

**DISTRICT PLAN FOR THE
SOHO
BUSINESS IMPROVEMENT DISTRICT**

In

The City of New York
Borough of Manhattan

Prepared pursuant to

Section 25-405(a) of Chapter 4 of Title 25
of the Administrative Code of the City of New York

CITY OF NEW YORK

Received by Central Intake on October 26, 2010

DEPARTMENT OF
CITY PLANNING



N110128BDM

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PURPOSE

The purpose of the proposed SoHo BID is:

- to foster a unique, vibrant, mixed-use district with enhanced maintenance and public safety, effective advocacy and administration, technical and professional services for its members, and strategic capital improvements.

Furthermore, the SoHo BID is dedicated to:

- the promotion and support of the artistic, architectural, cultural, and historical links and landmarks that contribute to the identity and character of the District and the SoHo community at large;
- the enhancement of the quality of life and the recognition of the diverse experiences of all who live, work and visit within the District;
- encouraging members of the District to be “good neighbors”, making “mixed-use” work for everyone, and to benefit from the inclusive representation inherent in the BID organization as neighborhood type issues will require striking a reasonable balance between residential and commercial interests.

Lastly, it is anticipated that the first Board of Directors will choose an appropriate name in place of the generic “SoHo Business Improvement District.”

INTRODUCTION

This District Plan describes the proposed SoHo Business Improvement District, its guiding principles, the sources of funding, the first year budget and budget allocations, as well as the general guidelines pursuant to local and state law.

I. MAP OF THE DISTRICT

Geographically, the proposed **SoHo Business Improvement District** (the “District”) is located in Lower Manhattan (zip codes 10012 & 10013) and is comprised of an area of approximately 12 block-fronts, or approximately 280 taxlots. The District is broadly defined by the east and west side of Broadway from the north side of Canal Street to the south side of East Houston. The District is further defined and delineated on the map annexed hereto as **Exhibit I**.

Mayor Michael R. Bloomberg, by a resolution dated October 12, 2010, a copy of which is annexed hereto as **Exhibit II**, has approved preparation of the this plan (the “Plan”) pursuant to authority granted by Chapter 4 of Title 25 of the Administrative Code of the City of New York (the “Law”) for the District.

II. PRESENT USES OF DISTRICT PROPERTY AND DISTRICT PROFILE

A. Area Profile

The District, located within the SoHo neighborhood, generally contains five- to twelve-story loft buildings, many with upper floor commercial uses ranging from small service-oriented firms to art galleries to large companies such as Scholastic Corporation who occupies a full building and leases additional space throughout the District. Many loft buildings have upper floors that were converted to Joint-Live-Work-Quarters-for-Artists (JLWQAs), while new developments have introduced residential condominium units to the District. Ground floor retail establishments occupy most of the District's properties. The history of the SoHo neighborhood summarized below represents an effort to meet the challenges associated with balancing the area's industrial past and its vibrant, mixed-use present and future.

The District reflects the M1-5B zoning designation and the SoHo–Cast Iron Historic District designated by the NYC Landmarks Commission in August 1973. Many of the structures within the SoHo-Cast Iron Historic District were built in the post Civil War era as store and loft buildings which were occupied by a variety of commercial establishments into the early 20th century. A major change in occupancy occurred after

World War Two, as textile firms began to relocate, and printing firms and storage uses moved into the large SoHo buildings. By the 1960s, many artists established studio space and living quarters in the loft buildings. An arts community developed and was in full swing through the mid-1990s. As early as the 1970s, the trend towards increasing rents and real estate values as well as new residential developments had begun to take place. Today, the District still maintains the essence of its early industrial history, and its reputation as a creative center, even as it continues to evolve into one of the City's most attractive and popular residential neighborhoods and shopping destinations, as well as attracting a wide range of creative professionals seeking office space in commercial loft buildings. The District is located within Manhattan Community Board 2, and the area is represented by a New York City Council member from District 1. The area is also represented by the public officials associated with the US Senate, the US Congressional District #8, the New York State Assembly Districts #66 and the NYS Senate Districts #25. Additionally, the NYPD Precincts #1 & #5 covers the District. (See Exhibit III).

B. Commercial Office and Retail Use

There are over 130 retail uses within the District, of which approximately 65% are apparel and accessories type stores with the remaining storefronts occupied by a mix of personal services, general merchandise, health and beauty, and food stores as well as a limited number of eating and drinking establishments. The commercial buildings within the District provide office space for over 800 companies.

C. Not-For-Profit & Public

The District contains one, publicly-owned parcel. It is a triangular-shaped parcel at the southeast corner of Broadway and East Houston Street. The NYC Transit Authority has jurisdiction over the property.

D. Residential Use

Located within a M1-5B zoning designation, allowing light manufacturing and most commercial uses "as-of-right", the presence of loft and JMWQA residential units, has created a more mixed-use character in the District and SoHo overall. The City Planning Commission reports that the District contains almost 400 residential units, represented by 146 residential condominium units, 14 mixed-use cooperative buildings, and the balance contained within the various rental properties throughout the District.

E. Transportation Access

The District is directly served by subway and bus transportation along Broadway. The MTA bus line M5 has several stops along Broadway and the "Broadway Local- R" subway has stations Prince Street and then at Canal Street. The Broadway-Lafayette station for the B, D, and F subway lines provide one-stop access to the A,C, and E subway lines and the Lexington #6 subway stations are located just beyond the District.

III. PROPOSED SERVICES

A. Description of Services

The services to be provided pursuant to this Plan (the "Services") may include any services required for the enjoyment and protection of the public, and the promotion and enhancement of the District. The Services will supplement the municipal services that are provided by the City to the District, and shall not take the place of services provided by the City on a city wide basis. The Services shall be performed under the direction of the SoHo District Management Association (hereafter, the "DMA"). The Services shall include, but not be limited to, the following:

1. Sanitation and Snow Removal

Sanitation and snow removal may include, but shall not be limited to, the sweeping and cleaning of sidewalks and curbs, maintenance of trash receptacles, graffiti removal, maintenance of street furniture and management of news boxes, as well as snow removal at street corners within the District. Sanitation services will be performed with the cooperation of the NYC Department of Sanitation.

