexander Neratoff
Real Estate Board of New York, Paimaan Lohdi
SoHo Alliance, Sean Sweeney / *Bo Riccobono
SoHo Broadway Initiative, Mark Dicus / *Brandon Zwagerman
SoHo Design District, Dahlia Latif / *Michele Varian

*Alternate
Focus Group Participants

**Artist Residents**
Elliott Barowitz, Craig Bashear, Mary Clarke, Nancy English, Ara Fitzgerald, Jen Gatien, Rebecca Kelly, David Lawrence, Jim Long, Denise Martin, Susan Meisel, John Rockwell, Phyllis Rosenblatt, Kathleen Row, Ben Schonzeit, Lora Tenenbaum, Gary Tenenbaum, Bruce Williams, Susan Wittenberg

**Business Community**
David Dartellow (Case Iron Real Estate), James Cavello (Westwood Gallery), Marc Elia (Nike), Andrew Kahn (Cushman & Wakefield), Bari Musacchi (Rubirosa & Baz Bagel), Lionel Ohayon (icrave), Jill Platner (Jill Platner Jewelry and Sculpture), Jean Marie Salaun (Selima Optique), Scott Sartiano (Broken Coconut), Dave Ugelow (Group Nine Media), Michael Zenreigh (Michael Zenreich Architect)

**Commercial Property Owners**
Anthony Borelli (Edison Properties), Helen Chiu (Win Restaurant Supplies), Alex & Jonathan Chu (Chu Enterprises), Jordan Claffey (RFP Realty), Jonathan Feldberg (Scholastic), Ken Fishel (Renaissance Properties New York), John Pasquale (PEP Real Estate), Michael Salzhauer (Benjamin Partners), Abe Shnay (SK Development), Gaston Silva (Vornado), Victor Trager (Trager LLC)

**Residential Property Owners**
Margaret Baisley, Tim Clark, Sharon Ermilio, Kim Lippmann, Caspar Luard, John Peachy, Scott Schnay, Edward Somekh, David Thall, Sarah Walker, Ronnie Wolf
Summary of Findings & Recommendations

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Online Engagement

Report Release & Public Feedback
November 2019 – January 2020
Guiding Principles

**Improve Quality of Life**
- Alleviate street & sidewalk congestion
- Implement best practices for loading/unloading & the management of commercial deliveries
- Implement best practices for trash pick-ups & street cleaning
- Maximize opportunities for open space, community space & greenery
- Improve enforcement of zoning rules, building codes & other regulations

**Encourage Neighborhood Diversity**
- Maintain, enforce & strengthen existing protections for residents including renters & those in rent regulated units
- Support & promote the artist/maker communities while allowing people to live in SoHo/NoHo without artist certification
- Create housing & live-work opportunities on underused land in ways that respect & support neighborhood diversity & character

**Promote Economic Vitality**
- Promote mixed-use in ways that respect & support neighborhood diversity & character
- Preserve, promote, & create more opportunities for arts, maker & cultural uses
- Foster the small business community by reducing regulatory barriers & providing supportive resources
2.

SoHo / NoHo Neighborhood Planning Goals
Neighborhood Planning Goals Informed by Envision SoHo/NoHo

- Improve Quality of Life
- Encourage Neighborhood Diversity
- Promote Economic Vitality

SoHo / NoHo Neighborhood Planning Goals
Neighborhood Planning Goals Informed by Envision SoHo/NoHo

Improve Quality of Life

Foster a more equitable, diverse & inclusive SoHo/NoHo

Encourage Neighborhood Diversity

Promote Economic Vitality
Neighborhood Planning Goals Informed by Envision SoHo/NoHo

- **Improve Quality of Life**
  - Foster a more equitable, diverse & inclusive SoHo/NoHo

- **Encourage Neighborhood Diversity**
  - Support economic resiliency & strengthen mixed-use

- **Promote Economic Vitality**
SoHo / NoHo Neighborhood Planning Goals Informed by Envision SoHo/NoHo

**Neighborhood Planning Goals**

- **Improve Quality of Life**
  - Foster a more equitable, diverse & inclusive SoHo/NoHo

- **Encourage Neighborhood Diversity**
  - Support economic resiliency & strengthen mixed-use
  - Celebrate SoHo/NoHo’s role in the arts & creative economy

- **Promote Economic Vitality**
SoHo / NoHo Neighborhood Planning Goals

Neighborhood Planning Goals Informed by Envision SoHo/NoHo

- **Improve Quality of Life**
  - Foster a more equitable, diverse & inclusive SoHo/NoHo

