

Midtown South Mixed-Use Neighborhood Plan

City Council Planning & Land Use Hearing

C 250185 ZMM | N 250186 ZRM

T2020-3790 | T2025-3791

July 1, 2025

If you are a member of the public who wishes to testify, please register on the City Council Website at council.nyc.gov. Please visit the City Council Website to watch livestreams of all City Council Meetings and find recordings of previously held meetings.

MSMX would create vibrant, 24/7 mixed-use neighborhoods across 42 blocks of Midtown South.

Housing



Create opportunities for housing, including affordable housing.

Jobs



Support diverse economic sectors and job growth as a regional job hub.

Neighborhood



Active sidewalks, streets, and public spaces for quality-of-life improvements.



Proposed Actions

Zoning Map Amendment

Enable growth of housing and jobs with zoning districts appropriate for the Midtown South urban fabric.

Zoning Text Amendment

Apply Mandatory Inclusionary Housing and establish a Special District to support pedestrian-oriented bulk regulations and incentivize public realm improvements.

The MSMX Plan will:

Create ~9,700 homes

including up to 2,900 income-restricted homes

Support a strong economy

with Midtown South's 135,000 jobs and 7,500+ businesses



Builds on momentum and uses new tools to combat housing crisis



Approved Dec. 2023



Approved June 2024



Approved August 2024



Approved Dec. 2024



Approved May 2025



7,000 homes

82,000 homes

4,600 homes



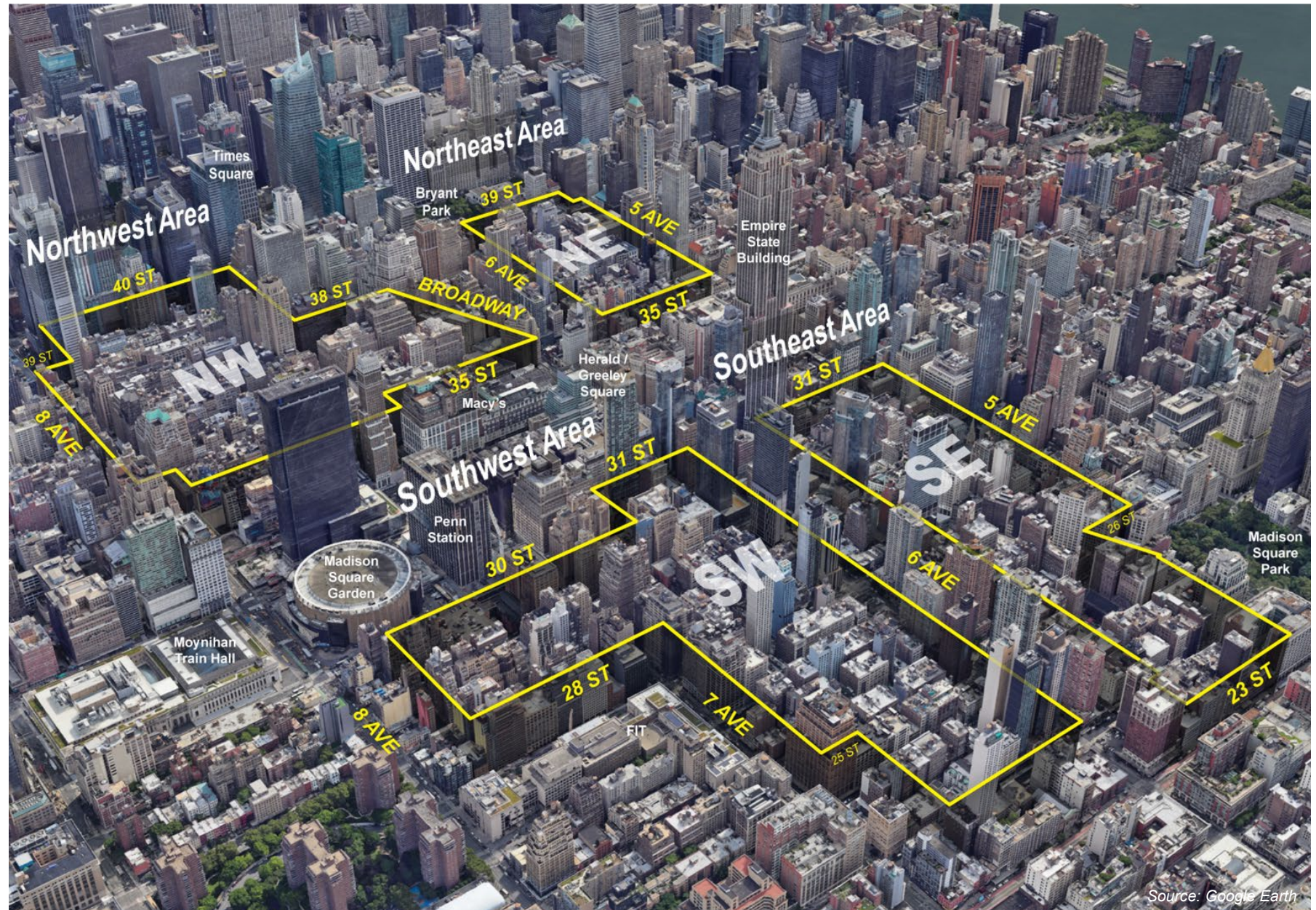
Context + Engagement

Study Area

- 42 full/partial blocks
- Four non-contiguous industrially zoned areas

Allowing housing here makes sense:

