

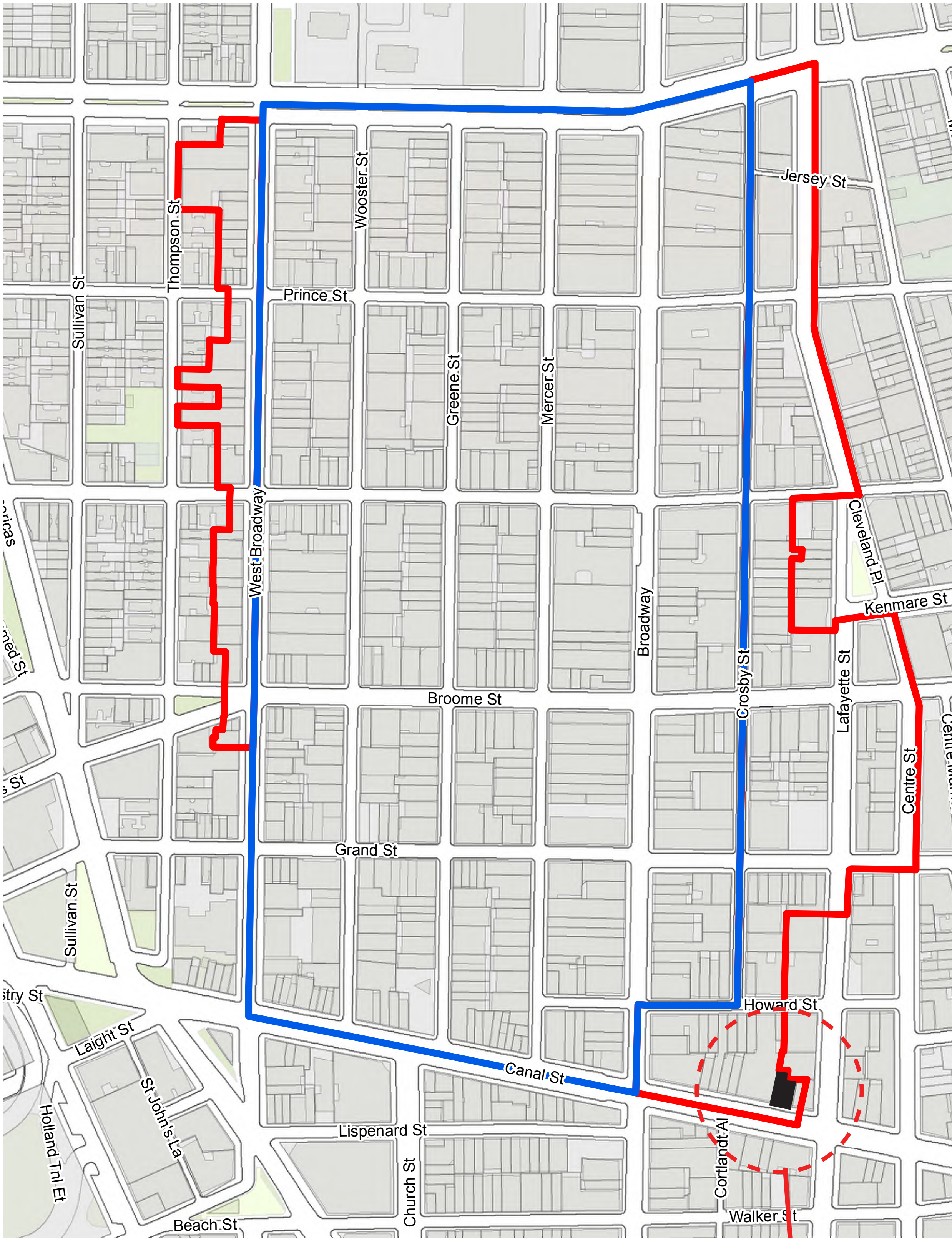
257 CANAL ST
NEW YORK, NY 10013

COMMUNITY BOARD 2
LANDMARKS COMMITTEE

JULY 20, 2026



EXISTING SITE CONDITIONS



SOHO CAST-IRON HISTORIC DISTRICT & EXTENSION

SITE

PROJECT SITE

257 CANAL STREET

257 CANAL STREET

- 88 units,
100% permanently affordable housing
- **60% supportive housing units for young adults aging out of foster care.** Residents of these apartments are separated from family due to child welfare investigations or are victims of human trafficking who crossed-over into foster care.
- **40% of the units are reserved for low-income households and individuals.**
- Core funding provided by NYC HPD Supportive Housing Loan Program, which provides capital support and Rental Assistance Vouchers through the NYC 15/15 program.
- The NYC 15/15 vouchers allow us to make the apartments affordable to extremely low-income households, thus addressing a major concern of Community Board 2.
- The Children’s Village has a long and successful track record with this housing model.





Our Commitment to Home and Community

Founded in 1851 to address the growing problem of immigrant children living on the streets of New York City.

The Children’s Village housing initiatives are powerful proofs of concept that prioritize:

- Location
- Community
- Affordability
- Safety
- Integration

We invest in a simple belief: where young adults live matters. We create beautiful, affordable homes in opportunity-rich neighborhoods with access to transportation, strong schools, employment, and community life. Our developments are intentionally designed around the principles of live, work, learn, and play, helping young adults and families build stability, connection, and pathways to long-term success.



The Eliza



A Home for Harlem Dowling



Alembic Community Development builds equitable partnerships to bring impactful investments to underserved neighborhoods through real estate development and capacity building initiatives.

To date, Alembic has developed more than 2,500 affordable and supportive housing units, 300,000 square feet of commercial and community facility space, and over \$1.2 billion in development activity.

This Project is Unique.

In addition to being on a small site at the edge of the Historic District:

- It will be a 100% low income and supportive housing above a 1story retail base.
- 88 studio units are proposed, supported by HPD that provides funding on a per unit basis.

Zoning Variance

To accommodate more units, the building is taller than what is permitted as of right.

A building with a street wall taller than 155’ must obtain a zoning variance from the Board of Standards and Appeals. This variance is only available to low-income housing providers under the “Cornell Deference Doctrine” or under BSA’s new “Fast Track for Affordable Housing”.

A BSA finding is that the housing project fit in with the character of the neighborhood and relies for height on the heights of nearby or adjacent tall buildings. In this case BSA staff has indicated that it would defer to LPC for its district appropriateness finding.

The variance, if granted, would be specific to Alembic and Children’s Village and cannot be transferred to another user.

The variance requires that the building remain low-income for the life of the building, so cannot later be converted to market rate units.

The City is, among many others, an expression of layering of housing development initiatives. Today with UAP and with successive mayoral efforts is another layer. In SoHo the layers are expressed with federal period and later townhomes, then tenements, then loft buildings converting to JLWQA then the SoHo rezoning efforts that encouraged infill housing development and today’s 12 FAR UAP.