- **Encourage Neighborhood Diversity**
  - Support economic resiliency & strengthen mixed-use
  - Celebrate SoHo/NoHo’s role in the arts & creative economy

- **Promote Economic Vitality**
  - Shape future development to enhance historic character
Neighborhood Planning Goals Informed by Envision SoHo/NoHo

Improve Quality of Life
- Foster a more equitable, diverse & inclusive SoHo/NoHo

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Promote Economic Vitality
- Shape future development to enhance historic character

- Housing
- Commercial & Light Manufacturing
- Arts & Culture
- Density & Urban Design
Neighborhood Planning Goals Informed by Envision SoHo/NoHo

- Create opportunities for new housing in new construction & conversions
- Require affordable housing through Mandatory Inclusionary Housing (MIH)
- Retain Joint Living Work Quarters for Artist (JLWQA)
- Accommodate & expand live-work
Neighborhood Planning Goals Informed by Envision SoHo/NoHo

**Housing**
- Create opportunities for new housing in new construction & conversions
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**Commercial & Light Manufacturing**
- Remove impediments for mix of compatible commercial & light manufacturing of uses
- Provide flexibility for business adaptation & new modes of operation
- Preserve significant concentration of office & production space
- Better manage the public realm and advance quality of life improvements

**Arts & Culture**

**Density & Urban Design**

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SoHo / NoHo Neighborhood Planning Goals
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Neighborhood Planning Goals Informed by Envision SoHo/NoHo

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### Arts & Culture
- Retain Joint Living Work Quarters for Artist (JLWQA)
- Accommodate creative businesses & live-work by artists, artisans & makers
- Create a path to transition existing JLWQAs to residential, paired with provisions to support arts/culture in new ways

### Density & Urban Design
- 

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SoHo / NoHo Information Session – 10/26/2020
ASK: Zoom Q&A or soho-noho@planning.nyc.gov
HELP: dial (877) 853-5247, enter mtg ID: 618 237 7396, enter password 1#
# SoHo / NoHo Neighborhood Planning Goals

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**Density & Urban Design**
- Guide future development to enhance historic character & neighborhood context
- Contextual zoning to require loft building forms
- Differentiate areas within and outside historic districts
- No tall towers exceeding existing building heights & neighborhood context
SoHo / NoHo Neighborhood Planning Goals

Summary

- **Special SoHo/NoHo Mixed Use District**

- **Mandatory Inclusionary Housing (MIH) Area**
  - Approx. 3,200 units of new housing (incl. 800 affordable units)

- **Distinct Subdistricts**
  - **Historic Cores**
    - Maintain existing density
    - Contextual zoning to preserve historic character
  - **Commercial Corridors**
    - Increase density to match existing taller/denser context
    - Contextual zoning to recognize historic character
    - Preserve major concentration of commercial space
  - **Housing Opportunity Areas**
    - Increase density to maximize housing
    - Contextual zoning to guide building formSCALE

- **Strategies outside of zoning**
3.

Environmental and Land Use Review Processes
Environmental and Land Use Review Processes

Process Overview

Environmental Review Process (CEQR)

Proposal Development

Land Use Review Process (ULURP)

Envision SoHo / NoHo

WE ARE HERE
(Information Session)
Environmental and Land Use Review Processes

Environmental Review: CEQR Process

City Environmental Quality Review (CEQR)

- Identifies potential environmental and neighborhood impacts from a new land use proposal.
- Potential impacts are studied to inform the proposal.

Environmental Impact Statement (EIS)

- Produced for land use proposals that result in a large increment of change or cover an extensive area.
- SoHo/NoHo Neighborhood Plan requires an EIS.

We are here (Information Session)
Why CEQR?

- Quantifies and describes potential effects and what can be done to address them
- Enables participants in the public review process to evaluate project benefits and new needs it might produce
- Ensures mitigation measures are identified for adverse environmental impacts
Environmental and Land Use Review Processes

Draft Scope of Work (DSOW)

- Helps the public understand and participate in the CEQR review from the start
- Establishes scope of what environmental components need to be analyzed to inform the neighborhood plan proposal
- Does not establish the final neighborhood plan proposal

STAY UP TO DATE
- DSOW will be posted on our website on October 28, 2020 at www.nyc.gov/sohonohoplan

WE ARE HERE (Information Session)
Scoping Meeting

- Allows public to comment on the DSOW (proposed analysis framework)
- Public, including elected officials, community board representatives, and city agencies can provide recommendations on what should be included in the analysis
- DCP collects and responds to all public comments after the scoping meeting