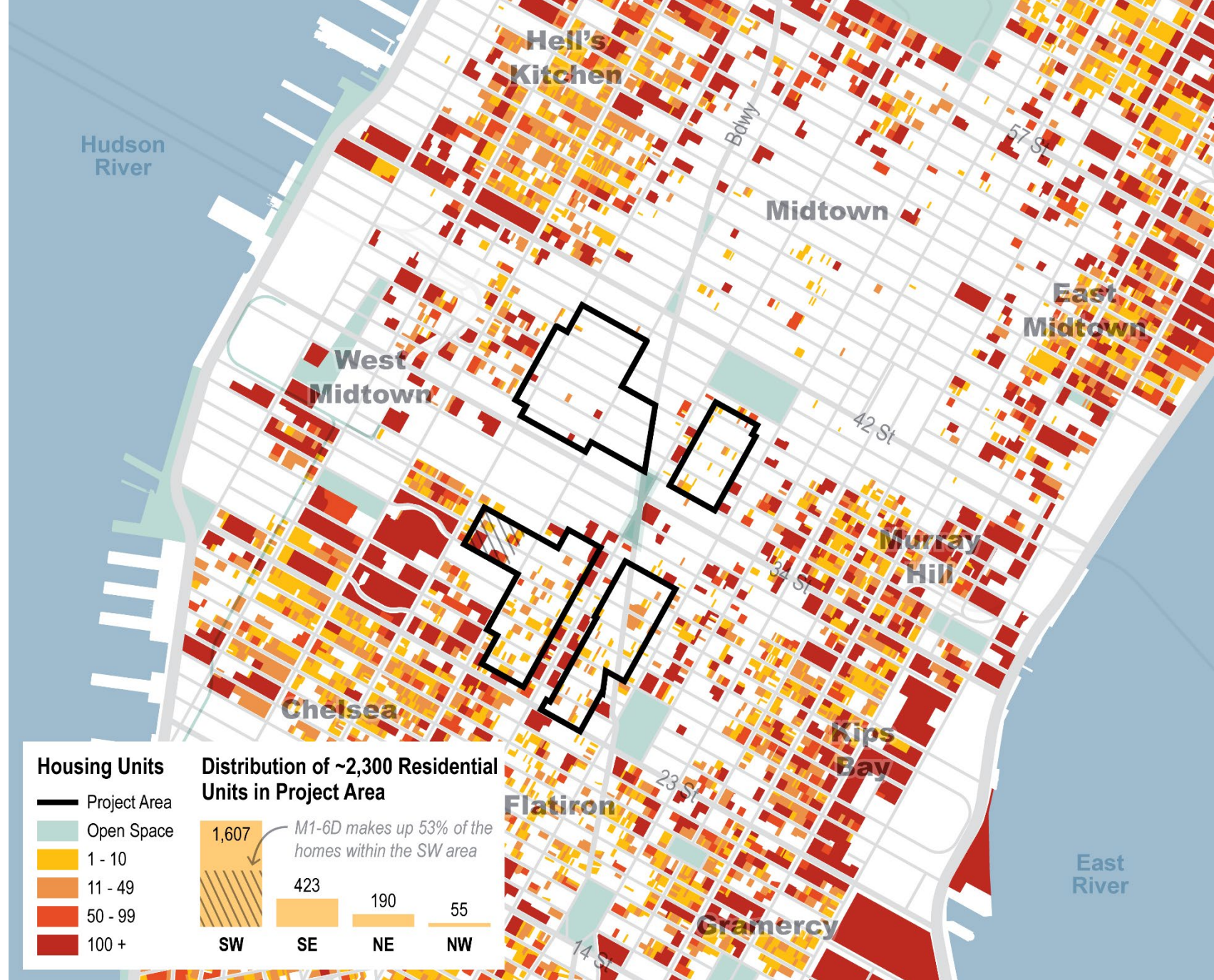
- ✓ Central location
- ✓ Exceptional public transit access
- ✓ Close to jobs and amenities
- ✓ Existing buildings are already dense and tall



Source: Google Earth

Area lacks housing despite central location, nearby amenities and job proximity

- Housing generally prohibited
- No zoning requirement for income-restricted housing
- Surrounding areas have large amounts of housing
- Existing homes were permitted through Loft Law, BSA variance, CPC Special Permit, or existed before the current zoning rules