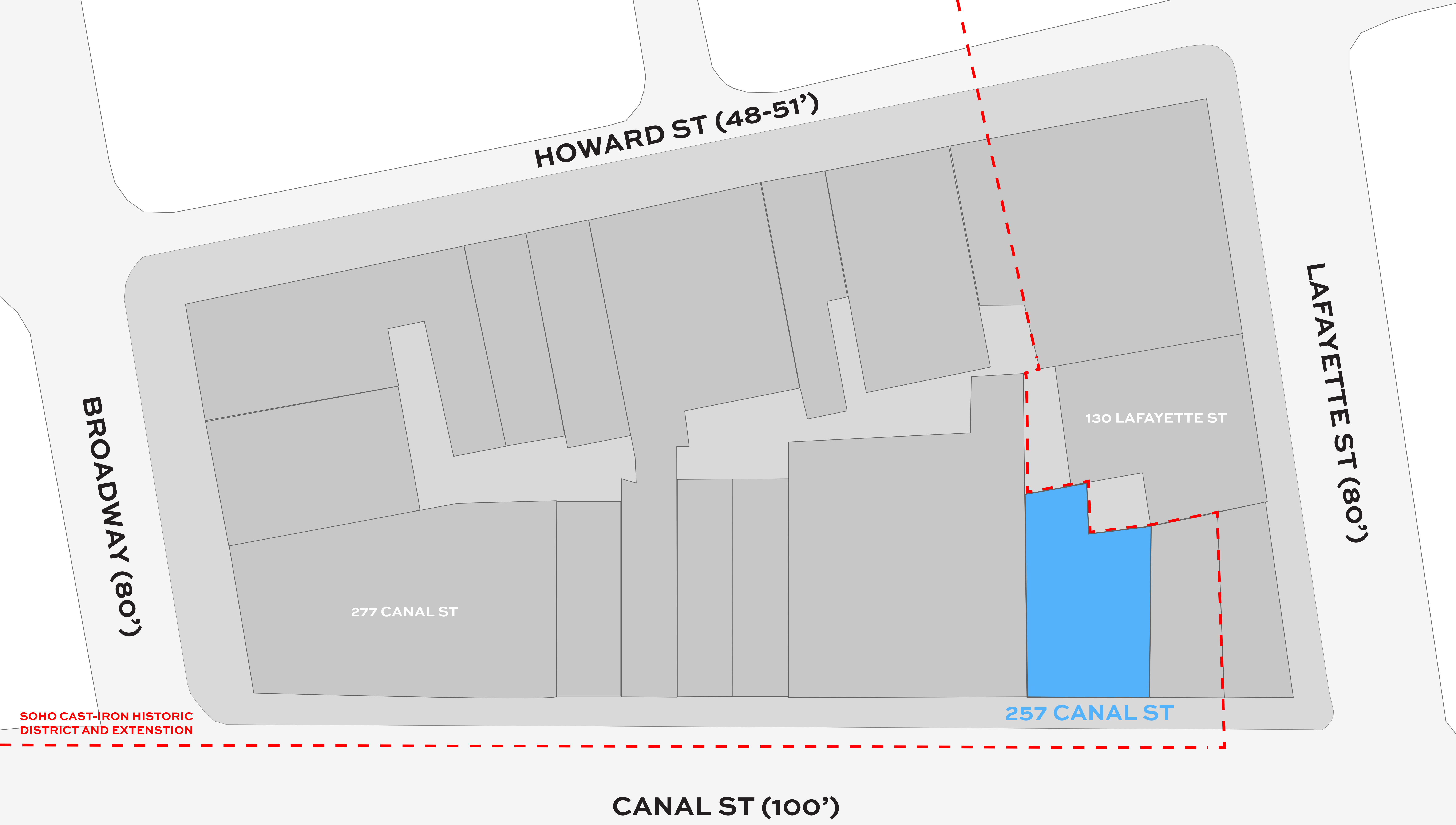
BSA VARIANCE

257 CANAL STREET



EXISTING SITE CONDITIONS

257 CANAL STREET





EXISTING SITE CONDITIONS - SOUTH SIDE OF CANAL ST

257 CANAL STREET

Project Number: 2513
July 20, 2026

BKSK



**130 LAFAYETTE STREET - RESIDENTIAL BUILDING UNDER CONSTRUCTION
(OUTSIDE DISTRICT / 275'-0" TALL)**

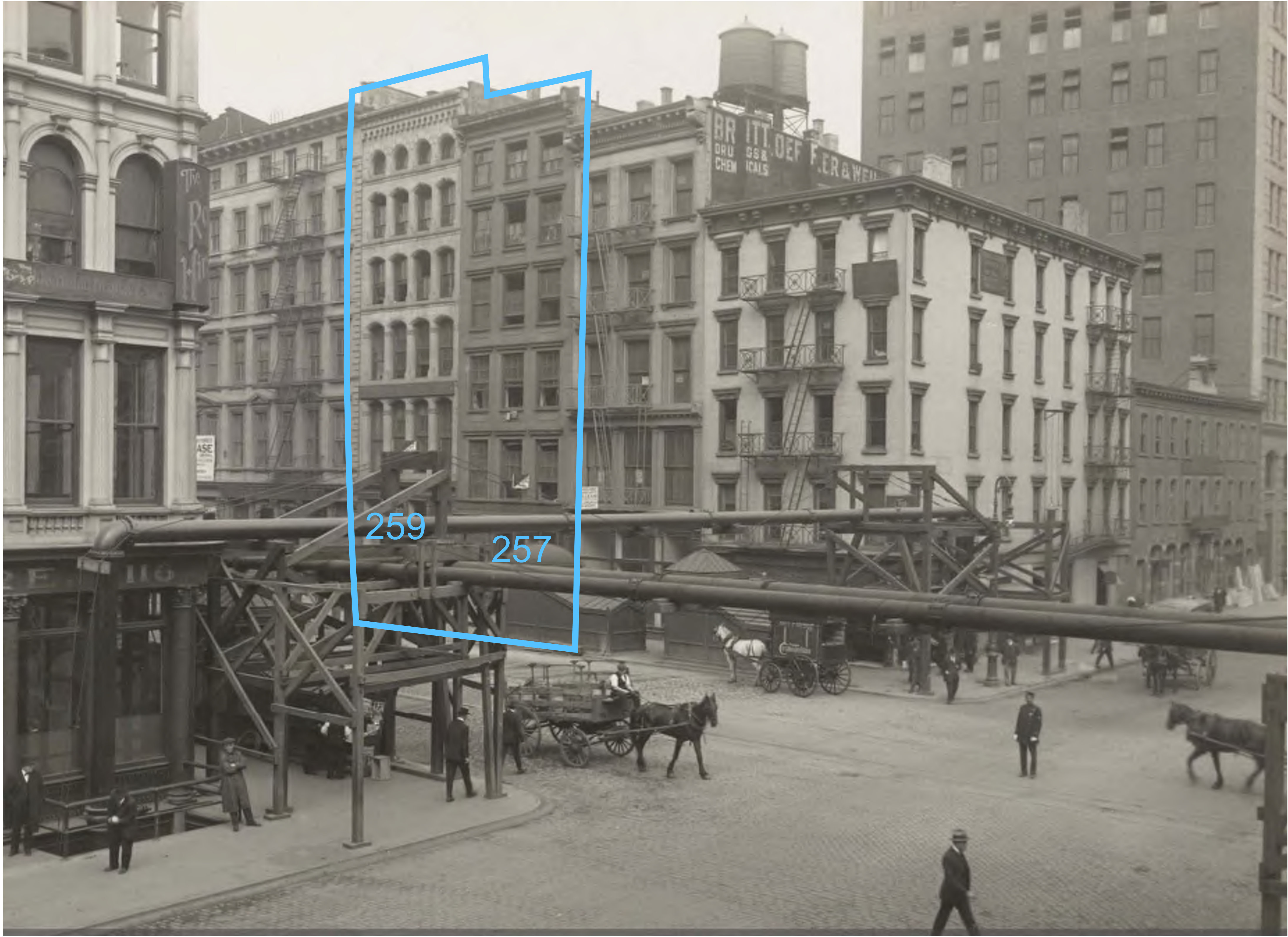


**277 CANAL STREET - APPROVED PROPOSED RESIDENTIAL BUILDING
(INSIDE DISTRICT / 159'-8" TALL)**

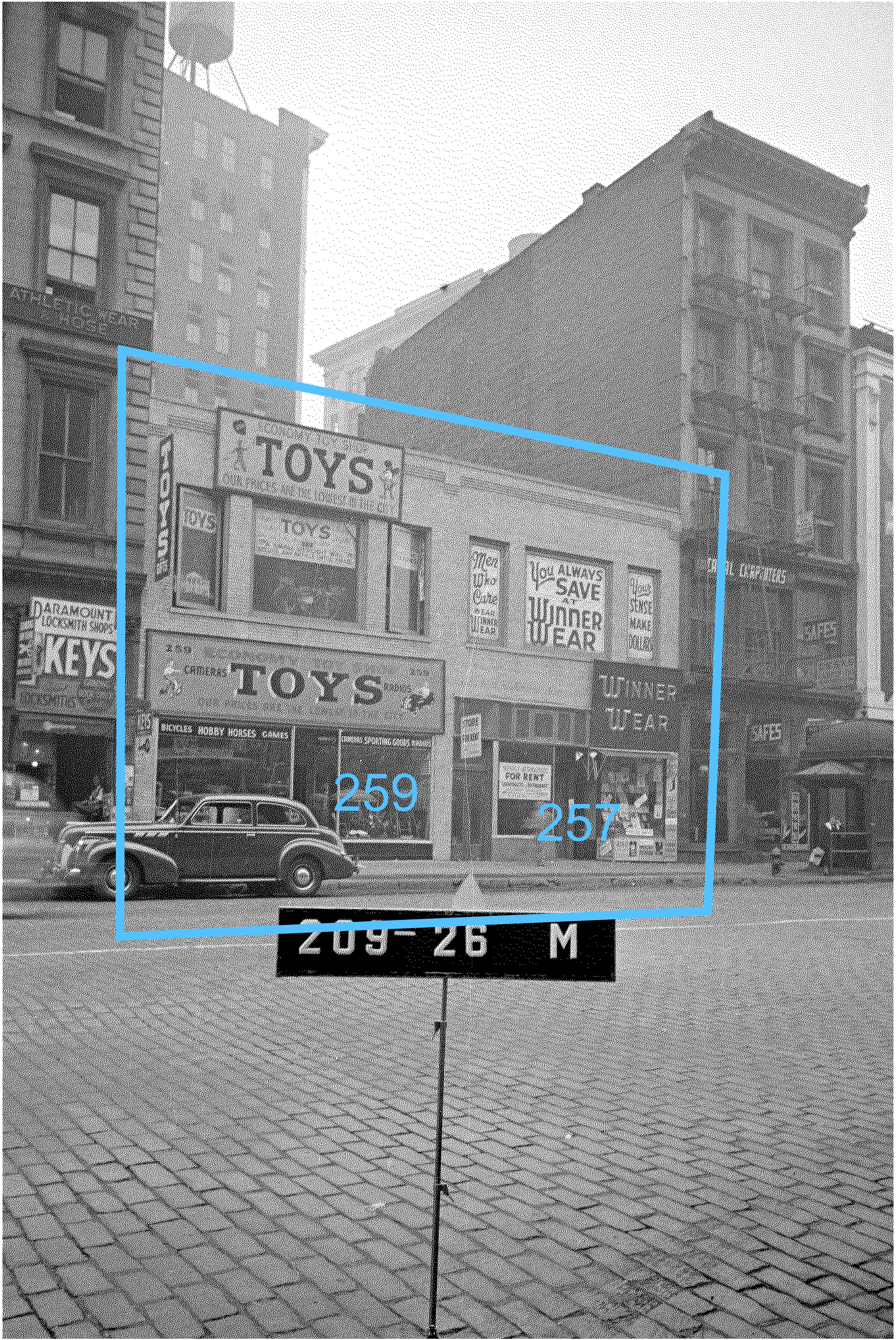
**PROPOSED AT 6/23
LPC PUBLIC HEARING**

NEW CONSTRUCTION ON/NEAR CANAL STREET

257 CANAL STREET



261-251 CANAL STREET, 1915



261-257 CANAL STREET, 1940

SITE HISTORY

257 CANAL STREET



EXISTING CONDITIONS

257 CANAL STREET



557 BROADWAY, LPC APPROVED 1998



101 GREENE ST, LPC APPROVED 2002



300 LAFAYETTE ST, LPC APPROVED 2013



529 BROADWAY, LPC APPROVED 2007



433 BROADWAY, LPC APPROVED 2003

