



Bordered Blocks - SoHo-Chinatown Incentive Zone

Allow residential and live-work residential. Eliminate need for Dept of Cultural Affairs registration for artists.

Provide for Anti-Displacement for rent stabilized units, including legalized AIR units under DHCR

Allow development of under-developed lots to a yet to be determined FAR. Given the current built environment on the 31 lots included in this proposed area an FAR 6 would seem contextual.

Preserve light manufacturing – possibly allowable in smaller units (M1-5b assumes full floor)

Expand uses to include medical facilities, broader array of Community Facilities with a small bonus. M1-5b Community Facilities include only churches and state funded medical/health with a 6.5 FAR.

Retain M1-5b limit of restaurants to 5,000 sq ft.

Allow Theaters of more than 99 seats

Special Permit (See also Map 2) - Special Permit for Inclusionary (affordable) housing in this to-be-defined zoning envelope. This Special permit would apply to lots of less than 20% coverage (applicable throughout the eventually designated CWG area). Within this corridor, there are 4 potential locations that would qualify

Zoning Change - Currently M1-5, change zoning to comply with C6-4 zoning directly to the south of these blocks