2. Pedestrian/Public Safety Services

Public Safety services are intended to focus on the pedestrian areas and to develop solutions to manage the sidewalk congestion and to mitigate the impact of street vending due to the District's emergence as a major retailing destination. Services may include, but shall not be limited to, unarmed patrol of the District or designated to specific areas of concern, utilizing a licensed and bonded company which would provide public safety services under a contract with the SoHo DMA and work in conjunction with the local NYPD Precinct. The public safety officers would be the "eyes and ears" of the District for all types of activities, including the monitoring of street vending to ensure enforcement of existing regulations by the proper authorities, and to project a positive image of the District by providing information and assistance as well as maintaining a safe and secure environment for all who experience the District.

3. Advocacy, General & Administration

The BID will act as advocate on behalf of the stakeholders of the District to government agencies and elected public officials. The administration of the District shall be by salaried staff which may include, but not be limited to: Executive Director, Project Manager and any other special staff and/or consultants that the Board of Directors may deem necessary from time to time, such as communications professionals, and others with specialized technical knowledge and abilities. Administrative costs may also include office-related expenses such as rent, telephone, insurance, supplies, fringe benefits and other ordinary, necessary, and reasonable services and supplies.

4. Additional Services

Subject to any approvals and controls that may be required by any City agency having jurisdiction thereof and in addition to the approval of the Board of Directors of the District Management Association (DMA), in subsequent years, the District may provide such additional services as are permitted by law.

B. Implementation

1. It is anticipated that the District Management Association will commence most services during the first Contract Year (hereafter defined).

C. General Provisions

1. All Services shall be in addition to (and not in substitution for) required and customary municipal services provided by The City of New York (the "City") on a city-wide basis.
2. All Services need not be performed in every Contract Year.
3. The staff and/or subcontractors of the District Management Association may render such administrative services as are needed to support performance of the Services.
4. In the event that in any given Contract Year, the sources of funding (as same are described in Section V of this Plan) do not in the aggregate produce revenues equal to the Total Annual Budget Amount (hereafter defined) for such Contract Year, the District Management Association may, subject to the Contract (hereafter defined), forego providing one or more or all Services in order to have revenues sufficient to pay the debt service (if any) required in the Budget (hereafter defined) for such Contract Year.

IV. PROPOSED IMPROVEMENTS

A. Description of Improvements

The improvements (the "Improvements") to be provided pursuant to this Plan may include, but are not limited to, the following, provided that any Improvements that require review and approval by an appropriate City agency shall be submitted to that City agency and to the affected Community Board(s) prior to undertaking any Improvement.

1. Street and sidewalk amenities to identify and enhance and beautify the District as well as improve pedestrian circulation and safety, including, but not limited to:
 - a) Street identification and way-finding signs
 - b) Recognition of historic links and landmarks.

2. Capital Improvement Projects

Capital improvement projects, may include but are not limited to, storefront and or façade improvement projects that address issues of signage, pedestrian area lighting, among others. When necessary, the BID will assist and act as a liaison to governmental agencies that have jurisdiction, particularly NYC Landmarks Commission, as the SoHo BID area properties are located within the SoHo-Cast Iron Historic District. Capital improvement projects may also include, but not be limited to physical streetscape improvements or amenities within the District that identify, enhance and beautify the District.

B. Implementation Schedule

The Improvements may be implemented on an as-needed basis.

C. General Provisions

1. All Improvements shall be in addition to and not in substitution for required and customary municipal improvements provided by the City on a city-wide basis, benchmarks for which are presently being studied and recorded.
2. The staff and/or sub-contractors of the District Management Association may render such administrative services as are needed to support construction and installation of the Improvements.

V. PROPOSED SOURCES OF FUNDING

A. Sources of Funding: General

The proposed sources of funding are for all (i) Services and Improvements, (ii) proceeds derived from indebtedness permitted pursuant to paragraph D herein below, and (iii) administrative costs necessary to support the program contemplated under this Plan, and (iv) Improvements, shall be the sources of funding described in paragraphs B through F (inclusive). Subject to requirements of law, the SoHo District Management Association may apply all monies derived from the sources of funding permitted herein toward funding any expenditure permitted under this Plan.

B. Sources of Funding: Assessments

The District Management Association may enter into Contract (hereinafter defined) with the City for the purpose of having the City levy and collect, and then disburse to the District Management Association, assessments with respect to the Benefited Properties (hereafter defined, in exchange for the rendering of Services and Improvements by the District Management Association. A list of the Benefited Properties is attached hereto as Exhibit IV. Such assessments, as described in paragraphs 1, 2, and 3 herein below, shall be defined as "Assessments".

1. General

To defray the cost of Services and Improvements in the District, all real property in the District shall be assessed in proportion to the benefit such property receives from the Services and Improvements. Each property will be assessed an amount determined by the District Management Association, that when totaled together with the amounts for other properties in the District, shall yield an amount sufficient to meet its annual budget. Each individual assessment shall be calculated pursuant to the assessment formula set forth below times the percentage for the type of property in question.

All taxable real property within the District, except any site and building thereon devoted to entirely residential use, will be assessed each fiscal year according to a assessment formula that is based on a Flat Rate, Broadway Front Footage rate, side Street Front Footage (where applicable), and an Assessed Value rate for each BID Class.

2. Classes of Properties

Class A –Commercial Use

All properties with wholly or partial commercial use, except for cooperative and condominium properties, shall constitute Class A properties. Class A properties shall be assessed based on a BID Assessment Formula equal to: [Base Rate + (Property Front Footage * Front Footage Rate) + (Property Side Street Footage * Side Street Frontage Rate) + (Property Assessed Value * Assessed Value Rate)].

Class ACG –Commercial Condo- Ground Floor Unit

All ground floor commercial condominium units as defined by the property condominium plan shall constitute Class ACG properties. Class ACG properties shall be assessed based on a BID Assessment Formula equal to: [Base Fee + (Property Front Footage * Front Footage Rate) + (Property Side Street Footage * Side Street Frontage Rate) + (Property Assessed Value * Assessed Value Rate)].

Class B –Commercial Condo Use – Upper Floor or Below Grade Unit

All upper floor and below grade commercial condominium units as defined by the property condominium plan shall constitute Class B properties. Class B properties shall be assessed based on a BID Assessment Formula equal to: [Base Fee + (Property Assessed Value * Assessed Value Rate)].

