

April 2016

## **SoHo Broadway Zoning Resources RFP**

The SoHo Broadway Initiative is the not-for-profit that manages the business improvement district (the “District”) for SoHo’s Broadway (Houston to Canal). The Initiative seeks to hire a consultant to develop a guidebook on the M1-5B zoning found within the the District and to use publicly available data to develop a land use profile of the district.

The guidebook should address the permissible as-of-right land uses, the processes to convert manufacturing space to non-manufacturing uses including: office, joint live work quarters for artists (“JLWQA”), residential and retail space. In addition, the guidebook should address: (1) the Artist in Residence rules, (2) “Loft Law” protected units, (3) grand-fathering of uses, and (4) restrictions on retail spaces including retail use, size and other retail restrictions that apply within the District. The guidebook will serve as a resource for the Initiative’s board members and by members of the SoHo Broadway community.

The land use profile should use publicly available data to provide a break down in square footage terms of the various uses found within the District, including but not limited to: Manufacturing, Residential, JLQWA, Office, Retail and other uses found in the District and categorized by the City. The Initiative will liaise with the City to acquire current land use data and provide intern staff time to provide limited research in support of this element of the project.

**Proposals:** The Initiative is budgeting approximately \$15,000 for this project and anticipates completing this project by the end of the summer or early fall of 2016. Anyone interested in being considered for this project should submit a written proposal addressed to: Mark Dicus, Executive Director, SoHo Broadway Initiative, 594 Broadway, Suite 311, New York, NY 10012. Proposals should be submitted via electronic email to [mdicus@sohobroadway.org](mailto:mdicus@sohobroadway.org).

**DEADLINE:** Proposals must be received by 5:00pm on Monday, May 2, 2016. Proposals received after the deadline may not be considered.