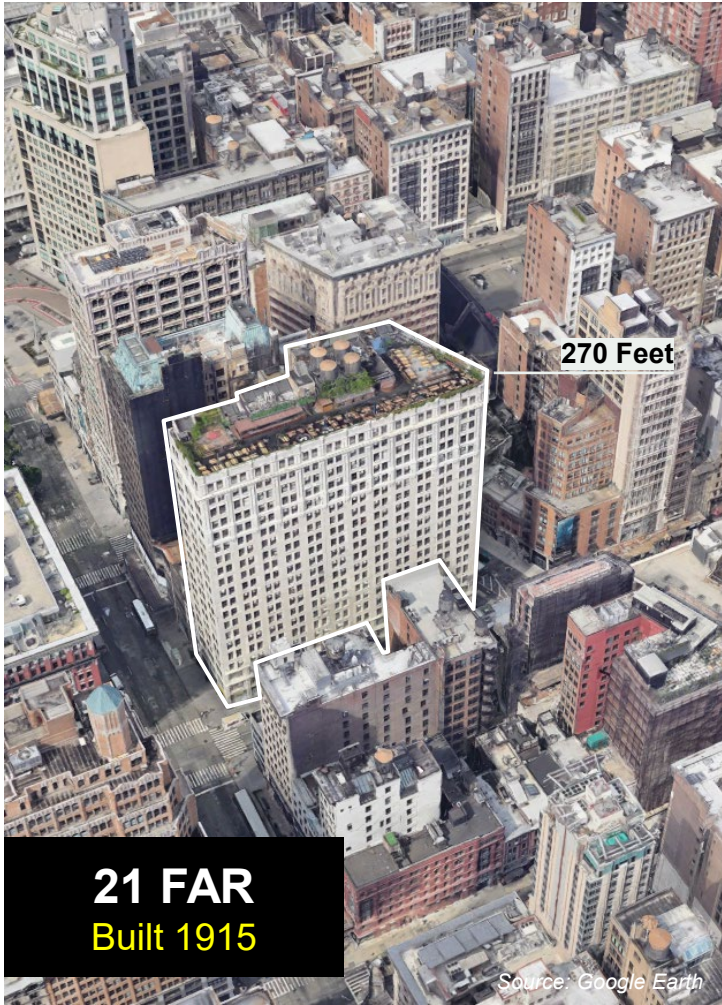


Area's dense urban fabric positions it well for increased mixed-use and residential density

- Existing high-density areas (yellow) surround the majority of the MSMX Plan Area
- Uniformly high densities across avenues and midblocks
- Northern quadrants denser, southern quadrants transition to moderate density areas to south



Existing buildings match or exceed proposed density



230 Fifth Ave in the Southeast Plan Area



Nelson Tower partially in the Northwest Plan Area



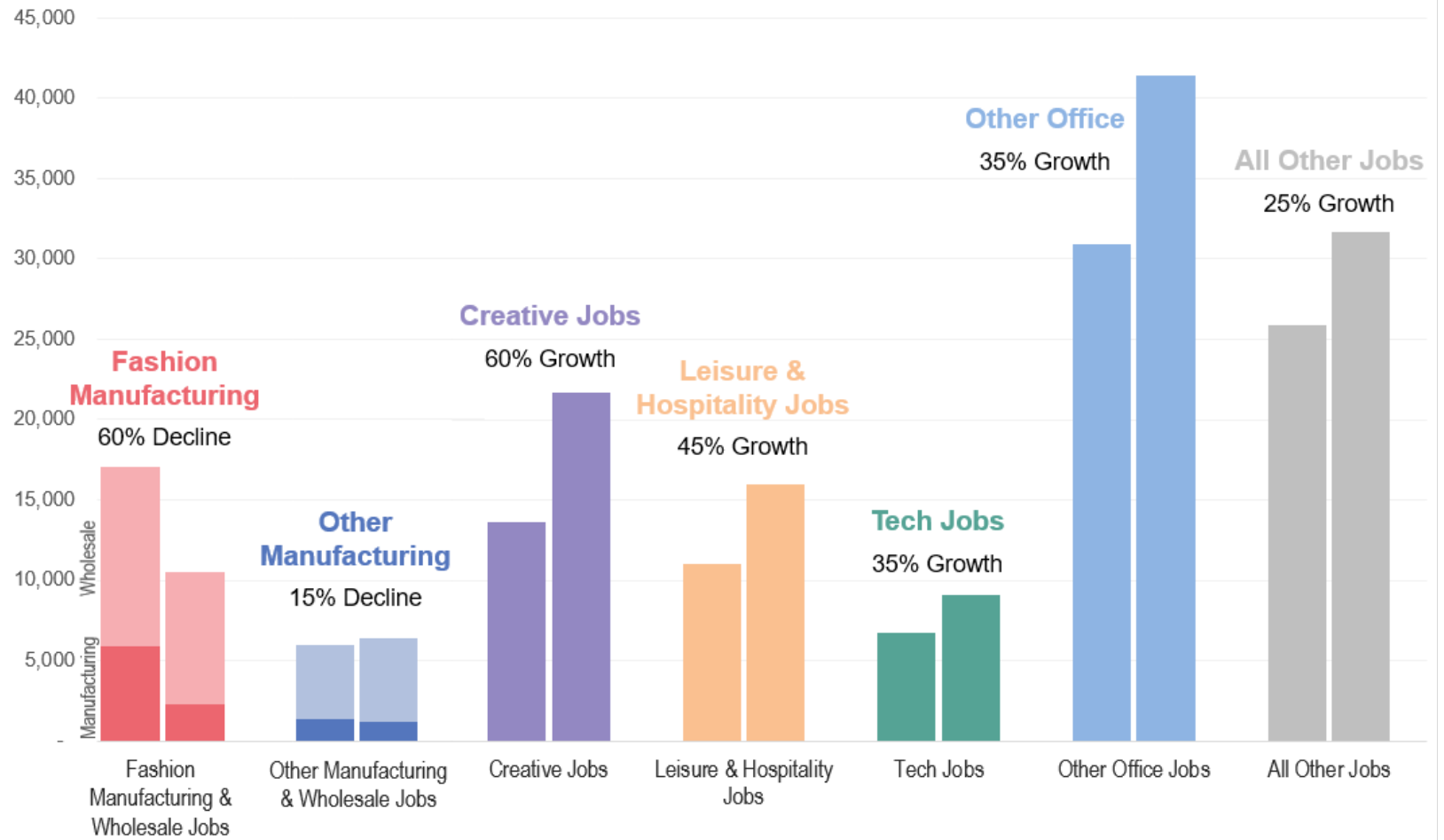
The Ritz-Carlton in the Southeast Plan Area