Class C – Privately-Held Vacant Land

All privately-held, unimproved (vacant land) properties shall constitute Class C properties. Class C properties shall be assessed based on a BID Assessment Formula equal to: [Base Fee + (Property Front Footage * Front Footage Rate) + (Property Side Street Footage * Side Street Frontage Rate) + (Property Assessed Value * Assessed Value Rate)].

Class D – Tax Exempt and Publicly-owned

All properties with designated as “tax-exempted” by the NYC Department of Finance will be exempt from the assessment and constitute Class D properties.

Class E – Residential Condominiums and Cooperatives

All properties that are residential condominium units and all cooperative buildings shall constitute Class E properties. These properties are to be assessed at a total sum of \$1.00 per year.

3. Limitation on Assessment

The amounts, exclusive of debt service, assessed and levied in a given year against the Benefited Properties as Assessments may not exceed 20% of the total general City taxes levied in that year against the Benefited Properties.

4. Specific Formula

All properties as classified in the most recent New York City tax rolls and as described in BID Classes will be assessed based on the formula specified above for each BID Class. However, in order to reflect the relationship among the many variables (ie, Total Budget, Base Fee, Front Footage, Side Street footage , Assessed Value, BID Class), the following defines how each rate is determined.

Base Fee: Base fee is defined as a flat annual fee of \$250. The flat fee is assigned to all BID Classes, except for BID Classes D & E.

Front Footage (FF) Rate: The front footage rate is assigned to all BID Classes, except for BID Classes B, D & E. This rate is the result of the following calculation:

$$\frac{[(\text{TOTAL ANNUAL BUDGET} - \text{Class A Base Fee Sum} - \text{Class ACG Base Fee Sum} - \text{Class B Base Fee Sum} - \text{Class C Base Fee Sum} - \text{Class E Base Fee Total}) * 40\%]}{}$$

$$[\text{Class A FF} + (40\% * \text{Class A SSF}) + \text{Class ACG FF} + (40\% * \text{Class ACG SSF}) + \text{Class C FF} + (40\% * \text{Class C SSF})]$$

Side Street Footage (SSF) Rate: The Side Street Footage rate assigned to all BID Classes, except for BID Classes B, D & E. This rate represents 40% of the Front Footage Rate as calculated above.

Assessed Value (AV) Rate for BID Classes A, ACG, B & C: The Assessed Value rate assigned to all BID Classes, except for BID Classes C, D & E. The assessed value rate calculated for BID Classes A, ACG, & B as follows:

$$\frac{[(\text{TOTAL ANNUAL BUDGET} - \text{Class A Base Fee Sum} - \text{Class ACG Base Fee Sum} - \text{Class B Base Fee Sum} - \text{Class C Base Fee Sum} - \text{Class E Base Fee Total}) * 60\%]}{[\text{Class A AV} + \text{Class ACG AV} + \text{Class B AV}]}$$

C. Source of Funding: Grants and Donations

The District Management Association may accept grants and donations from private institutions, the City, other public entities or individuals and other not-for-profit organizations.

D. Source of Funding: Borrowings

1. Subject to subparagraphs 2 and 3 immediately hereinbelow, the District Management Association may borrow money from private lending institutions, the City, other public entities or [individuals] for the purpose of funding operations, or financing the cost of improvements.
2. The use of monies received by the District Management Association from the City or from any other public entity, whether in the form of a grant or as proceeds from a loan, shall be subject to (i) all statutory requirements applicable to the expenditures and use of such monies, and (ii) any contractual requirements imposed by the City (whether pursuant to the Contract or otherwise) or by any other public entity, as the case may be.
3. Any loan which the District Management Association may enter into as a borrower shall be subject to Section VI of this Plan.

E. Source of Funding: Charges for User Rights

Subject to the approval and control of the appropriate City agency, the District Management Association may, in accordance with Section IX of this Plan, impose charges as consideration for the sub-granting or sub-licensing of user rights (hereafter defined) as such charges and user rights are described in Section IX of the Plan.

F. Source of Funding: Other

The District Management Association may derive revenues from any other sources of funding not heretofore mentioned and which are permitted by law.

G. Assignment of Funding

The District Management Association may assign revenues from the sources of funding described in paragraphs B, C, D, E, and F of this Section V for the purpose of securing loans which the District Management Association obtains pursuant to paragraph D of this Section V, provided, however, such assignments are subject to the requirements of Section V of this Plan.

VI. PROPOSED EXPENDITURES: ANNUAL BUDGET

A. Total Annual Expenditures and Maximum Cost of Improvements

The total amount proposed to be expended by the District Management Association for Improvements, if any, Services and operations for the First Contract Year is \$550,000, as more fully set forth in Subsection B of this Section VI.

The total amount proposed to be expended by the District Management Association for any subsequent Contract year, shall not be greater than the aggregate amount of all the monies which the District Management Association may collect for the Contract Year in question from all funding sources permitted under Section V of the Plan.

During the existence of the BID, the maximum cost of improvements, if any, will not exceed \$5,000,000.

B. Annual Budget

1. First Year Budget – It is anticipated that the budget of proposed expenditures to be made during the first Contract year is as follows:

a. **Services**

Sanitation and Snow Removal	\$ 200,000
Pedestrian/Public Safety	\$ 150,000
Advocacy, General and Administrative	\$ 200,000

TOTAL FIRST CONTRACT YEAR BUDGET **\$ 550,000**

2. **Subsequent Budgets**

The District Management Association shall establish for each Contract Year after the first contract Year, a proposed budget of expenditures. Such proposed budgets shall (with respect to the Contract Years to which they respectively apply): (i) reasonably itemize the purpose for which monies are proposed to be expended by the District Management Association; (ii) specify the amount, if any, proposed to be expended by the District Management Association for debt service; and (iii) set forth the total amount proposed to be expended (the "Total Annual Budget Amount"). A proposed budget, whether for the First Contract Year or for subsequent Contract Year, shall be referred to as "Budget".

C. General Provisions

1. The District Management Association shall make no expenditures other than in accordance with and pursuant to: (i) a Budget for which a Total Annual Budget amount has been approved by the City and the Board of Directors of the District Management Association, (ii) any provisions in the

Contract providing for the satisfaction of outstanding obligations of the District Management Association; or (iii) any provisions in the Contract providing for the expenditure of amounts provided in the Budget for, but expended in, a previous Contract Year.

