



City Council Land Use Subcommittee on Zoning and Franchises
New York City Hall
City Hall Park
New York, NY 10007

July 7, 2025

Subject: Support for Midtown South Mixed-Use Plan

Dear Chair Riley and Members of the City Council Land Use Subcommittee on Zoning and Franchises,

American Institute of Architects New York Chapter writes to express support for the Midtown South Mixed-Use Plan (MSMX). AIANY represents more than 5,000 architects and design professionals committed to positively impacting the physical and social qualities of our city.

Unlocking opportunities in a lively 24/7 mixed-use transit rich area in Midtown Manhattan, the plan would enable more housing units, mixed districts for live-work uses, and pedestrian-oriented streetscape. This plan is an important step in the right direction towards addressing our city's housing crisis. AIANY is particularly excited to see the new tools for office to residential conversions in action.

We are pleased to see the new tools unlocked this year at both the city and state level in action. The elimination of the floor area ratio cap alongside the zoning changes in City of Yes for Housing Opportunity for office conversions, new residential density zones, and tools for more affordable housing with Universal Affordability Preference.

Our priority with any rezoning, in particular one in a densely populated neighborhood such as Midtown South, is open space and a quality public realm. We recognize the limitations of the plan in terms of limited publicly owned land; however, we strongly urge the City Council Land Use Subcommittee on Zoning and Franchises to evaluate other tools at the City's disposal, beyond the Privately Owned Public Space Programs (POPS), to make commitments to invest and incentivize opportunities for more open space. Additionally, we are interested in seeing how best standards for urban design practices and these new development tools can yield a more robust mixed-use neighborhood where quality of life is prioritized within the varying urban conditions of the four quadrants.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jesse Lazar', with a long, sweeping horizontal line extending to the right.

Jesse Lazar
Executive Director, American Institute of Architects New York Chapter