DEMO AND NEW CONSTRUCTION IN THE HISTORIC DISTRICT

257 CANAL STREET



144, 146 SPRING ST, 1820



69 GREENE ST, 1877



599 BROADWAY, 1917

HEIGHT/STRUCTURAL EVOLUTION IN THE HISTORIC DISTRICT

257 CANAL STREET



476 BROADWAY



583 BROADWAY



599 BROADWAY

CONTRASTING SCALES IN THE HISTORIC DISTRICT

257 CANAL STREET



499 BROOME ST



446 BROOME ST



38 CROSBY ST

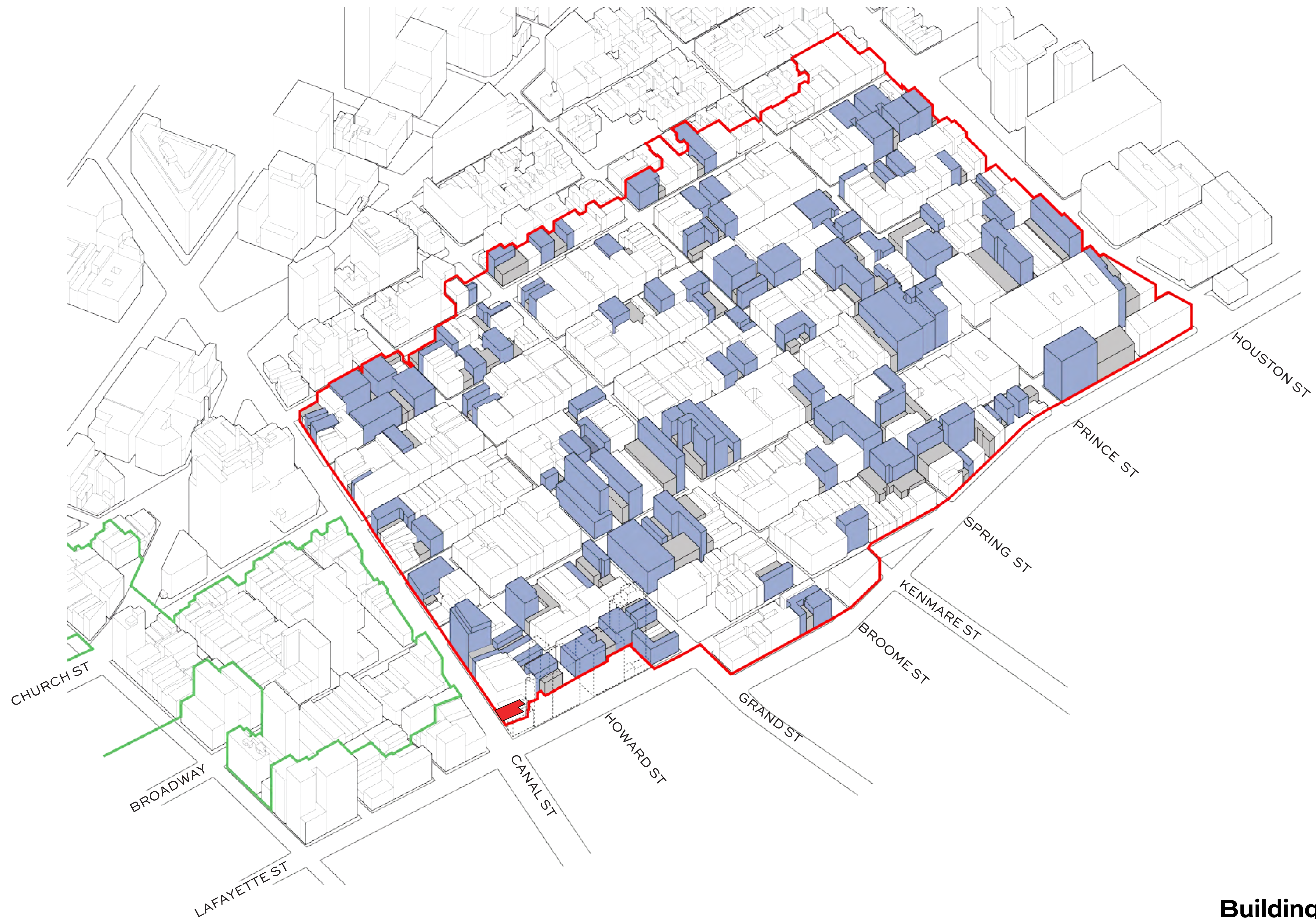
CONTRASTING SCALES IN THE HISTORIC DISTRICT

257 CANAL STREET



WIDE CORRIDORS IN THE HISTORIC DISTRICT

257 CANAL STREET



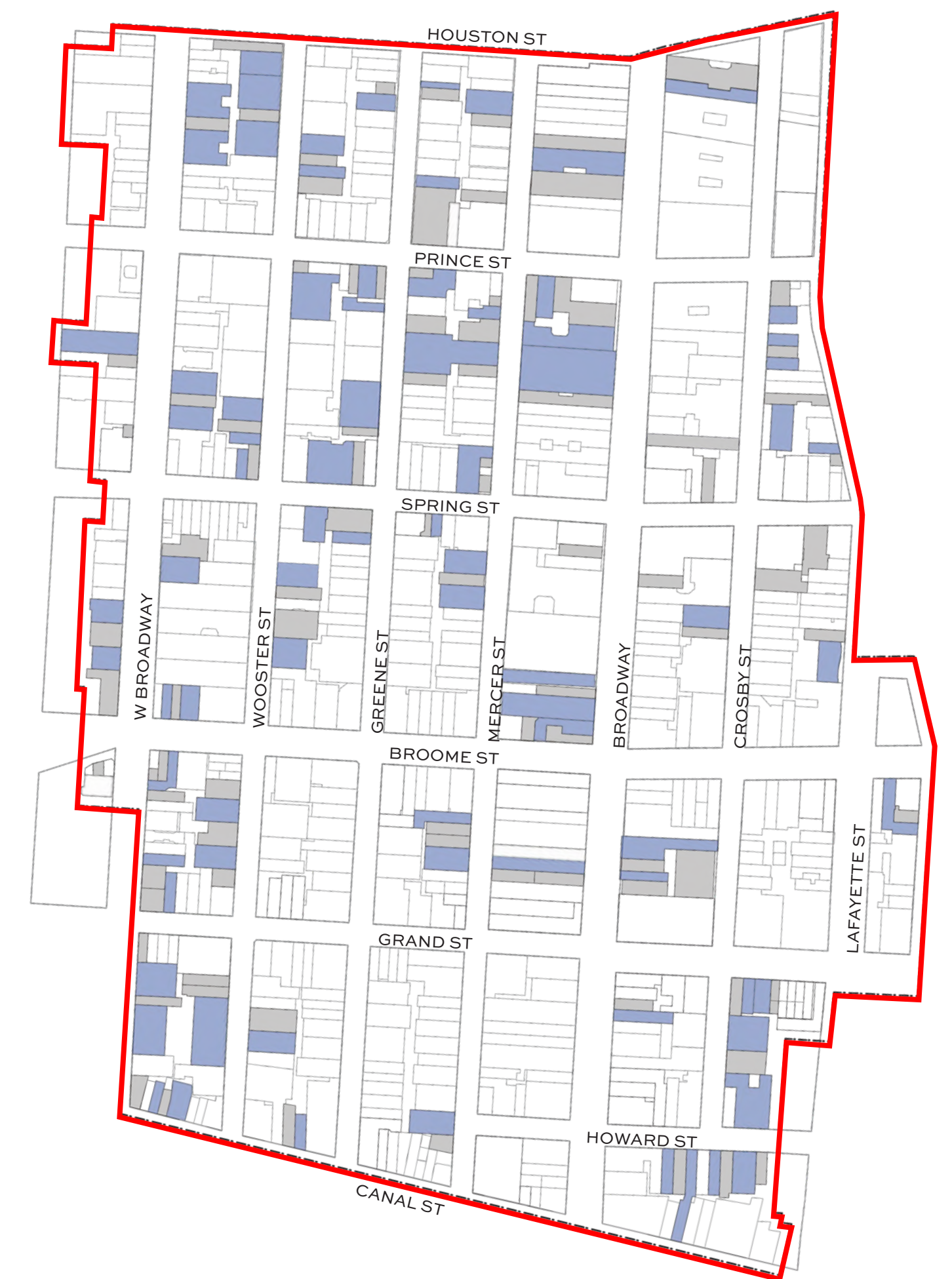
Buildings shown in blue are ~2X taller than neighboring buildings shown in gray.

CONTRASTING SCALES ACROSS THE DISTRICT

257 CANAL STREET



SOHO CAST-IRON HISTORIC DISTRICT AND EXTENSION



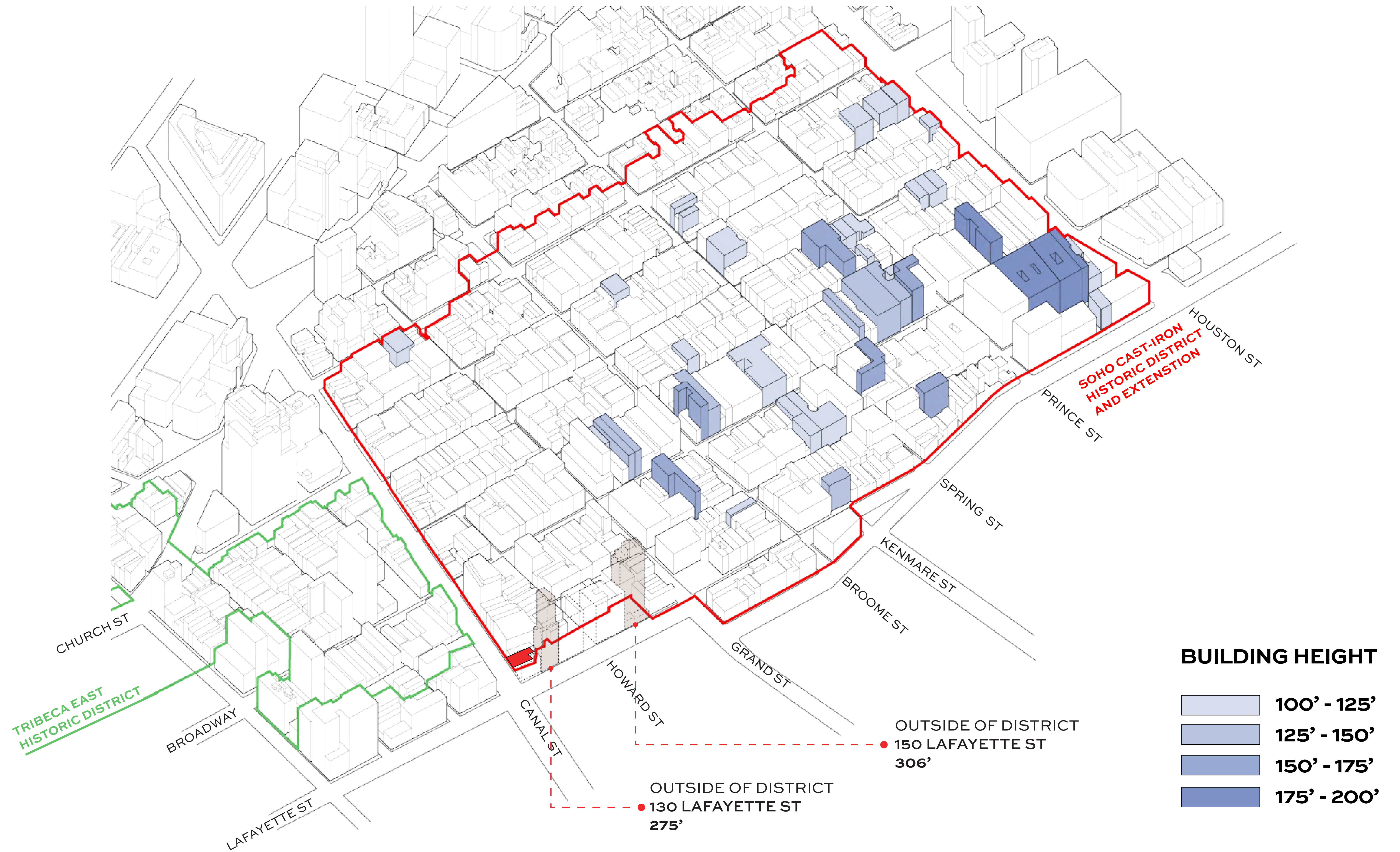
Buildings shown in blue are ~2X taller than neighboring buildings shown in gray.