Major changes in the job landscape

- 135,000 jobs
- 7,500 businesses

- Decline in manufacturing and wholesale sector jobs in the last decade
- Increase in creative and tech sector jobs
- Strong office market

Change in Jobs by Sector (2012-2022)



Source: DCP analysis of NYS DOL QCEW (2022 Q3, 2012 Q3)

Outreach and Engagement

3 Pre-ULURP
Public Events

7 Stakeholder
Roundtables

Weekly Public
Office Hours

Online
Engagement

Key Takeaways

- Create **more housing** and **affordable housing** for a more mixed-use 24/7 neighborhood with housing, jobs, shops, restaurants, etc.
- **Balance** new housing with commercial businesses
- Ensure new development in the area is **consistent with existing built context**
- Invest in **public realm** (open spaces, streetscape, sidewalk conditions) and **encourage safer streets** by addressing illegal street activity

Zoning Proposal

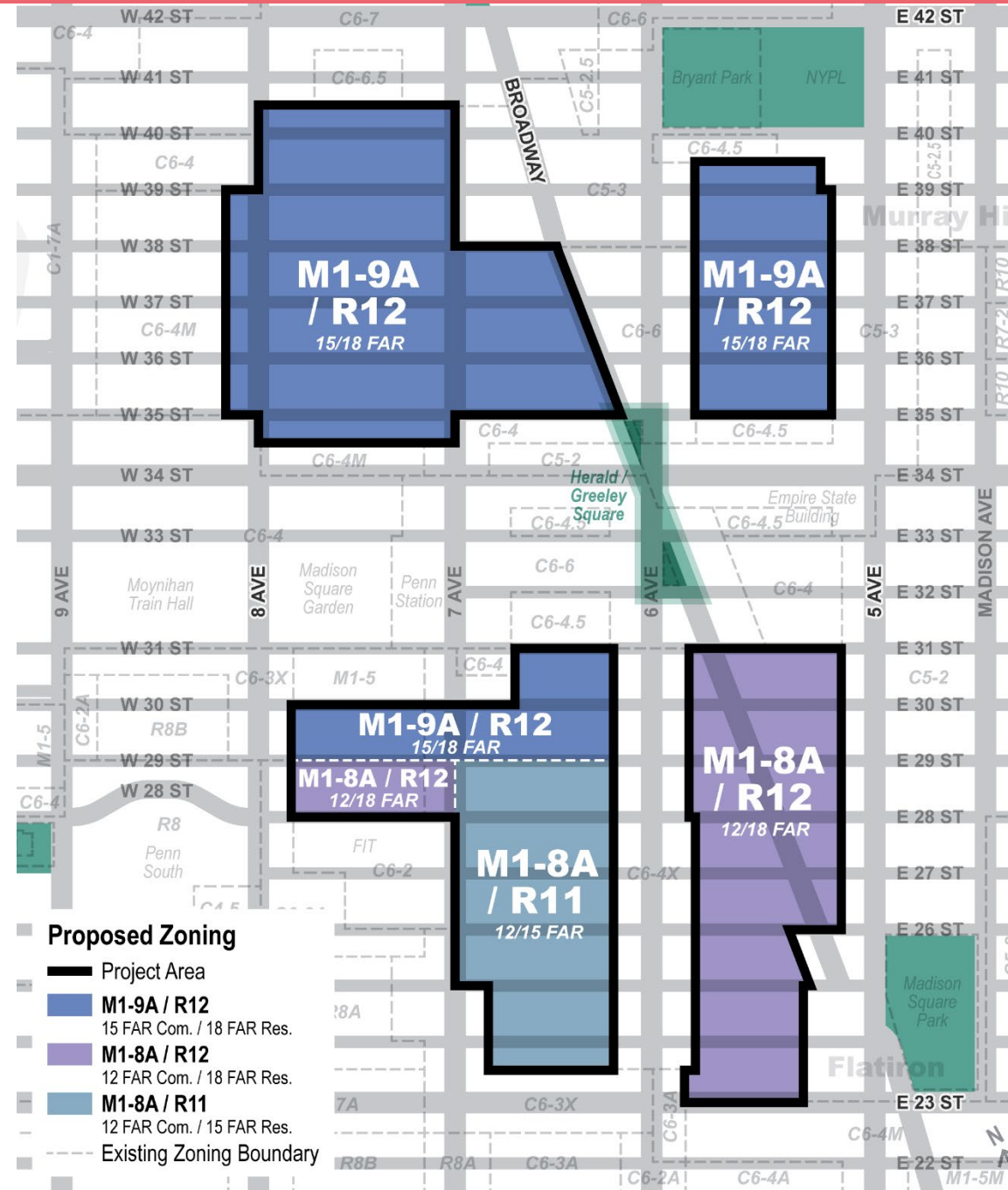


Proposed Zoning

Zoning Map Amendment Zoning Text Amendment

- **Map paired manufacturing / residential districts** to support dynamic mix of housing, commercial, manufacturing, and community facility uses
- **Establish Special Midtown South Mixed-Use District (MSX)** to shape building form and incentivize public realm improvements
- Designate **Mandatory Inclusionary Housing (MIH) Area** to require permanently income-restricted affordable housing in Midtown for the first time