STAY UP TO DATE
- Scoping Meeting will be held on Dec. 3, 2020
- Register for the Scoping Meeting at www.nyc.gov/sohonohoplanspan
Final Scope of Work

- Public and other comments are reviewed and incorporated into the Final Scope of Work
- FSOW initiates analysis for the Draft Environmental Impact Statement
Draft Environmental Impact Statement (DEIS)

- Discloses environmental data to inform public and decision makers
- Outlines possible mitigation measures for potential impacts in various environmental categories
- Analyzes alternatives to the proposal
- Enters public review to be commented on during land use review process

LEARN MORE
- Learn more about each of the subject areas in the CEQR Technical Manual at: http://www1.nyc.gov/site/oec/environmental-quality-review/technical-manual.page
Environmental analyses are finalized

- Incorporates refined data regarding potential mitigations
- Revises DEIS in response to public comments
Land Use Process: ULURP

Uniform Land Use Review Procedure (ULURP)

- Standardized procedure for public review of land use applications

- Key participants:
  - YOU!
  - Department of City Planning (DCP)
  - City Planning Commission (CPC)
  - Community Boards
  - Borough Presidents
  - City Council
  - Mayor
Land Use Process: Certification

- DCP responsible for certifying that neighborhood plan proposal application is complete and ready for public review
- Application is presented and certified at CPC review session
- DEIS must be issued before application can be certified
- Certified application is sent within **nine** days to Community Board, Borough President, and City Council

**STAY UP TO DATE**
- CB2 will receive notice for the Plan’s certification date.
- The CPC Review Session date will also be posted on our website at [www.nyc.gov/sohonohoplan](http://www.nyc.gov/sohonohoplan).
Environmental and Land Use Review Processes

Land Use Process: Community Board & Borough President

- **Community Board (CB)** required to hold public hearing and adopt and submit a written recommendation to CPC and Borough President (60 days)

- **Borough President (BP)** to submit a written recommendation to CPC (30 days)

- Process includes review of DEIS.

**STAY UP TO DATE**
- CB2 will post a notice for their public hearing.
- The Borough President also has the option of holding a public hearing.

**WE ARE HERE** (Information Session)
**Land Use Process: CPC Public Hearing**

- CPC must hold a public hearing and approve, approve with modifications, or disapprove the application (60 days)
- Public can attend and sign up to speak on the proposal and DEIS

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**STAY UP TO DATE**

- The CPC Public Hearing date will be posted on our website at [www.nyc.gov/sohonohoplan](http://www.nyc.gov/sohonohoplan).
- The public can also attend the pre-hearing review session held the Monday prior to the hearing.
SoHo / NoHo Information Session – 10/26/2020

STAY UP TO DATE

The CPC vote and report will be posted on our website at: www.nyc.gov/sohonohoplan.

Land Use Process: CPC Vote

- CPC considers all public comments (written and verbal) prior to the vote
- All comments on the DEIS are reviewed
- FEIS is issued 10 days prior to the vote

Environmental and Land Use Review Processes

STAY UP TO DATE

The CPC vote and report will be posted on our website at: www.nyc.gov/sohonohoplan.

WE ARE HERE
(Information Session)
Land Use Process: City Council

- If approved by CPC, City Council will hold a public hearing, and approve, approve with modifications or disapprove the CPC decision.

STAY UP TO DATE

- City Council will issue a public notice for the hearing and instructions on how to participate.

WE ARE HERE

(Information Session)
Next Steps for Public Participation
Immediate Next Steps

- Ask questions during Q&A
- This meeting and presentation will be posted online
- Review the Draft Scope of Work to be posted on Oct. 28th
- Attend the December 3rd scoping meeting
- Stay up to date on our website: [www.nyc.gov/sohonohoplan](http://www.nyc.gov/sohonohoplan)
Next Steps for Public Participation

How to Participate at the Dec 3rd Scoping Meeting

- Register to attend the scoping meeting on our website: www.nyc.gov/sohonohoplan.

- You can sign up to speak at the Scoping Meeting

- Written comments will be accepted for 15 days following the scoping meeting.
Next Steps for Public Participation

Project Team

Edith Hsu-Chen
MN Director

Erik Botsford
MN Deputy Director

Sylvia Li
MN West Side Team Leader

Nabeela Malik
MN Planner

Andrew Cantu
MN Planner

Anthony Lechuga
MN Planner

Rich Wang
MN Senior Lead Urban Designer

Joshua Simoneau
MN Senior Urban Designer

Lara Merida
Neighborhood Studies Director
5 minute break
Q&A Session

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