CONTRASTING SCALES ACROSS THE DISTRICT - MIDBLOCK

257 CANAL STREET

Project Number: 2513
July 20, 2026

BKSK



TALL BUILDINGS WITHIN THE DISTRICT - MIDBLOCK

257 CANAL STREET

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INDIVIDUAL LANDMARK

75 VARICK ST •
246'

CURRENT TALLEST
BUILDING IN DISTRICT

270 LAFAYETTE ST
195'

INDIVIDUAL LANDMARK

16 WALKER ST •
424'

TRIBECA EAST
HISTORIC DISTRICT

401 BROADWAY •
296'

SOHO CAST-IRON
HISTORIC DISTRICT
AND EXTENSION

BUILDING HEIGHT

- 100' - 125'
- 125' - 150'
- 150' - 175'
- 175' - 200'

OUTSIDE OF DISTRICT
150 LAFAYETTE ST
306'

OUTSIDE OF DISTRICT
130 LAFAYETTE ST
275'

TALL BUILDINGS WITHIN THE DISTRICT AND VICINITY

257 CANAL STREET



583 BROADWAY



599 BROADWAY



476 BROADWAY

FACADE ORGANIZATION

257 CANAL STREET



491 & 495 BROADWAY



520 BROADWAY



446 BROOME STREET



520 BROADWAY



475 BROADWAY



128 CROSBY



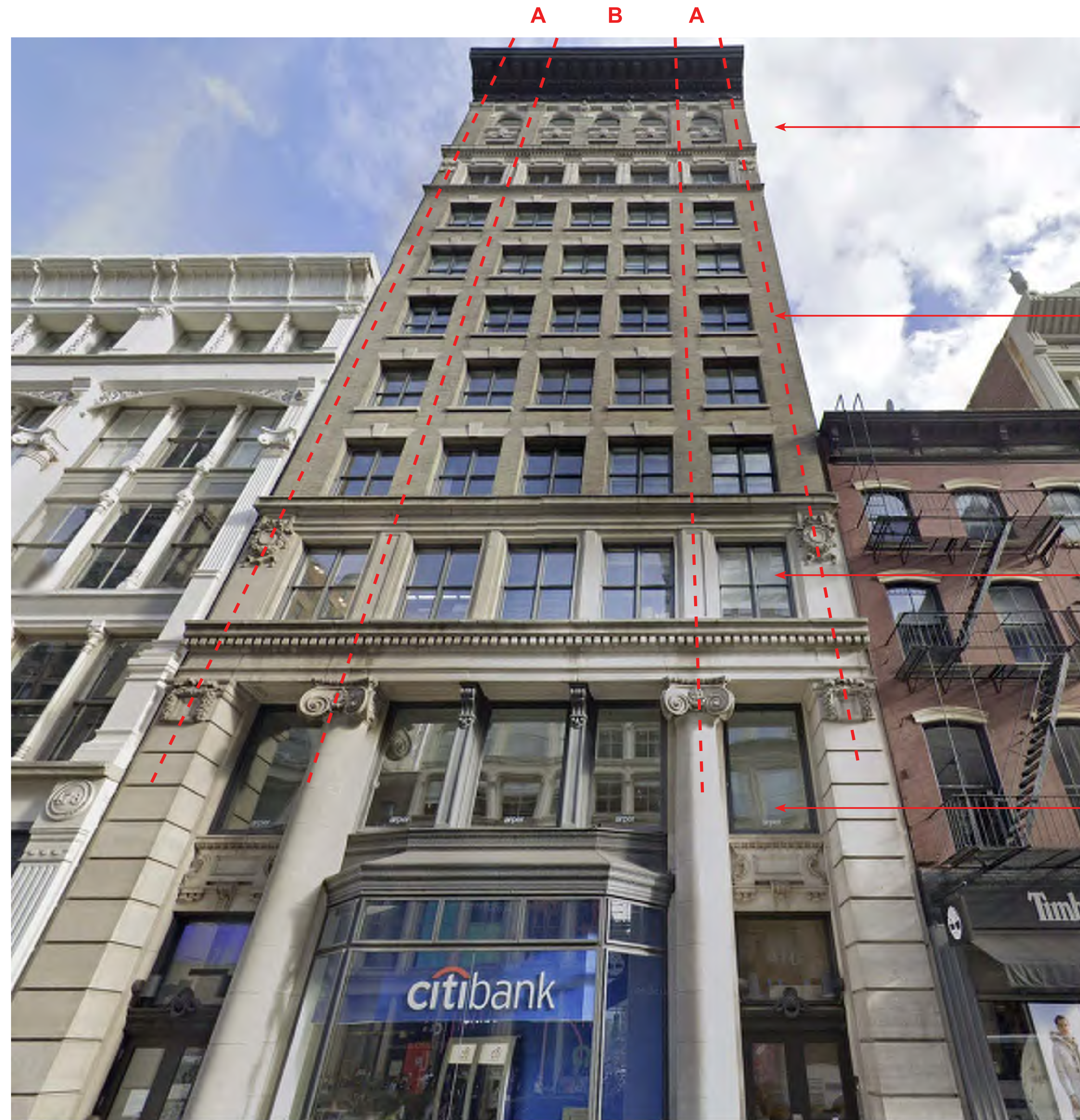
476 BROADWAY



141 WOOSTER



50 WOOSTER



**MULTI-STORY AND MULTI-LAYERED
UPPER FLOORS**