2. The Total Annual Budget Amount shall not exceed the maximum total and annual amount which the District Management Association may expend for the Contract Year in question pursuant to Paragraph A of this Section VI.
3. The Total Annual Budget Amount shall not be less than the amount needed to satisfy the District Management Association's debt service obligations for the Contract Year in question.
4. Subject to the District Management Association's need to satisfy its debt service obligations for the Contract Year in question, the District Management Association may revise the itemizations within any Budget.
5. In the event that in any given Contract Year the sources of funding do not in the aggregate produce revenues equal to the Total Annual Budget Amount for such Contract Year, the District Management Association may, subject to the Contract, forego some or all of the non-debt service expenditures as are provided for in the Budget in question in order to have revenues sufficient to pay the debt service provided for in such Budget.

VII. BENEFITED PROPERTIES

The providing of Services and Improvements shall benefit all properties within the District (the "Benefited Properties"). The Benefited Properties are described, in the alternative, by the following: the District Map or the tax block and lots indicated in **Exhibit IV** hereto.

VIII. DISTRICT MANAGEMENT ASSOCIATION

The District Management Association, a not-for-profit corporation incorporated under Section 402 of the New York State Not-For-Profit Corporation law and is named the SoHo Business Improvement District Management Association and has been established as the SoHo District Management Association, Inc. The corporation is organized for the purpose of executing the responsibilities of a District Management Association as set forth in the Law. Furthermore, the District Management Association will carry out the activities prescribed in the Plan and will promote and support the District.

The District Management Association is organized exclusively for charitable and educational purposes as specified in Section 501 c (3) of the Internal Revenue code of 1986, as amended.

The District Management Association will have four classes of voting membership and one class of non-voting membership. The voting classes are composed of (i) owners of record of real property located within the District; (ii) commercial tenants leasing space within the District; (iii) residential tenants, including proprietary leases, leasing space within the District, if any, and (iv) elected public officials.

The non-voting class shall include community board representatives, and may include others with an interest in the welfare of the District. Each voting class will elect members to the Board of Directors in the manner prescribed by the by-laws of the District Management Association.

The Board of Directors of the District Management Association includes the representatives of owners of record of real property within the District (which shall constitute a majority of the Board), the representatives of both commercial and residential tenants (including proprietary leases) leasing space in the buildings within the District, and one member appointed by each of the following public officials: the Mayor of the City; the Comptroller of the City, the Borough President of the Manhattan and the City Council member representing the District, or if more than one City Council member represents portions of the District, then by the Speaker of the City Council.

IX. USER RIGHTS

A. User Rights: General

The District Management Association may undertake or permit commercial activities or other private uses of the streets or other parts of the District in which the City has any real property interest (the "User Rights"), provided, however, that the User Rights to be so undertaken or permitted by the District Management Association shall have been: (i) set forth in this Plan or authorized for licensing or granting by the City council, and/or (ii) licensed or granted to the District Management Association by the City, pursuant to the contract and/or (iii) authorized by the appropriate City agency having jurisdiction thereof. Once so granted or licensed, the User Right(s) in question shall be undertaken or permitted by the District Management Association in such a manner as to conform to the requirements, if any, set forth in this Plan, or the aforesaid Local Law with respect to User Right(s), and conform to the requirements authorized by the appropriate City agency having jurisdiction thereof. Such requirements may include but shall not be limited to: (i) requirements as to what consideration the District Management Association shall pay to the City for the grant and/or license in question; (ii) requirements as to whether and how the District Management Association may permit other persons to undertake the User

by the appropriate City agency having jurisdiction thereof. Such requirements may include but shall not be limited to: (i) requirements as to what consideration the District Management Association shall pay to the City for the grant and/or license in question; (ii) requirements as to whether and how the District Management Association may permit other persons to undertake the User Right(s) in question pursuant to a sub-grant or sub-license; (iii) requirements as to what charges the District Management Association may impose upon other persons as consideration for such sub-grant or sub-license; and (iv) requirements as to the general regulation of the User Right(s) by whomsoever undertaken.

B. User Rights: Proposed

Subject to the approval of the appropriate City agency and/or subject to any requirements set forth by the City, the District Management Association may undertake or permit the following User Rights, subject to the requirements set forth in the Contract: (1) information kiosks, and (2) City contracted newsstands.

3. The District Management Association shall let any sub-contracts that it intends to enter into in connection with providing the Services and Improvements.

XI. GLOSSARY OF TERMS

TERM	SECTION LOCATION OF DEFINITION
Assessments	V (B)
Budgets	VI (B)
City	I
Contract	X
Contract Year	X (1)
District	I
District Management Association	VIII
District Map	I
Improvements	IV
Services	III
Total Annual Budget	VI (B)
User Rights	IX

EXHIBIT I

PROPOSED SOHO BID
DISTRICT MAP
(BOUNDARY AND BENEFITED PROPERTIES)



EXHIBIT II

PLAN PREPARATION AUTHORIZATION



THE CITY OF NEW YORK
OFFICE OF THE MAYOR
NEW YORK, N.Y. 10007

October 12, 2010

Mr. Robert W. Walsh
Commissioner
Department of Small Business Services
Third Floor
110 William Street
New York, NY 10038-3901

Dear Commissioner Walsh:

Pursuant to Section 25-405(a) of the Administrative Code of the City of New York, I hereby authorize the preparation of a district plan for the establishment of the SoHo Business Improvement District, located in the Borough of Manhattan. The proposed SoHo Business Improvement District is bounded generally as follows:

BID Boundaries: Properties on both sides of Broadway from the north side of Canal Street to the south side of East Houston Street.

Sponsor Organization: SoHo BID Steering Committee

The Department of Small Business Services shall prepare the District Plan pursuant to authority granted by Section 25-405(a) of this law.

The authorization shall take effect immediately.