- **9,700 new homes**
- **Up to 2,900 permanent income-restricted homes**



MSMX uses new zoning districts that make sense in Midtown South

For decades, the FAR cap restricted housing density in NYC, reducing production & making our housing crisis worse.

Thanks to advocacy from elected official and housing advocates, Albany repealed the cap in 2024.

With the cap lifted, *City of Yes* created new, high-density R11 & R12 districts that:

- ✓ have FARs of 15 & 18
- ✓ require Mandatory Inclusionary Housing
- ✓ fit perfectly a central area like Midtown South with good access to jobs & transit.



Manhattan Borough President Mark Levine, Council Members Erik Bottcher and Shaun Abreu join housing advocates to call for the lifting of the 12 FAR cap (March 20th, 2024).

MSX Bulk Requirements

Zoning Text Amendment

Create Special Midtown South Mixed-Use District to **reinforce loft character** and create **safe and vibrant streets**

MSX-wide Base Height

Minimum 60' (~ 6 stories)

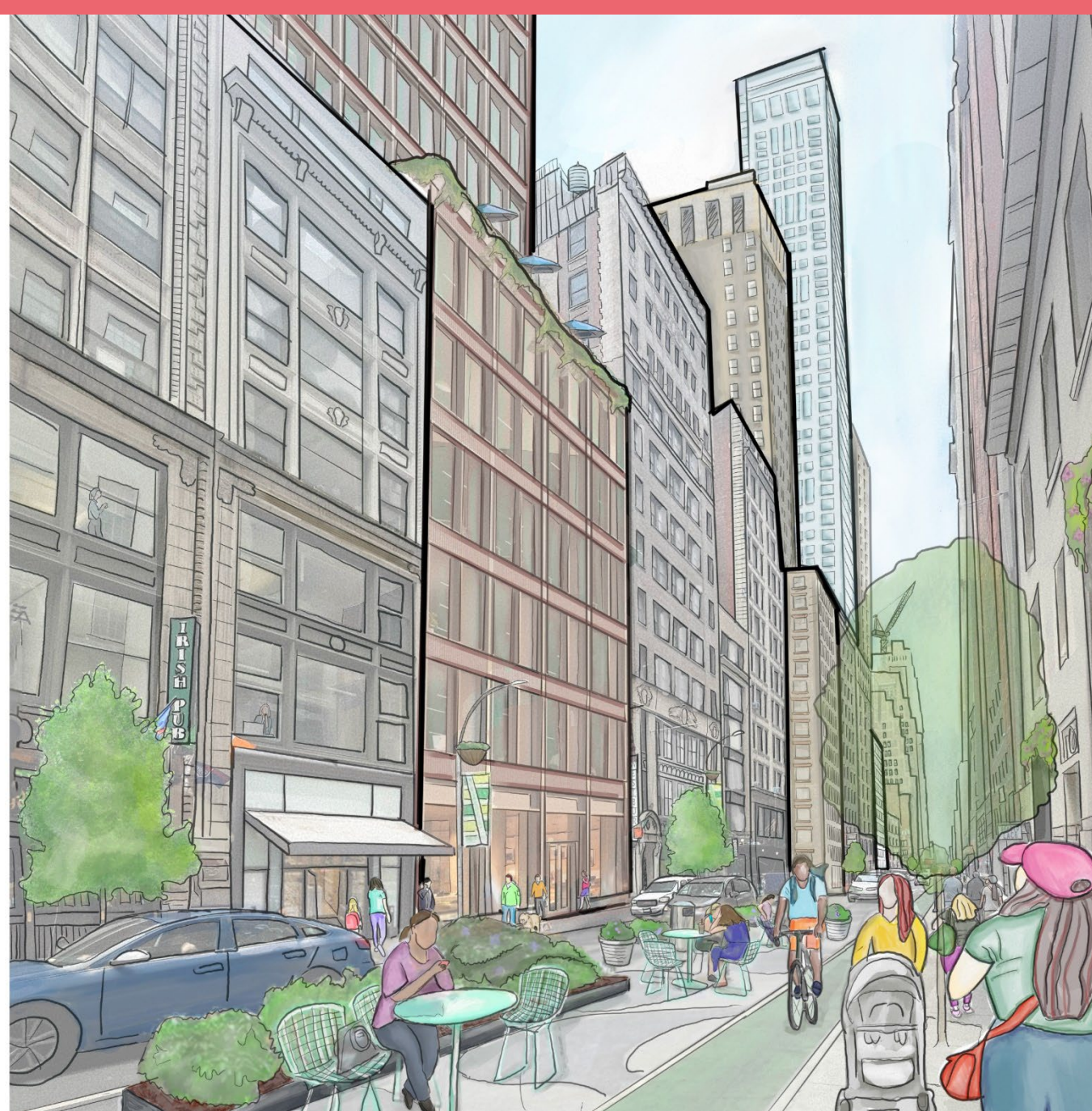
Maximum 155' (~ 15 stories)