**SYMETRICAL WIDE PIERS BOOKEND THE
OVERAL ALL FACADE COMPOSITION**

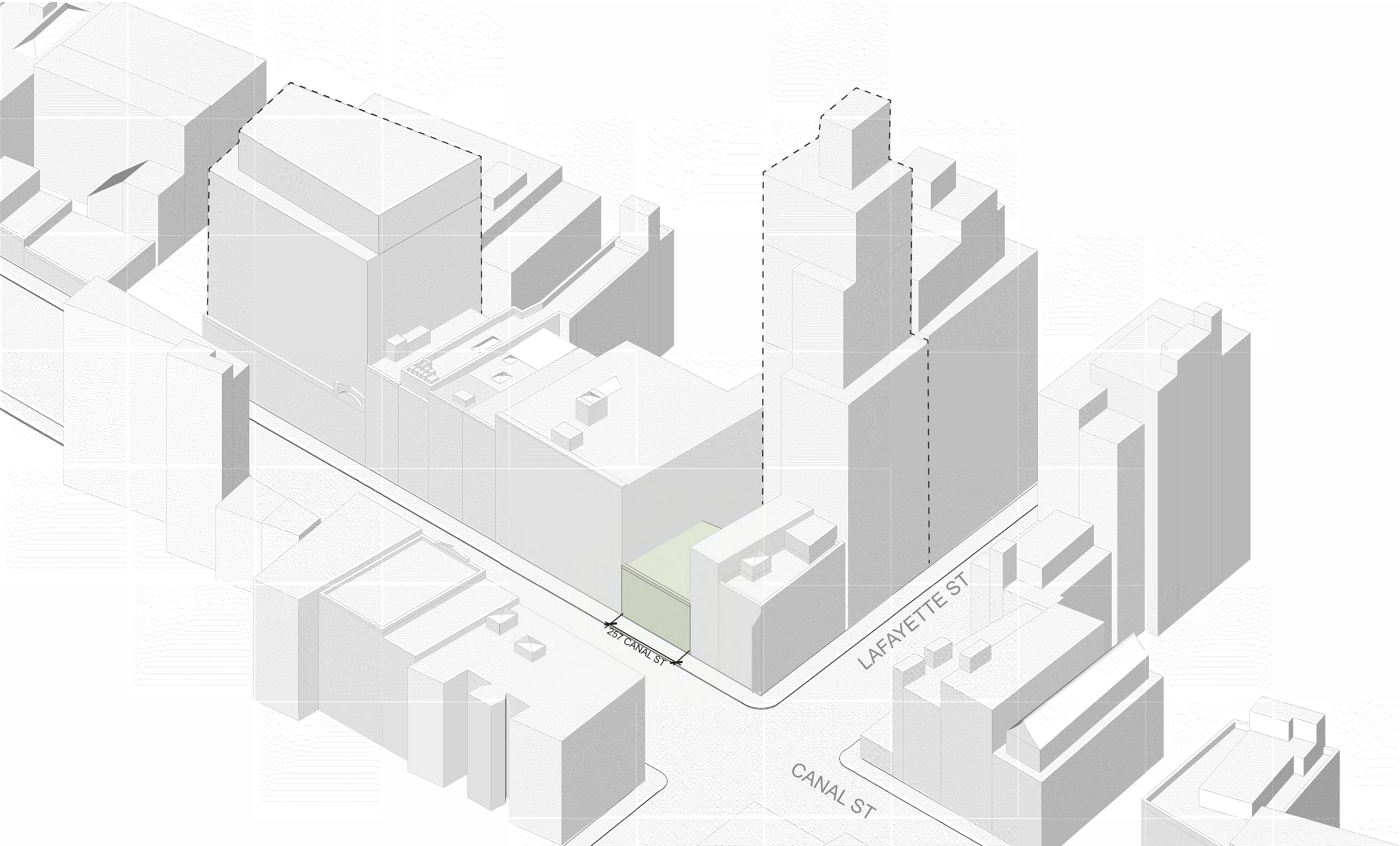
**TRANSITIONAL FLOOR ABOVE BASE
BEFORE TYPICAL FLOORS BEGIN**

**GRAND MULTI-STORY BASE WITH A
DEEP PIER EXPRESSION**

476 BROADWAY (50' WIDE) - FACADE PROPORTIONS

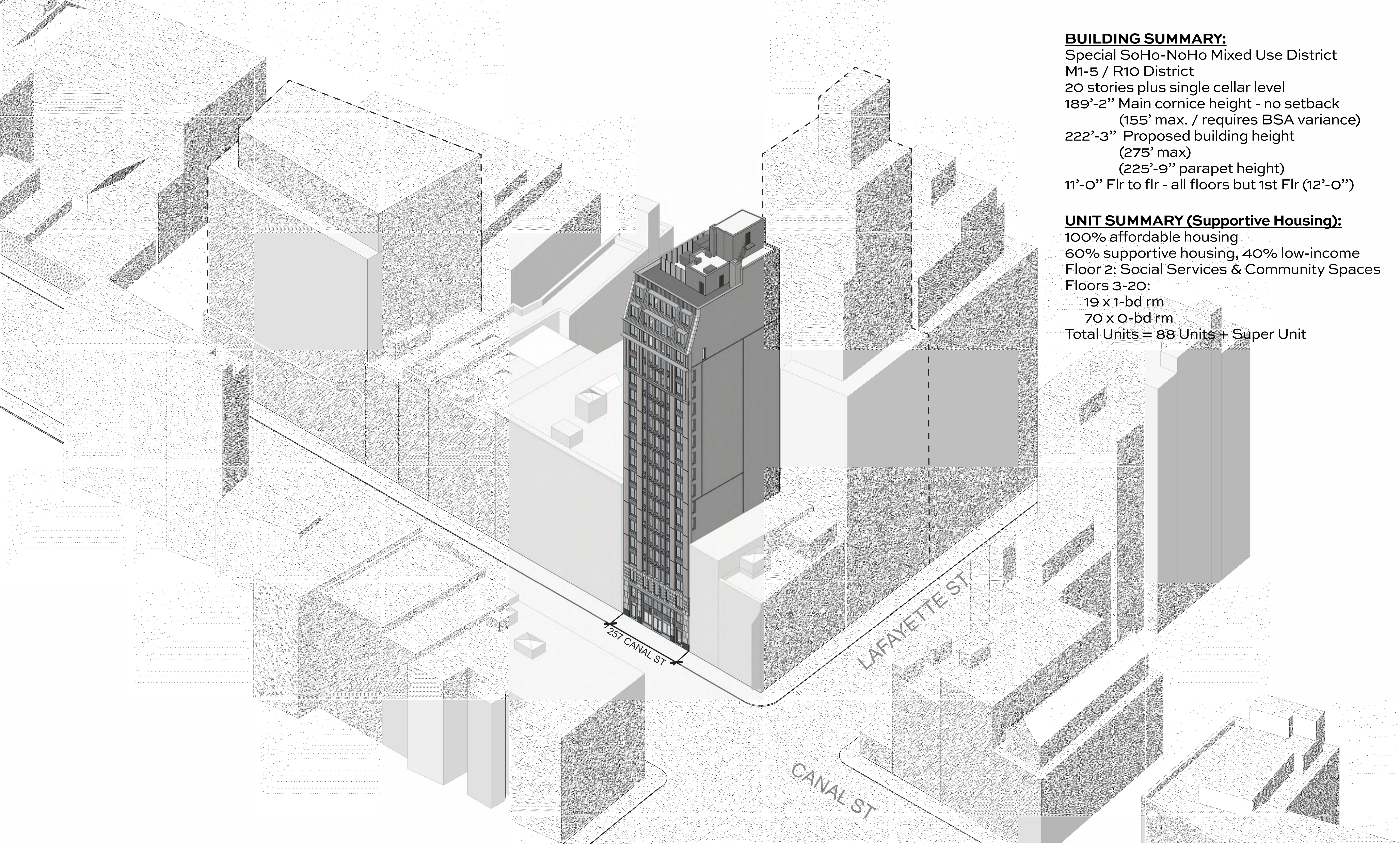
50' WIDE BUILDING - COMMON FACADE ORGANIZATION

257 CANAL STREET



EXISTING SITE MASSING

257 CANAL STREET



BUILDING SUMMARY:

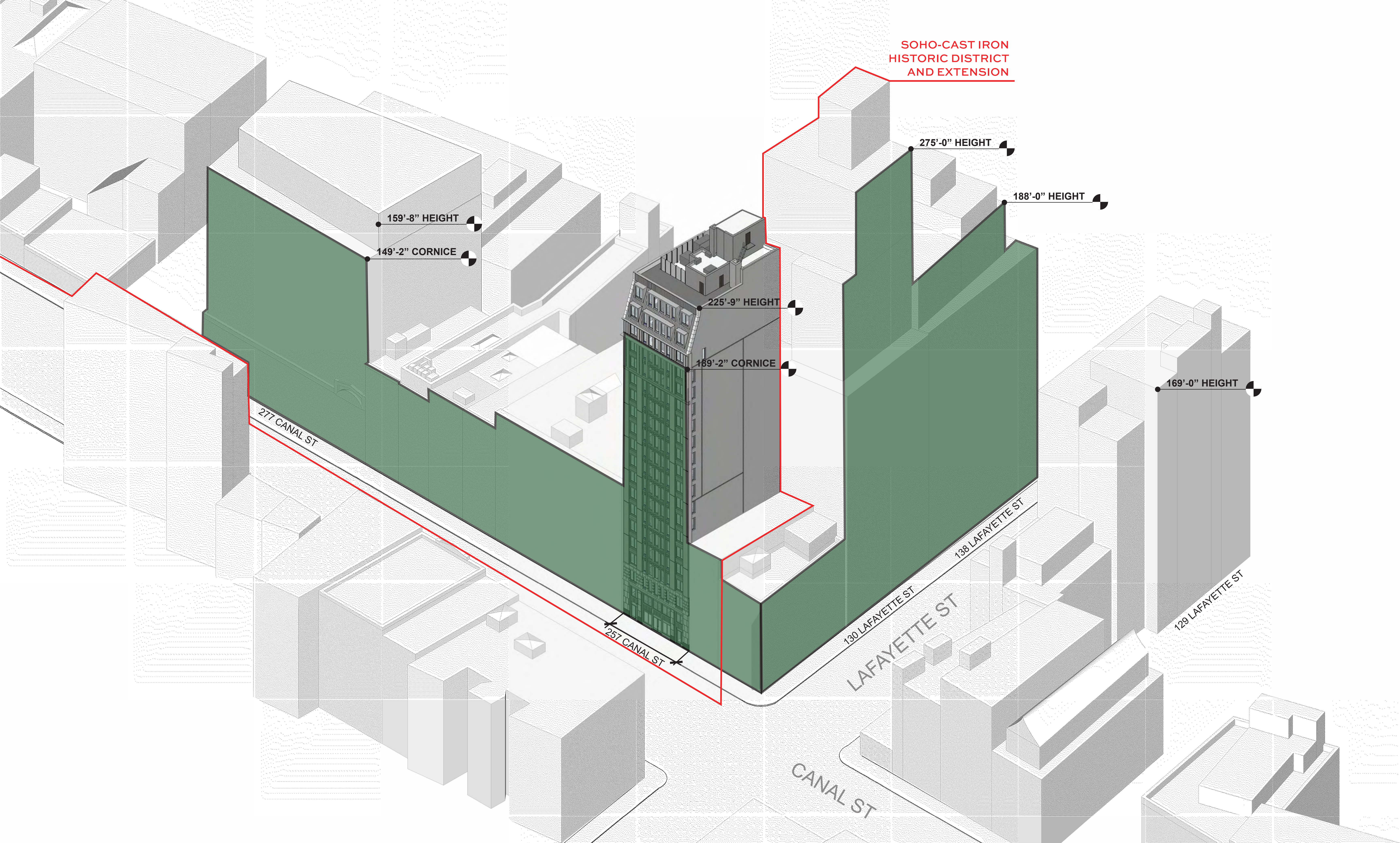
Special SoHo-NoHo Mixed Use District
M1-5 / R10 District
20 stories plus single cellar level
189'-2" Main cornice height - no setback
(155' max. / requires BSA variance)
222'-3" Proposed building height
(275' max)
(225'-9" parapet height)
11'-0" Flr to flr - all floors but 1st Flr (12'-0")

UNIT SUMMARY (Supportive Housing):

100% affordable housing
60% supportive housing, 40% low-income
Floor 2: Social Services & Community Spaces
Floors 3-20:
19 x 1-bd rm
70 x 0-bd rm
Total Units = 88 Units + Super Unit