Sincerely,



Michael R. Bloomberg
Mayor

MRB:jk

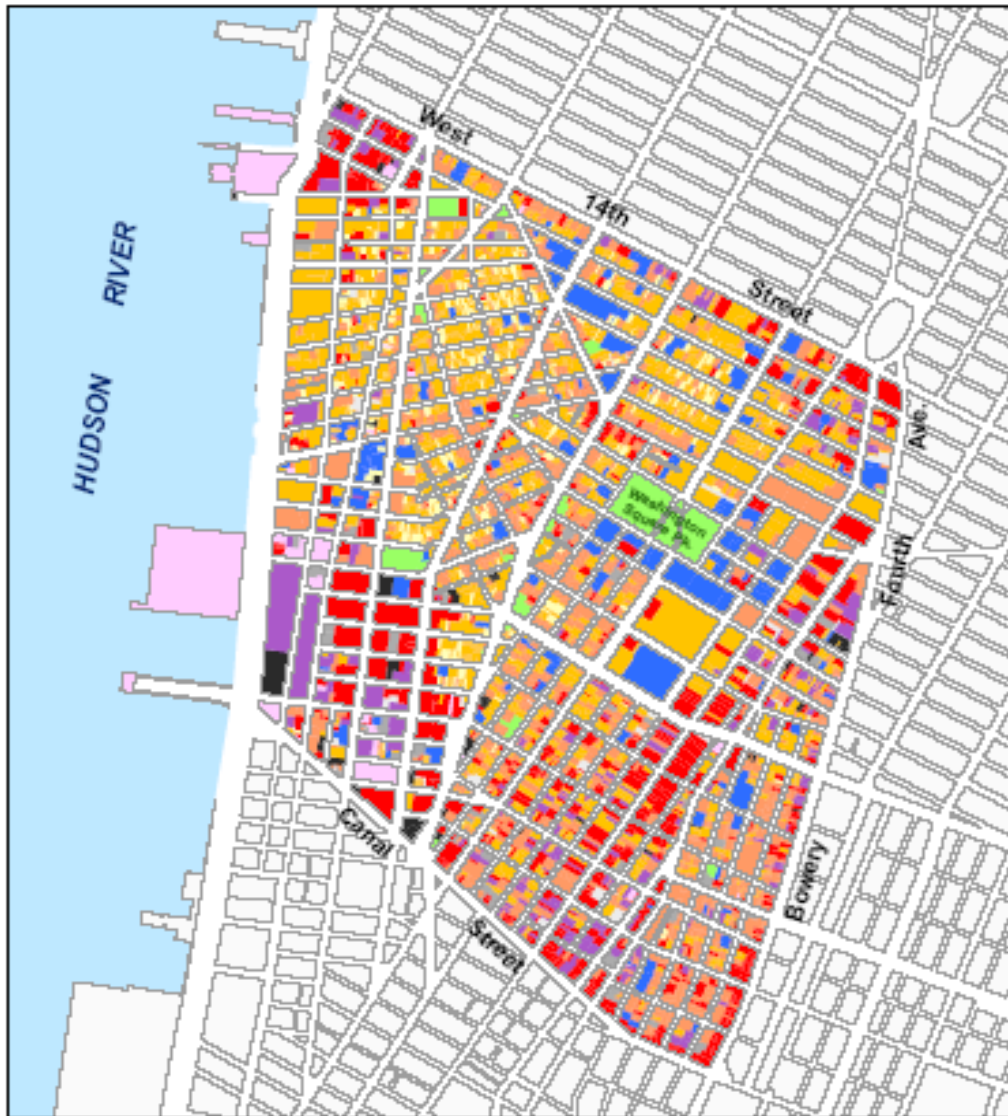
cc: The Honorable Christine Quinn, Speaker of the City Council
The Honorable Domenic M. Recchia, Jr. Chair of the City Council Finance Committee
The Honorable Scott M. Stringer, Manhattan Borough President
Members of the City Council
Robert Steel, Deputy Mayor for Economic Development
Andrew Schwartz, First Deputy Commissioner, Department of Small Business Services
David Margalit, Deputy Commissioner, Department of Small Business Services
Jeremy Waldrup, Assistant Commissioner, Department of Small Business Services