Flexibility Match neighboring

MSX-wide Street Wall

First Story 100% within 8' of the street line

Up to Min. Base 70% within 8' of the street line



Other Regulations

Zoning Map Amendment

Zoning Text Amendment

- **ZFA Exemption for Public School**
up to 150,000 sf of public school on qualifying sites
- **Covered Pedestrian Space Bonus**
Special permit FAR bonus up to 20%
- **Transit Bonus**
Extend transit bonus applicability from 500 feet to 1,500 feet from mass transit stations
- **Retail Stores**
Remove 10,000 sq ft limit on retail
- **Minimum Distance between Buildings**
8' to provide additional site planning flexibility for large/constrained lots
- **Split Lots with Historic Landmarks**
Allow floor area to be freely distributed on split zoning lots
- **Signage**
Prohibit flashing illuminated signs
- **Tier B and Tier C Frontages**
Promote active streetscapes
- **Changes to Special District Boundaries**
Garment Center, Hudson Yards, Midtown

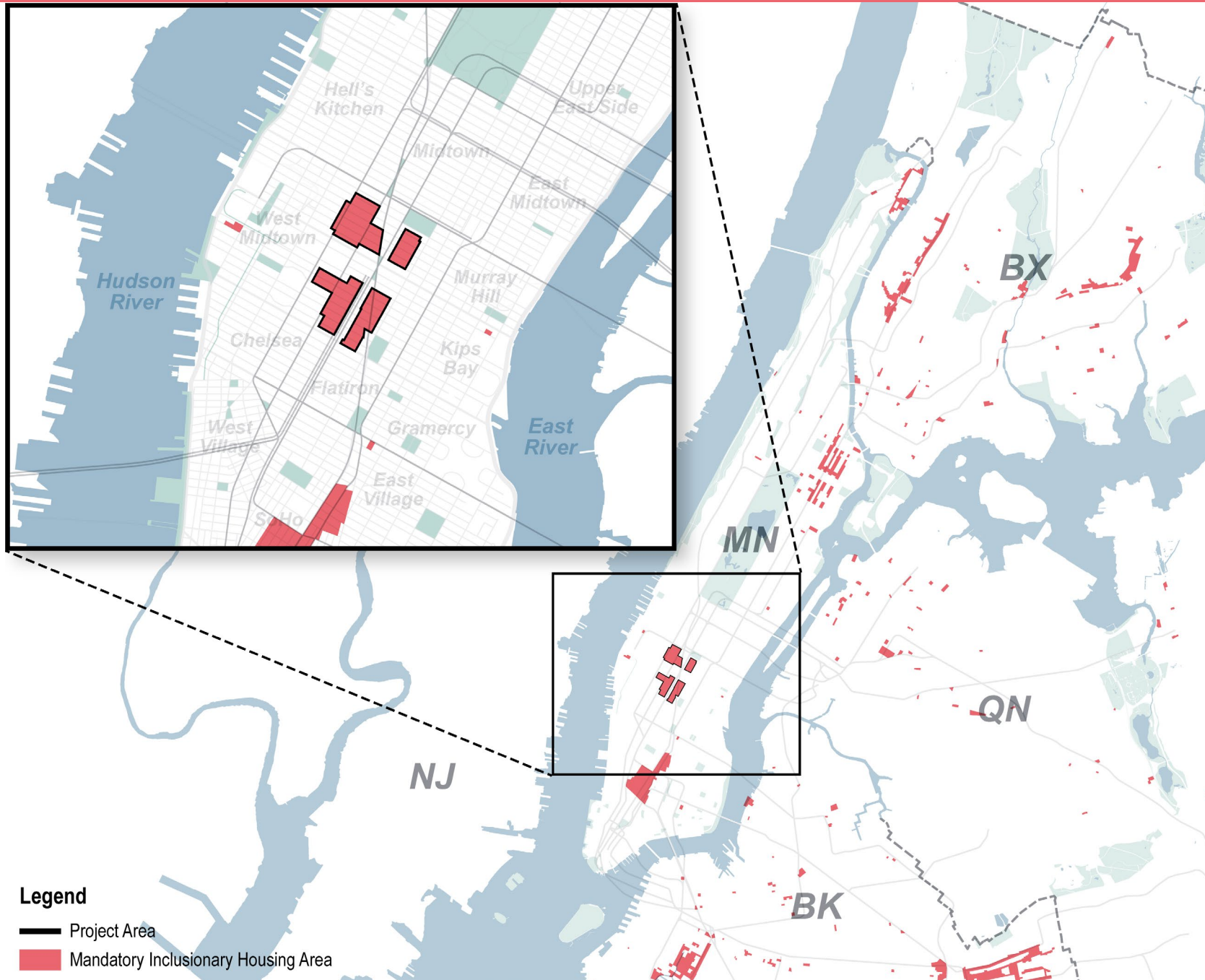
Mandatory Inclusionary Housing

Zoning Map Amendment

Zoning Text Amendment

- Map Mandatory Inclusionary Housing (MIH) with Options 1, 2 and 3 (F/K/A the Deep Affordability Option)
- Create up to **2,900 permanently income-restricted homes**