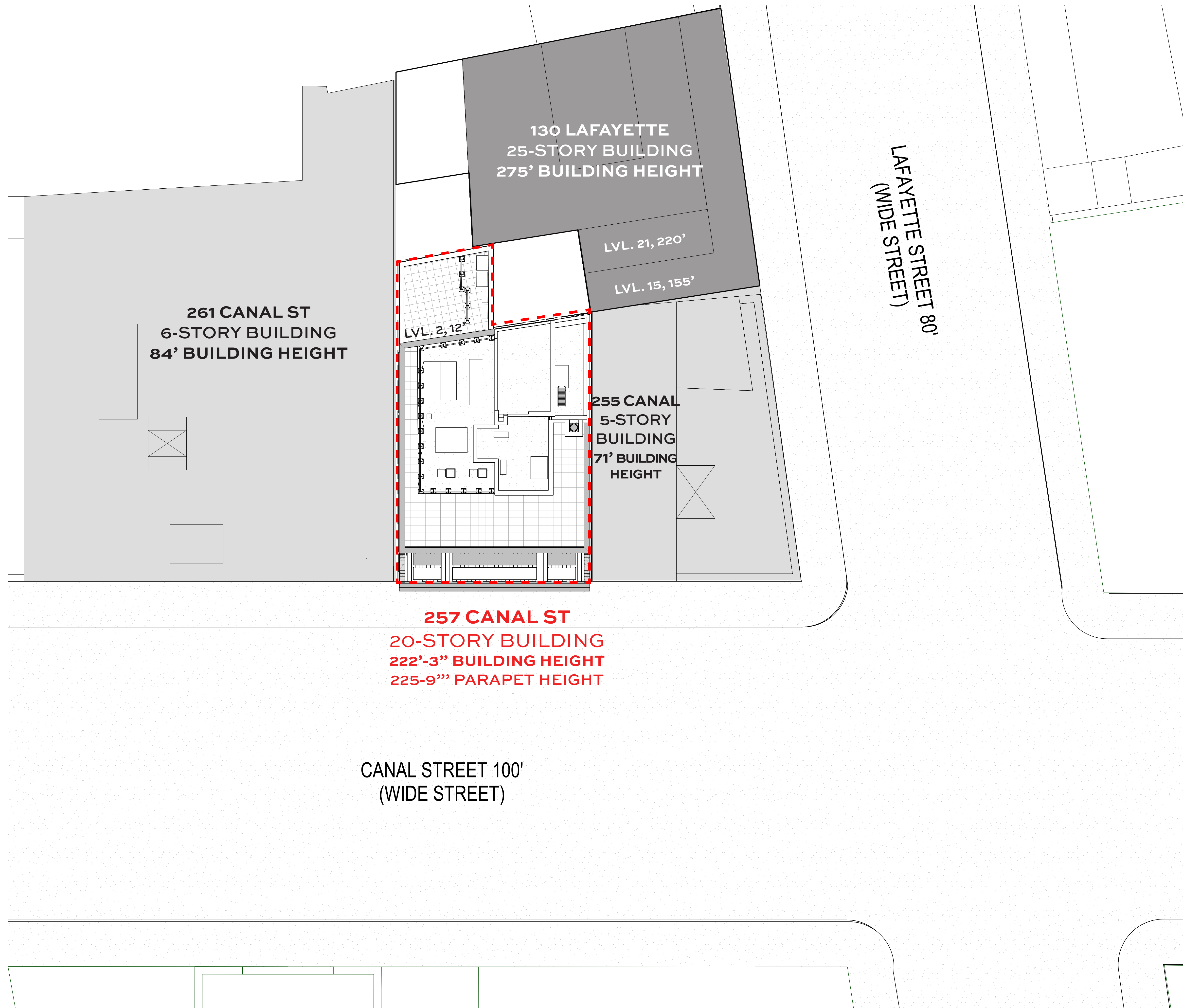
PROPOSED SITE MASSING

257 CANAL STREET



CANAL STREET - STREET WALL EXPRESSION

257 CANAL STREET



SITE PLAN

257 CANAL STREET

Rooftop
Mechanical Screen
RAL 9023
Pearl Dark Grey

Bulkhead
Zinc Color
Rheinzink Prepatina
Graphite Grey



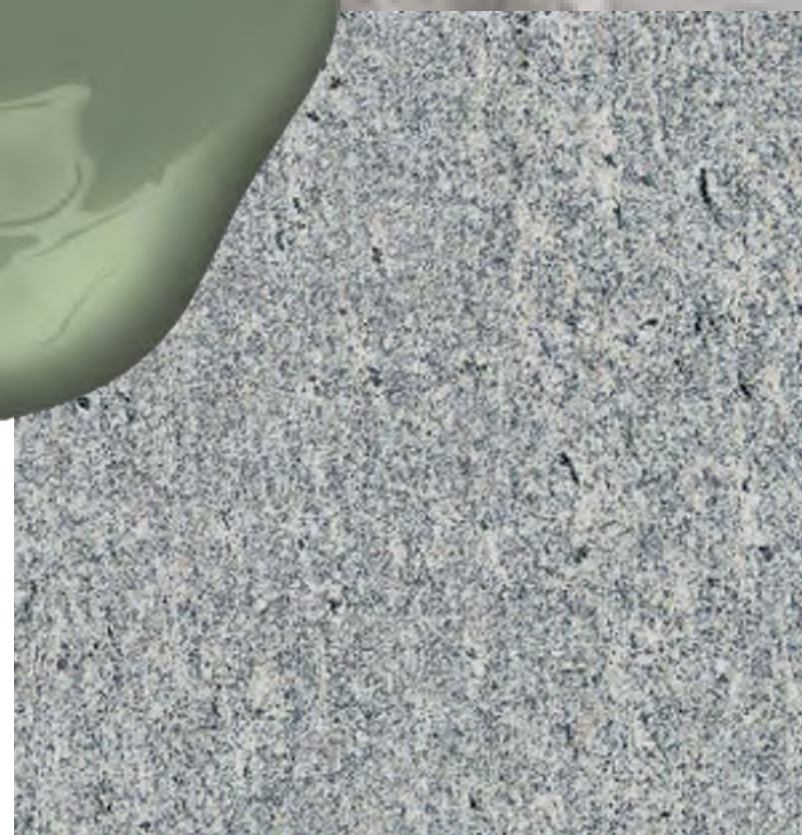
Bateig Azul Limestone



Benjamin Moore
Historical Colors
Avon Green
HC-126



Champlain Stone
Wood Creek Granite



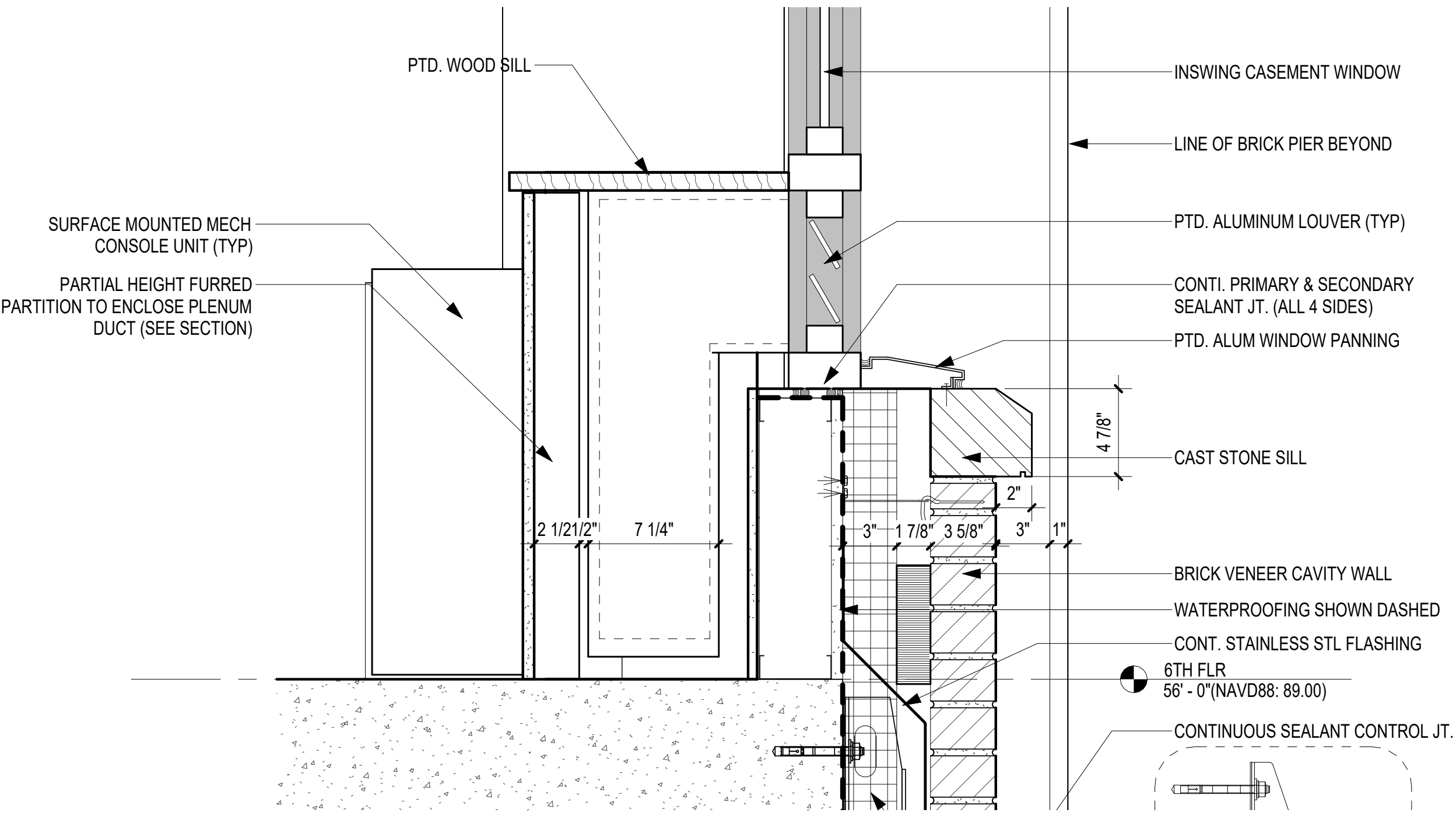
Belden Brick
Taylor 70% Arctic Gray /
30% Millbridge Light Wirecut
Specmix Mortar, Color: Standard Gray



