

**October 31, 2022**

## **Garment District Alliance | Soft Site Analysis**

“Soft sites” are sites where development can be expected to occur in the medium term if residential use were to be allowed. The soft sites identified are located within the Special Garment Center District and in the M1-6 Zone between 5<sup>th</sup> and 6<sup>th</sup> Avenue, as these are the two areas where zoning changes are recommended.

The data source used for this analysis is NYC Department of Planning PLUTO 22v2, where information regarding built Floor Area Ratio (FAR), land use, and ownership was utilized to identify potential soft sites. The PLUTO data was supplemented with a site visit to assess existing conditions of the preliminarily identified soft sites.

### *Methodology*

The first step was identifying buildings that are not considered “soft”, as follows:

- Buildings that are occupied by an institutional use or utility company (e.g., Police Department, Verizon) are not included.
- Individually landmarked buildings are not included.
- Hotel buildings are not included.
- Religious buildings such as the Holy Innocent Catholic Church are not included.

The second step was identifying soft sites that are more likely to be developed because they have development capacity left. Specifically, as a general guidance, sites with a built FAR of 2 or less were considered “prime soft sites”), while sites with a built FAR between 2 and 4 were identified as “secondary soft sites”.

The last step was conducting a site visit to check whether the identified soft sites appeared to be apt for redevelopment. During the site visit, the list of potential soft sites (“prime” and “secondary”) was refined based on site observations. For instance, properties with an FAR between 2 and 3 that are fully or partially vacant are more likely to be redeveloped and consequently are identified as “prime soft sites”, while properties that are fully occupied and well-maintained are less likely to be redeveloped in the near future.