This would be the **first time ever** that MIH is mapped in Midtown





Public Review

Recommendations

- Community Board 5

Favorable with Conditions

33 in favor | 0 against | 1 abstaining

- Community Board 4

Unfavorable with Conditions

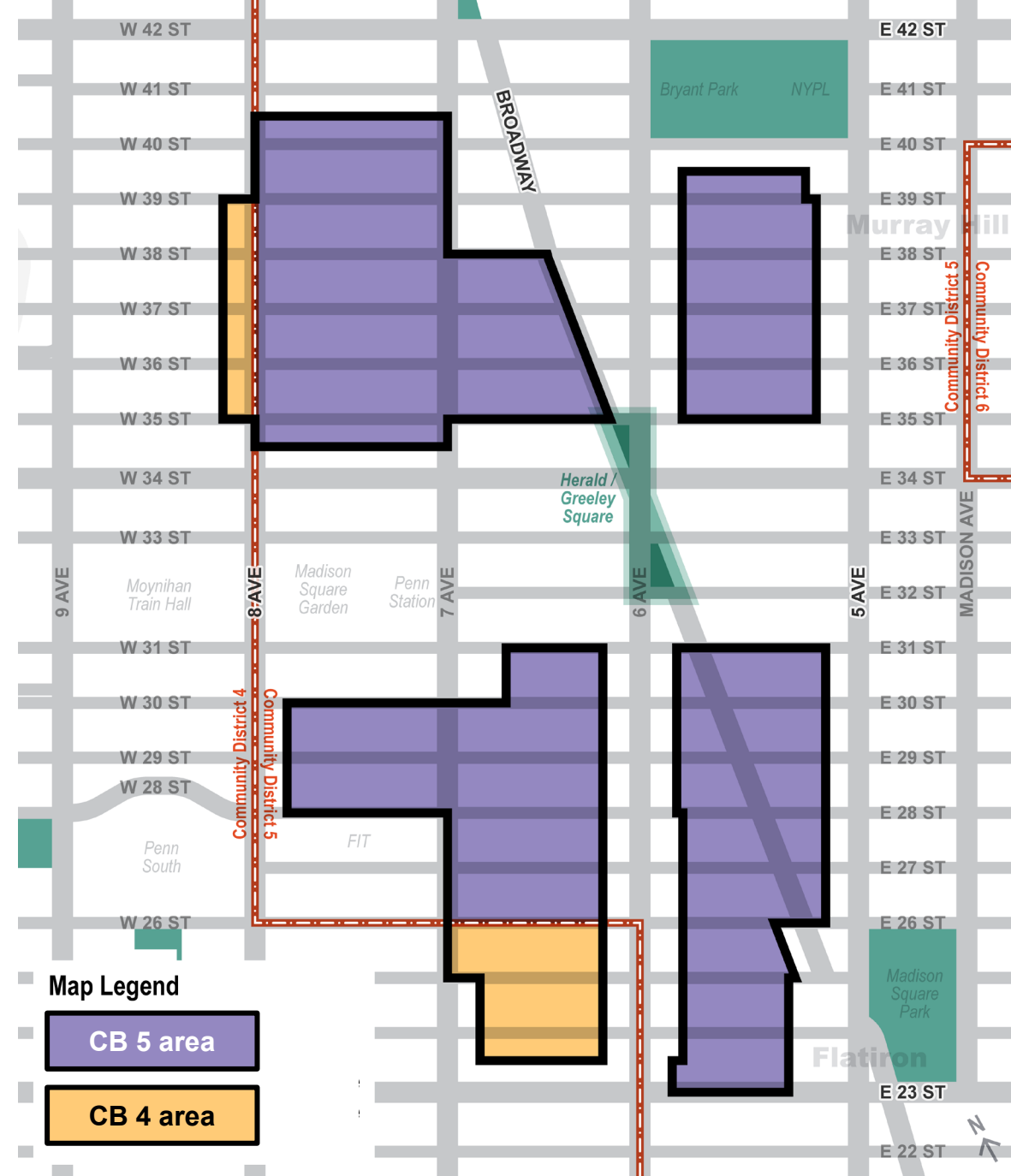
36 in favor | 4 against | 2 abstaining

- Borough Board

Favorable with Conditions

- Borough President

Favorable with Conditions



CPC Modifications

CPC Modification

Issue: Difficult/impossible for some sites with existing landmarked buildings to comply with strong MSMX urban design requirements

Modification: Allow additional site planning flexibility for buildings adjacent to landmarks

CPC Modification

Issue: Removal of one block from Theater Subdistrict for incorporation into MSMX

Modification: Continue to allow TDR from listed Broadway Theaters on the block in MSMX