TYPICAL FLOOR PERSPECTIVE

PROPOSED MATERIALS

257 CANAL STREET



WINDOW HVAC UNIT SECTION DETAIL



TYPICAL FLOOR PERSPECTIVE



VIEW FROM WEST
257 CANAL STREET



VIEW FROM EAST

257 CANAL STREET



EXISTING CONDITIONS



PROPOSED

VIEW FROM ACROSS CANAL ST

257 CANAL STREET



RECESSED BRICK
REVEAL, DARK
ACCENT BRICK

STACK BOND
FIELD BRICK

COMMON BOND
FIELD BRICK

CONTINUOUS
CAST STONE SILL

COMMON BOND
FIELD BRICK

ALUM. AND GLASS
WINDOWS

PTD. ALUM CORNICE

PTD. ALUM. STOREFRONT

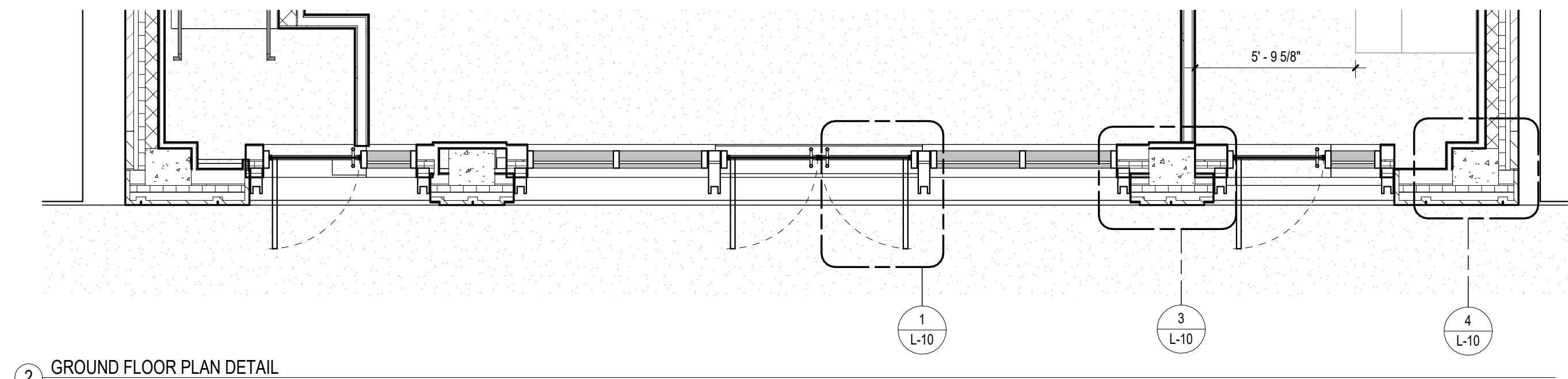
PTD. ALUM SILL

PTD. ALUM PANEL W/
VERTICAL RIBS

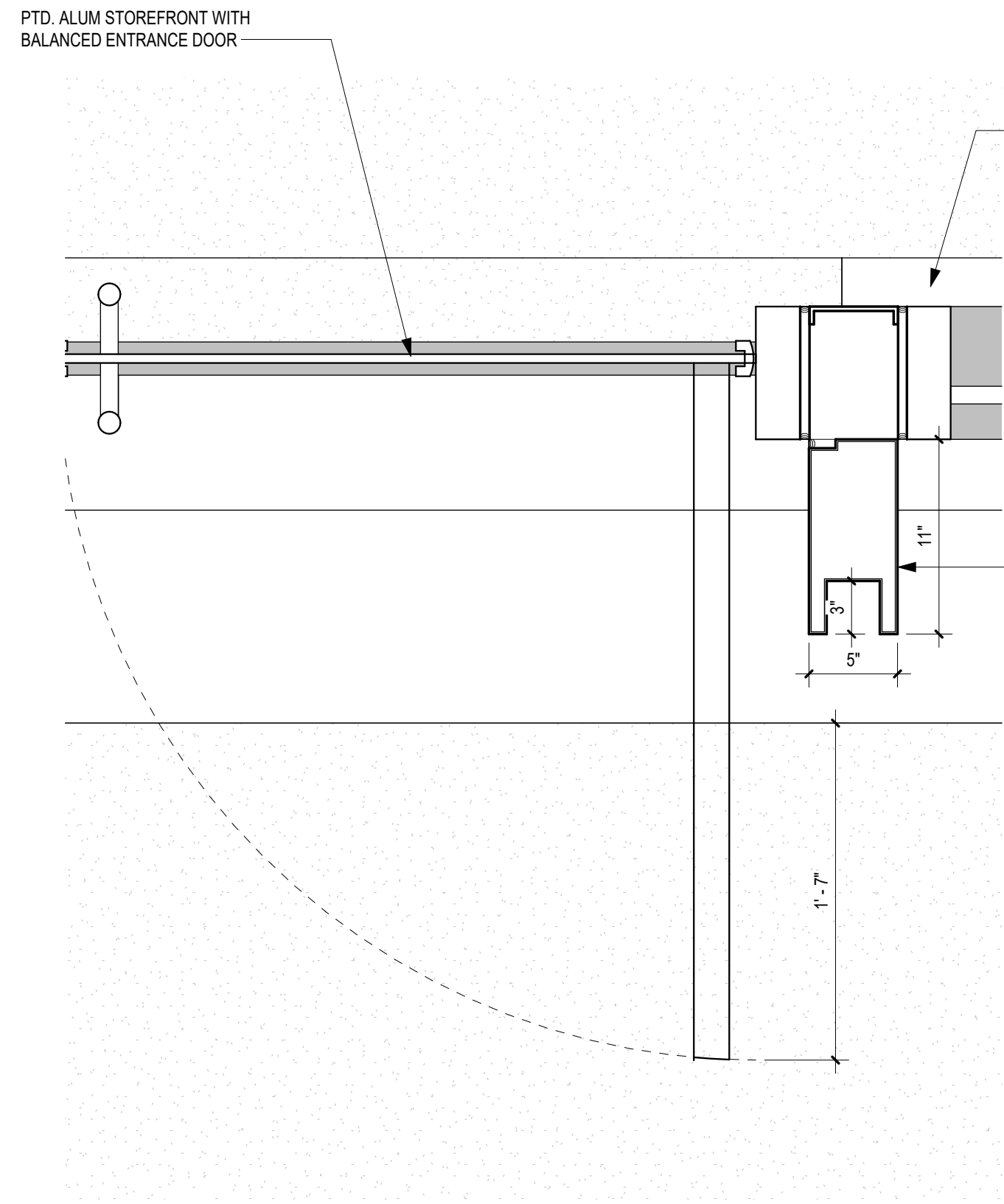
LIMESTONE PIER

GRANITE BASE

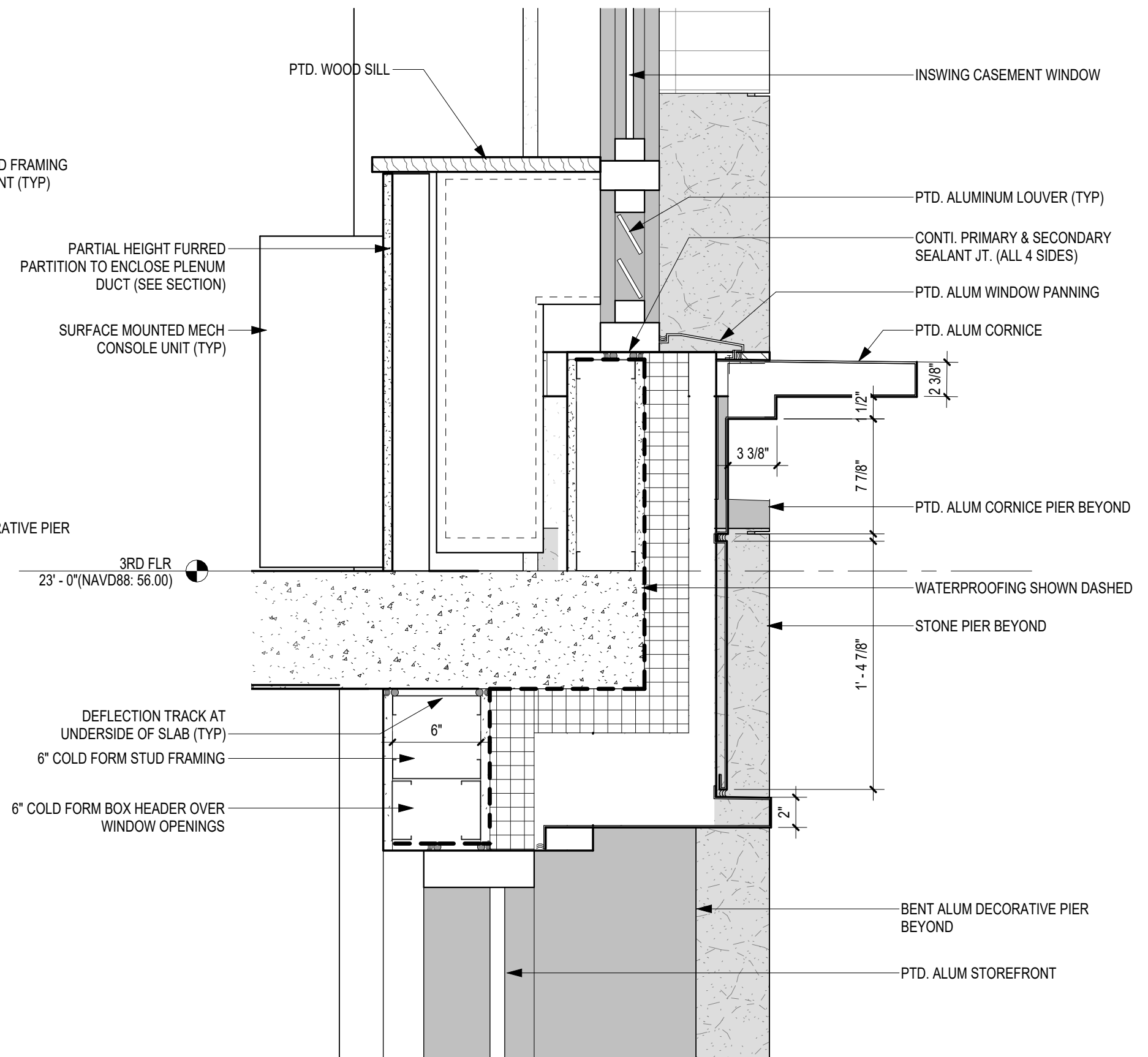
FROSTED GLASS



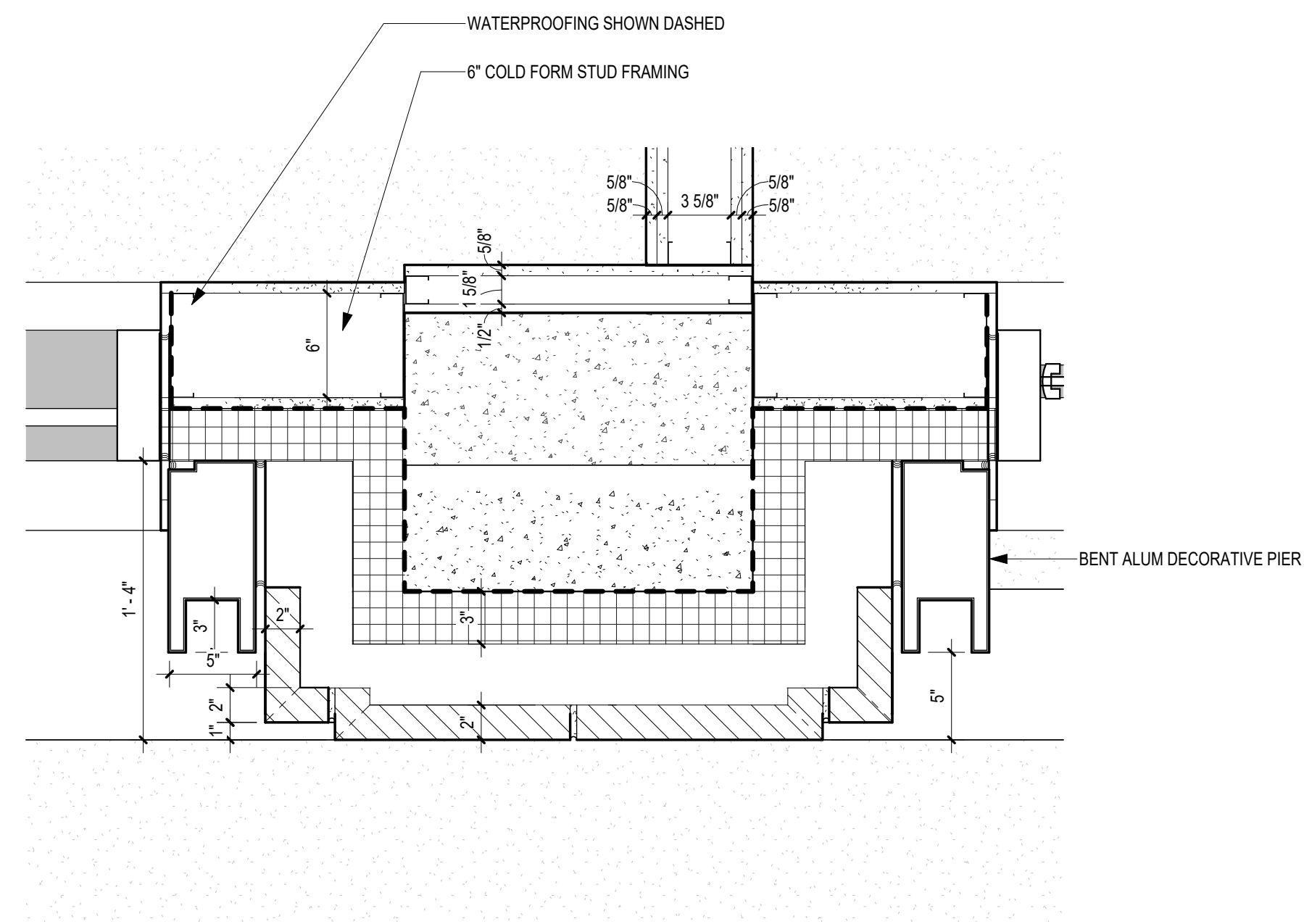
② GROUND FLOOR PLAN DETAIL
1/4" = 1'-0"



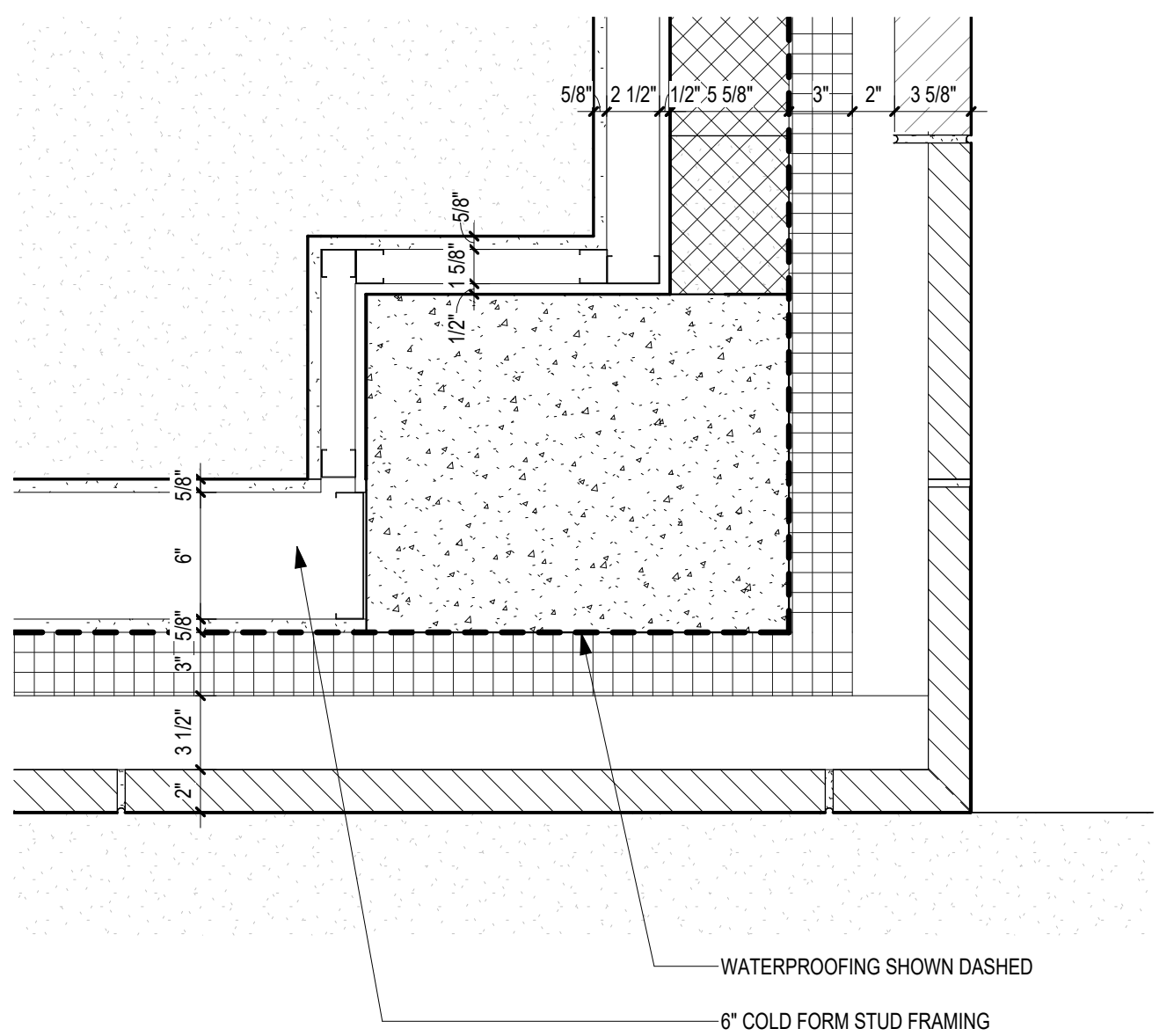
① TYP. GROUND FLOOR INTERIOR MULLION PLAN DETAIL
1 1/2" = 1'-0"



⑤ CORNICE DETAIL
1 1/2" = 1'-0"



③ TYP. GROUND FLOOR INTERIOR PIER PLAN DETAIL
1 1/2" = 1'-0"



④ TYP. GROUND FLOOR CORNER PIER PLAN DETAIL
1 1/2" = 1'-0"

BUILDING BASE DETAILS

257 CANAL STREET



COMMON BOND
FIELD BRICK

SOLDIER COURSE
FIELD BRICK HEADER

COMMON BOND
FIELD BRICK

STACK BOND
FIELD BRICK

RECESSED BRICK
REVEAL, DARK
ACCENT BRICK

PTD. ALUM. INSWING
CASEMENT WINDOW

SAWTOOTH
DECORATIVE
BRICK PATTERN ON
SPANDREL

PTD. ALUM. INSWING
CASEMENT WINDOW WITH
INTEGRATED LOUVER

CAST STONE SILL

RECESSED DARK
BRICK REVEAL,
STACK BOND PATTERN

SURFACE MOUNTED MECH
CONSOLE UNIT (TYP)