EXHIBIT III

Community Maps

A. Land Use Map

Manhattan Community District 2



© Copyright 2006
 NYC Department of City Planning

Source: MapPLUTO™ Release 09v1

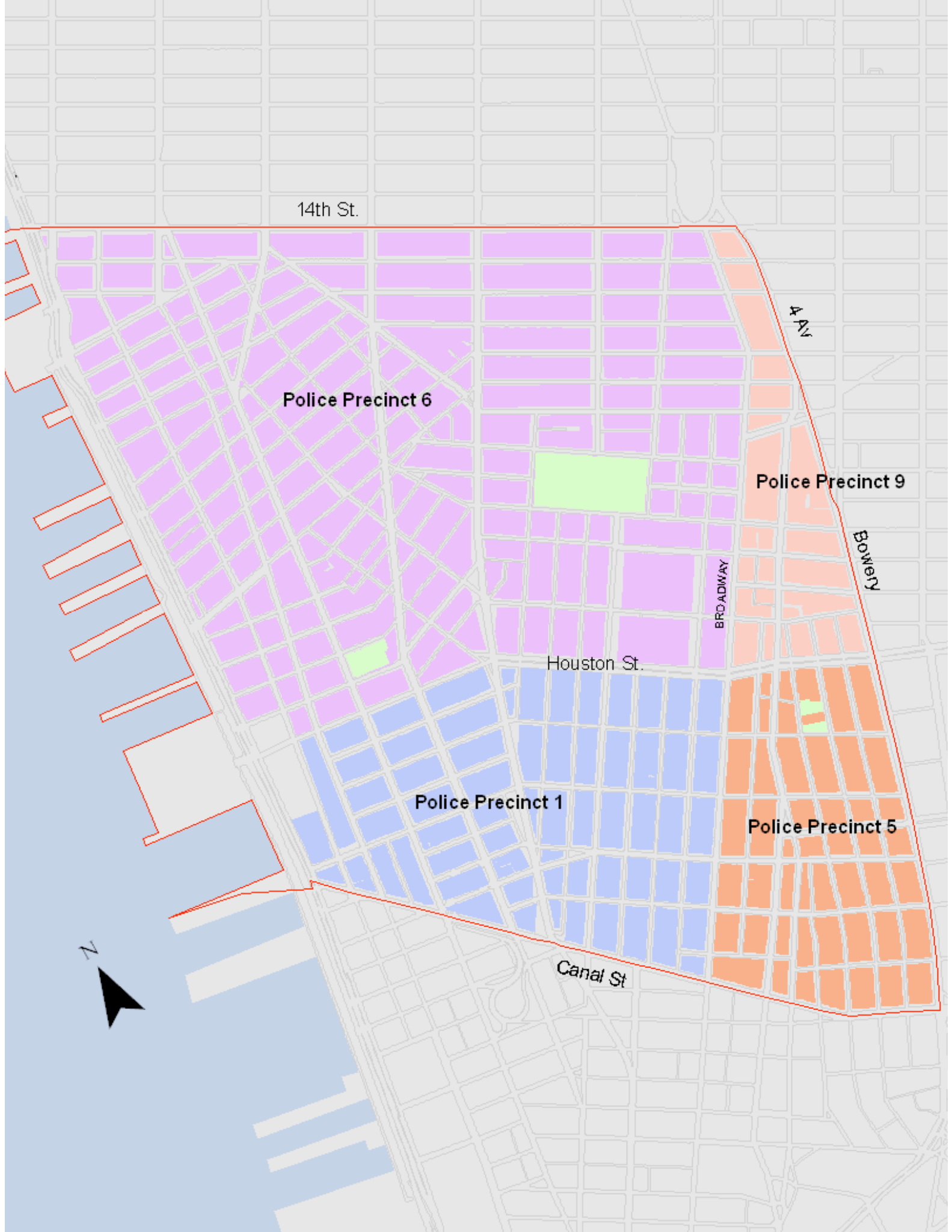
Residential Land Uses

- One & Two Family Buildings
- Multi-Family Buildings
- Mixed Residential and Commercial Buildings

Non-Residential Land Uses

- Commercial / Office Buildings
- Industrial / Manufacturing
- Open Space and Outdoor Recreation
- Public Facilities and Institutions
- Transportation and Utility
- Parking Facilities
- Vacant Land
- All Others or No Data

B. NYPD – Precinct 1 & Precinct 5 Map



14th St.

Police Precinct 6

Police Precinct 9

Houston St.

Police Precinct 1

Police Precinct 5

Canal St

BROADWAY

BOWERY



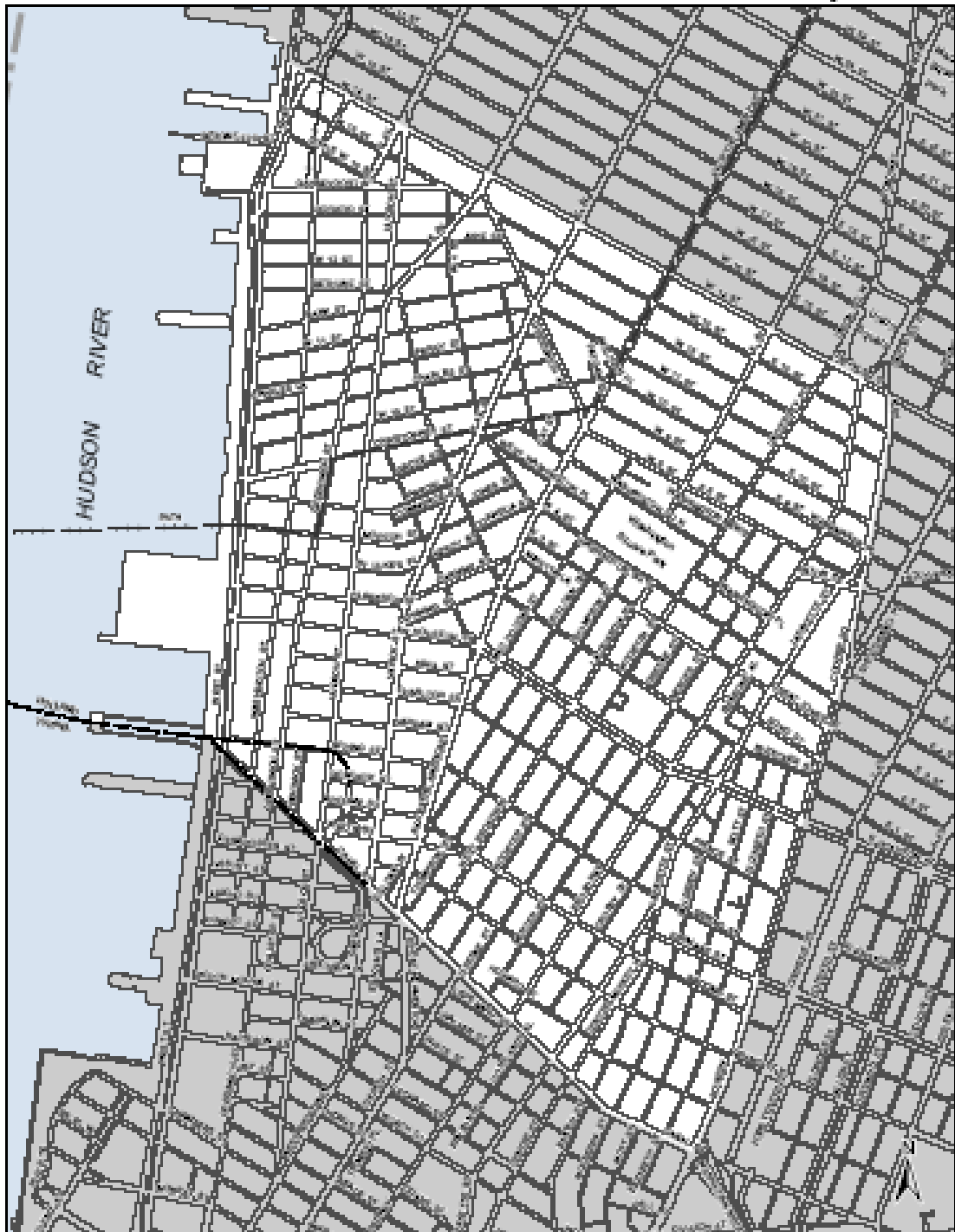
C. New York City Council District Map



NYC City Council District 1 Map

D. Manhattan Community Board District 2 Map

Manhattan Community District 2



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8422 Map, Copyrighted by the New York City Department of Information Technology and
Telecommunications. All Rights Reserved.

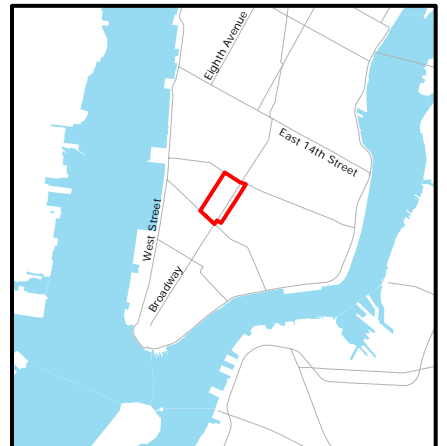
0 500 1,000 2,000 Feet

SoHo-Cast Iron



SoHo-Cast Iron
Historic District
Manhattan
Designated: August 14, 1973

 Historic District Boundaries



**E. New York State Assembly & New York State Senate
District Maps**



14th St.