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Summary

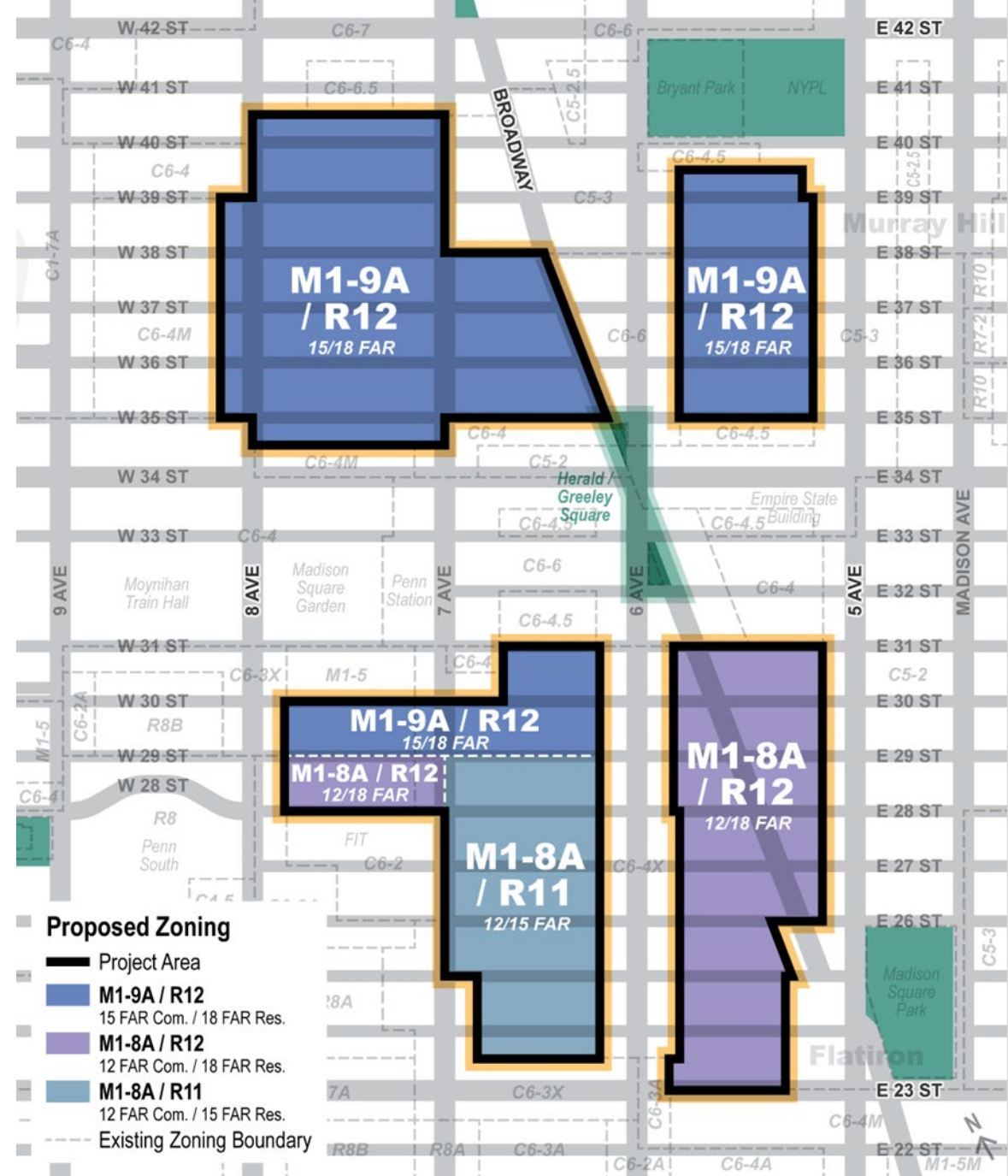
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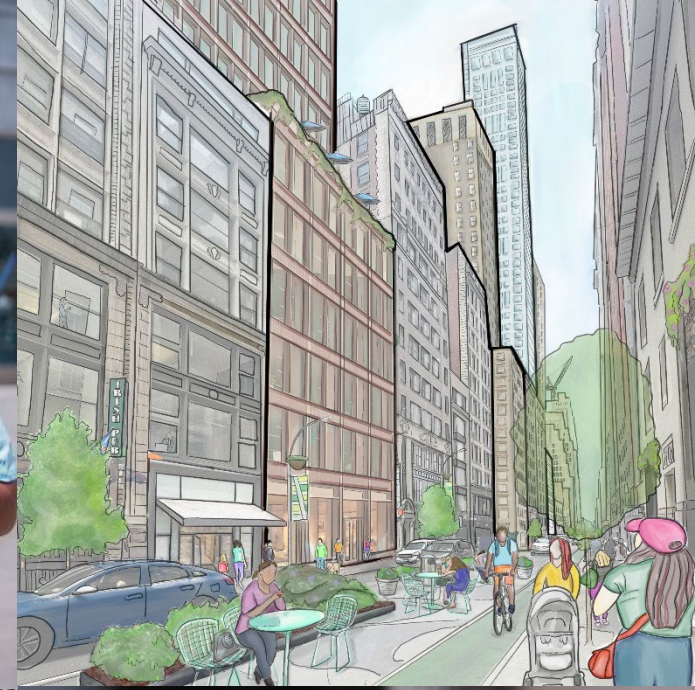
Together, actions can deliver ~9,700 new homes, up to 2,900 of which would be permanently income restricted



Conclusion

A win-win for Midtown South and New Yorkers

- With exceptional access to transit, jobs and amenities, and an already dense built environment, Midtown South is the **perfect place to add more housing**.
- MSMX will **help Midtown South continue to thrive** and **give New Yorkers more housing options** during a historic housing crisis.



Thank You!

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