

Identified Lots *=-Actually Developable

Best Case Scenario - *If 100% Developed for Residential*

Total Actual NoHo New MIH Developable Lots: **4**

Total Potential New Development Created under MIH Zoning : **352,592 sq. ft.**

Total Proposed NoHo **New Market Rate Residential Development: 246,814 sq. ft. for 246.8 units.**

Av. Unit size 1000 sq. ft. (includes average common space and mechanicals per unit

Total Potential NoHo **New Affordable Units @ 30%: 105,778 sq. ft. for 121.02 units**

Av. Unit Size 850 sq. ft. each (includes average common space, mechanicals per unit

DCP Lot	Address	Footprint	DCP Zone	Existing Conditions	Potential Affordable @ 30% **
#1*	350 & 352 Bowery	3,889	M1-6/R10X 12FAR for residential MIH 10 FAR for Commercial 6.5 FAR for Community Facility MAX Height 275'	Two, three-story buildings that have sold 2 floors of air rights to Office construction at 358 Bowery. Usable MIH FAR 10.	Total Developable: 38,890 sq. ft. Potential MIH @30%: 11,667sq.ft @850 sq. ft./unit= 13.72 units Potential Commercial: 38,890 sq. ft Potential Community Facility: 25,278
#2*	375 Lafayette St.	19,755	M1-5R/9X 9.7 FAR for residential MIH 5/6 FAR Commercial 6.5 FAR Community Facility Max Height 205'	Parking Lot, Landmarked	Total Developable: 191,624 sq.ft. Potential MIH @30%: 57,487 sq.ft @850 sq. ft./unit=67.63 units Potential Commercial: 118,530 sq. ft Potential Community Facility: 128, 408 sq. ft.
#3	315 Lafayette St.	1,000	M1-5R/9X 9.7 FAR for residential MIH 5/6 FAR Commercial 6.5 FAR Community Facility Max Height 205'	1-story retail directly over Subway Platform and Entrance.	Total Developable: 9,700 sq. ft. DOES NOT QUALIFY FOR MIH Undercapacity Potential Commercial: 5,000 sq. ft. Potential Community Facility: 6,500 sq. ft.
#12*	410 Lafayette St.	8,020	M1-5R/9X 9.7 FAR for residential MIH 5/6 FAR Commercial 6.5 FAR Community Facility	Parking Lot between two 10+-story buildings. Rear 9-story building with no rear yard	Total Developable: 77,794 sq. ft. Potential MIH @30%: 23,339 sq. ft. @850 sq. ft./unit=27.45 units Potential Commercial: 40,100 sq. ft.

			Max Height 205'	Will require set backs on 3 sides for light & air. Will likely use full 205' height.	Potential Community Facility: 52,130 sq. ft.
#14*	53 Bond St.	5,764	M1-5/R7X 6 FAR for Residential MIH 5 FAR Commercial 6.5 FAR for Community Facility	2-story retail	Total Developable: 34,584 sq. ft. Potential MIH @30%: 10,375 sq. ft. @850 sq. ft./unit=12.2 units Potential Commercial: 28,820 sq. ft. Potential Community Facility: 37,466 sq. ft.
#30	324 Lafayette St.	38,720 build sq. ft.	M1-5R/9X 9.7 FAR for residential MIH 5/6 FAR Commercial 6.5 FAR Community Facility Max Height 205'	Existing height 9-stories Built in 1897. Occupied – Offices. Groundfloor Restaurant.	<i>Requires office to residential conversion</i>

Scenario #2 @ 3.0 FAR of Commercial/Community Facility

NEW Commercial Use Development: 112,294 sq. ft.

Market Rate Residential Leasing: 166,213 sq. ft. or 166 new market rate units

Affordable Residential leasing: 63,995 sq. ft. or 67 units

DCP Lot	Address	Footprint	DCP Zone	Existing Conditions	Use Group Breakdown
#1*	350 & 352 Bowery	3,889	M1-6/R10X 12FAR for residential MIH 10 FAR for Commercial 6.5 FAR for Community Facility MAX Height 275'	Two, three-story buildings that have sold 2 floors of air rights to Office construction at 358 Bowery. Usable MIH FAR 10.	Total Developable: 38,890 sq. ft. Commercial/Community Facility @ 3.0 FAR: 11,667 sq. ft Remaining Residential FAR: 27,223 Potential MIH @30%: 8,167 sq.ft @850 sq. ft/unit= 9.6 units Potential Market Rate Residential: @70% 19,056 sq. ft. - =19 units.
#2*	375 Lafayette St.	19,755	M1-5R/9X 9.7 FAR for residential MIH 5/6 FAR Commercial 6.5 FAR Community Facility Max Height 205'	Parking Lot, Landmarked	Total Developable: 191,624 sq.ft. Commercial/Community Facility @ 3.0 FAR: 59,265 sq. ft Remaining Residential FAR: 132,359

					Potential MIH @30%: 39,708 sq.ft @850 sq. ft/unit= 46.7 units Potential Market Rate Residential: @70% 92,651 sq. ft. - =109 units..
#3	315 Lafayette St.	1,000	M1-5R/9X 9.7 FAR for residential MIH 5/6 FAR Commercial 6.5 FAR Community Facility Max Height 205'	1-story retail directly over Subway Platform and Entrance.	Total Developable: 9,700 sq. ft. DOES NOT QUALIFY FOR MIH Undercapacity Commercial: _____ sq. ft or Community Facility: _____
#12*	410 Lafayette St.	8,020	M1-5R/9X 9.7 FAR for residential MIH 5/6 FAR Commercial 6.5 FAR Community Facility Max Height 205'	Parking Lot between two 10+- story buildings. Rear 9-story building with no rear yard Will require set backs on 3 sides for light & air. Will likely use full 205' height.	Total Developable: 77,794 sq. ft. Commercial/Community Facility @ 3.0 FAR: 24,060 sq. ft Remaining Residential FAR: 53,734 Potential MIH @30%: 16,120 sq.ft @850 sq. ft/unit= 18.9 units Potential Market Rate Residential: @70% 37,614 sq. ft. - =37.6 units..
#14*	53 Bond St.	5,764	M1-5/R7X 6 FAR for Residential MIH 5 FAR Commercial 6.5 FAR for Community Facility	2-story retail	Total Developable: 34,584 sq. ft. Commercial/Community Facility @ 3.0 FAR: 17,292 sq. ft Remaining Residential FAR: 17,292 Does Not Qualify for MIH Potential Market Rate Residential: 17,292 sq. ft. - =17.3 units.
#30	324 Lafayette St.	38,720 build sq. ft.	M1-5R/9X 9.7 FAR for residential MIH 5/6 FAR Commercial 6.5 FAR Community Facility Max Height 205'	Existing height 9-stories Built in 1897. Occupied – Offices. Groundfloor Restaurant.	<i>Requires office to residential conversion, not allowed in DCP recommendation</i>

Sources:

Density Factor / Dwelling Unit Factor - <https://fontanarchitecture.com/zoning-basics-density-factor/>

The average size of a market-rate leased apartment built in New York City since 2000 is 866 sq ft.:
<https://www.platinumpropertiesnyc.com/blog/average-nyc-apartment-sqft-how-much-is-enough>

Av. Monthly Rent 10012 (2021): \$3,250: <https://www.renthop.com/average-rent-in/new-york-city-ny>