Assembly District 75
Richard Gottfried

Assembly District 66
Deborah Glick

Houston St.

Bowery

Bowery

Elizabeth St.

Spring St.

Broome St.

Assembly District 64
Sheldon Silver

Howard St.

Canal St.

Cleveland Pl.

Mulberry St.

Crosby St.

Lafayette St.





14th St.

State Senate District 29
Thomas K. Duane

Houston St.

Assembly District 25
Daniel L. Squadron

SULLIVAN ST

BROADWAY

4 AV

BOWERY

BLEECKER ST

6 AV

Canal St



F. Congressional District Maps



14th St.

**New York's 14th
Congressional District
Carolyn B. Maloney**

**New York's 8th Congressional District
Jerrold Nadler**

Houston St.

BOWERY



Canal St

**New York's 12th
Congressional District
Nydia Velasquez**

W. 12th St
E 12th St
MOTT ST
PRINCE ST
SPRING ST
BROOME ST
HOWARD ST
LAFAYETTE ST
CENTRE ST
CENTRE MARKET PL
MULBERRY ST
CLEVELAND PL

EXHIBIT IV

TAX BLOCKS AND LOTS OF BENEFITED PROPERTIES

**PROPOSED SOHO BID PROPERTIES
(Listed by TaxLot)**

BLOCK	LOT	STREET ADDRESS	BID CLASS
209	1	418 Broadway	A
209	5	428 Broadway	A
209	1001	424 Broadway	ACG
209	1002	424 Broadway	B
209	1003	424 Broadway	B
209	1004	424 Broadway	B
209	1005	424 Broadway	B
209	1006	424 Broadway	B
231	8	427 Broadway	A
231	10	425 Broadway	A
231	11	423 Broadway	A
231	12	419 Broadway	A
231	14	433 Broadway	C
231	30	459 Broadway	A
231	32	455 Broadway	A
231	35	451 Broadway	A
231	36	449 Broadway	A
231	37	447 Broadway	A
231	40	441 Broadway	A
231	1001	443 Broadway	ACG
231	1002	443 Broadway	E
231	1003	22 Mercer Street	E
231	1004	22 Mercer Street	E
231	1005	22 Mercer Street	E
231	1006	22 Mercer Street	E
231	1007	22 Mercer Street	E
231	1008	22 Mercer Street	E
231	1009	22 Mercer Street	E
231	1010	22 Mercer Street	E
231	1011	22 Mercer Street	E
231	1012	22 Mercer Street	E
231	1013	22 Mercer Street	E
231	1014	22 Mercer Street	E
231	1015	22 Mercer Street	E
231	1016	22 Mercer Street	E
231	1017	22 Mercer Street	E

**PROPOSED SOHO BID PROPERTIES
(Listed by TaxLot)**

BLOCK	LOT	STREET ADDRESS	BID CLASS
232	1	434 Broadway	A
232	3	440 Broadway	A
232	4	442 Broadway	A
232	5	444 Broadway	A
232	6	446 Broadway	A
232	8	450 Broadway	A
232	9	452 Broadway	E
232	10	454 Broadway	A
232	11	456 Broadway	A
232	12	458 Broadway	E
473	1	462 Broadway	A
473	5	470 Broadway	A
473	7	474 Broadway	A
473	10	478 Broadway	A
473	14	486 Broadway	A
473	1001	476 Broadway	ACG
473	1002	476 Broadway	B
473	1003	476 Broadway	B
473	1004	476 Broadway	B
473	1005	476 Broadway	B
473	1006	476 Broadway	E
473	1007	476 Broadway	E
473	1008	476 Broadway	E
473	1301	472 Broadway	ACG
473	1302	472 Broadway	E
473	1303	472 Broadway	E
473	1304	472 Broadway	E
473	1305	472 Broadway	E
474	29	487 Broadway	E
474	30	483 Broadway	A
474	32	481 Broadway	A
474	33	479 Broadway	A
474	1101	471 Broadway	ACG
474	1102	471 Broadway	E
474	1301	475 Broadway	ACG
474	1302	475 Broadway	E

**PROPOSED SOHO BID PROPERTIES
(Listed by TaxLot)**

BLOCK	LOT	STREET ADDRESS	BID CLASS
474	1303	475 Broadway	E
474	1305	475 Broadway	E
474	1306	475 Broadway	E
474	1307	475 Broadway	E
474	1308	475 Broadway	E
474	1309	475 Broadway	E
474	1310	475 Broadway	E
474	1311	475 Broadway	E
474	1312	475 Broadway	E
474	1313	475 Broadway	E
474	1314	475 Broadway	E
474	1315	475 Broadway	E
474	1401	473 Broadway	ACG
474	1402	473 Broadway	E
474	1403	46 Mercer Street	E
474	1404	473 Broadway	E
474	1405	46 Mercer Street	E
474	1406	473 Broadway	E
474	1407	473 Broadway	E
474	1408	473 Broadway	E
474	1409	473 Broadway	E
474	1410	473 Broadway	E
474	1411	473 Broadway	E
474	1412	473 Broadway	E
474	1413	473 Broadway	E
474	1414	473 Broadway	E
474	1501	40 Mercer Street	E
474	1502	40 Mercer Street	E
474	1503	40 Mercer Street	E
474	1504	40 Mercer Street	E
474	1505	40 Mercer Street	E
474	1506	40 Mercer Street	E
474	1507	40 Mercer Street	E
474	1508	40 Mercer Street	E
474	1509	40 Mercer Street	E
474	1510	40 Mercer Street	E

**PROPOSED SOHO BID PROPERTIES
(Listed by TaxLot)**

BLOCK	LOT	STREET ADDRESS	BID CLASS
474	1511	40 Mercer Street	E
474	1513	40 Mercer Street	E
474	1514	40 Mercer Street	E
474	1515	40 Mercer Street	E
474	1516	40 Mercer Street	E
474	1517	40 Mercer Street	E
474	1518	40 Mercer Street	E
474	1519	40 Mercer Street	E
474	1520	40 Mercer Street	E
474	1521	40 Mercer Street	E
474	1522	40 Mercer Street	E
474	1523	40 Mercer Street	E
474	1524	40 Mercer Street	E
474	1525	40 Mercer Street	E
474	1526	40 Mercer Street	E
474	1527	40 Mercer Street	E
474	1528	40 Mercer Street	E
474	1529	40 Mercer Street	E
474	1530	40 Mercer Street	E
474	1531	40 Mercer Street	E
474	1532	40 Mercer Street	E
474	1533	40 Mercer Street	E
474	1534	40 Mercer Street	E
474	1535	40 Mercer Street	E
474	1536	40 Mercer Street	E
474	1537	40 Mercer Street	E
474	1538	40 Mercer Street	E
474	1539	40 Mercer Street	E
474	1540	40 Mercer Street	E
474	1541	40 Mercer Street	E
474	1542	40 Mercer Street	ACG
474	1543	40 Mercer Street	ACG
474	1544	40 Mercer Street	ACG
474	1545	40 Mercer Street	ACG
474	1546	40 Mercer Street	ACG
474	1547	40 Mercer Street	B
483	1	490 Broadway	A

**PROPOSED SOHO BID PROPERTIES
(Listed by TaxLot)**

BLOCK	LOT	STREET ADDRESS	BID CLASS
483	3	494 Broadway	A
483	4	496 Broadway	A
483	5	498 Broadway	A
483	7	504 Broadway	A
483	8	506 Broadway	A
483	10	510 Broadway	E
483	13	514 Broadway	E
483	14	518 Broadway	A
483	15	520 Broadway	A
483	17	524 Broadway	A
483	1001	508 Broadway	ACG
483	1002	508 Broadway	E
483	1003	508 Broadway	E
483	1004	508 Broadway	E
483	1005	508 Broadway	E
483	1201	56 Crosby Street	ACG
483	1202	56 Crosby Street	E
483	1203	56 Crosby Street	E
483	1204	56 Crosby Street	E
483	1205	56 Crosby Street	E
483	1206	56 Crosby Street	E
483	1207	56 Crosby Street	E
483	1208	56 Crosby Street	E
483	1209	56 Crosby Street	E
483	1210	56 Crosby Street	E
484	1	84 Mercer Street	E
484	9	525 Broadway	A
484	11	523 Broadway	A
484	12	521 Broadway	A
484	17	511 Broadway	A
484	23	499 Broadway	A
484	24	495 Broadway	A
484	26	491 Broadway	E
484	28	489 Broadway	A
484	1001	501 Broadway	ACG
484	1002	72 Mercer Street	E

**PROPOSED SOHO BID PROPERTIES
(Listed by TaxLot)**

BLOCK	LOT	STREET ADDRESS	BID CLASS
484	1003	72 Mercer Street	E
484	1004	72 Mercer Street	E
484	1005	72 Mercer Street	E
484	1006	72 Mercer Street	E
484	1007	72 Mercer Street	E
484	1008	72 Mercer Street	E
484	1009	72 Mercer Street	E
484	1010	72 Mercer Street	E
497	1	530 Broadway	A
497	4	536 Broadway	A
497	6	540 Broadway	A
497	7	542 Broadway	E
497	9	546 Broadway	A
497	11	550 Broadway	A
497	12	552 Broadway	A
497	15	558 Broadway	A
497	18	560 Broadway	A
498	5	565 Broadway	E
498	7	561 Broadway	E
498	9	557 Broadway	A
498	11	549 Broadway	A
498	15	547 Broadway	E
498	16	545 Broadway	A
498	17	543 Broadway	E
498	18	541 Broadway	E
498	20	537 Broadway	E
498	21	535 Broadway	A
498	23	529 Broadway	A
511	1	75 Prince Street	A
511	6	580 Broadway	A
511	8	584 Broadway	A
511	12	592 Broadway	A
511	15	598 Broadway	A
511	16	600 Broadway	A
511	19	19 East Houston St.	D
512	14	595 Broadway	A

**PROPOSED SOHO BID PROPERTIES
(Listed by TaxLot)**

BLOCK	LOT	STREET ADDRESS	BID CLASS
512	15	593 Broadway	A
512	16	591 Broadway	A
512	17	589 Broadway	A
512	20	579 Broadway	A
512	22	577 Broadway	A
512	23	569 Broadway	A
512	1001	583 Broadway	ACG
512	1002	583 Broadway	ACG
512	1010	599 Broadway	ACG
512	1011	599 Broadway	B
512	1012	599 Broadway	B
512	1013	599 Broadway	B
512	1014	599 Broadway	B
512	1015	599 Broadway	B
512	1016	599 Broadway	B
512	1017	599 Broadway	B
512	1018	599 Broadway	B
512	1019	599 Broadway	B
512	1020	599 Broadway	B
512	1021	599 Broadway	B
512	1022	599 Broadway	B
512	1023	599 Broadway	B
512	1101	597 Broadway	B
512	1102	597 Broadway	ACG
512	1103	597 Broadway	B
512	1104	597 Broadway	B
512	1105	597 Broadway	B
512	1106	597 Broadway	B
512	1107	597 Broadway	B
512	1108	170 Mercer Street	E
512	1109	170 Mercer Street	E
512	1110	170 Mercer Street	E
512	1111	597 Broadway	E
512	1112	170 Mercer Street	E
512	1113	597 Broadway	E
512	1114	597 Broadway	E

**PROPOSED SOHO BID PROPERTIES
(Listed by TaxLot)**

BLOCK	LOT	STREET ADDRESS	BID CLASS
512	1115	597 Broadway	E
512	1116	597 Broadway	E
512	1201	583 Broadway	E
512	1202	583 Broadway	E
512	1203	583 Broadway	E
512	1204	583 Broadway	E
512	1205	583 Broadway	E
512	1206	583 Broadway	E
512	1207	583 Broadway	E
512	1208	583 Broadway	E
512	1209	583 Broadway	E
512	1210	583 Broadway	E
512	1211	583 Broadway	E
512	1212	583 Broadway	E
512	1213	583 Broadway	E
512	1214	583 Broadway	E
512	1215	583 Broadway	E
512	1216	583 Broadway	E
512	1217	583 Broadway	E
512	1218	583 Broadway	E
512	1219	583 Broadway	E
512	1220	583 Broadway	E
512	1221	583 Broadway	E
512	1222	583 Broadway	E
512	1223	583 Broadway	E