PTD. WOOD SILL

INSWING CASEMENT WINDOW

LINE OF BRICK PIER BEYOND

PTD. ALUMINUM LOUVER (TYP)

CONTI. PRIMARY & SECONDARY
SEALANT JT. (ALL 4 SIDES)

PTD. ALUM WINDOW PANNING

CAST STONE SILL

BRICK VENEER CAVITY WALL

WATERPROOFING SHOWN DASHED

CONT. STAINLESS STL FLASHING

CONTINUOUS SEALANT CONTROL JT.

CONCEALED LINTEL & OFFSET
RELIEVING ANGLE BY I.G. MASONRY
ABOVE ALL WINDOW OPENINGS (TYP)

7TH FLR
67'-0"(NAVD88: 100.00)

CAST IN PLACE CONCRETE BEAM

7 5/8"

6

1 1/2" = 1'-0"

TYP. FLOOR INTERIOR BAY SECTION DTL

5

1 1/2" = 1'-0"

TYP. FLOOR END BAY SECTION DTL

PTD. WOOD SILL

INSWING CASEMENT WINDOW

LINE OF BRICK PIER BEYOND

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DEFLECTION TRACK AT
UNDERSIDE OF SLAB (TYP)

4" COLD FORM STUD FRAMING

4" COLD FORM BOX HEADER OVER
WINDOW OPENINGS

2 1/2" 7 1/4"

2 5/16" 1'-2 3/8"

3'-1 13/32"

1'-11 1/32"

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1'-11 1/32"

CONCEALED LINTEL & OFFSET
RELIEVING ANGLE BY I.G. MASONRY
ABOVE ALL WINDOW OPENINGS (TYP)

7TH FLR
67'-0"(NAVD88: 100.00)

DEFLECTION TRACK AT
UNDERSIDE OF SLAB (TYP)

4" COLD FORM STUD FRAMING

4" COLD FORM BOX HEADER OVER
WINDOW OPENINGS

2 1/2" 7 1/4"

2 5/16" 1'-2 3/8"

3'-1 13/32"

1'-11 1/32"

CONCEALED LINTEL & OFFSET
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RELIEVING ANGLE BY I.G. MASONRY
ABOVE ALL WINDOW OPENINGS (TYP)



STANDING SEAM CLADDING
ON BULKHEAD

PTD. ALUM. COPING

CAST STONE COPING

STANDING SEAM
MANSARD ROOF

PTD. ALUM.
PANEL DORMER

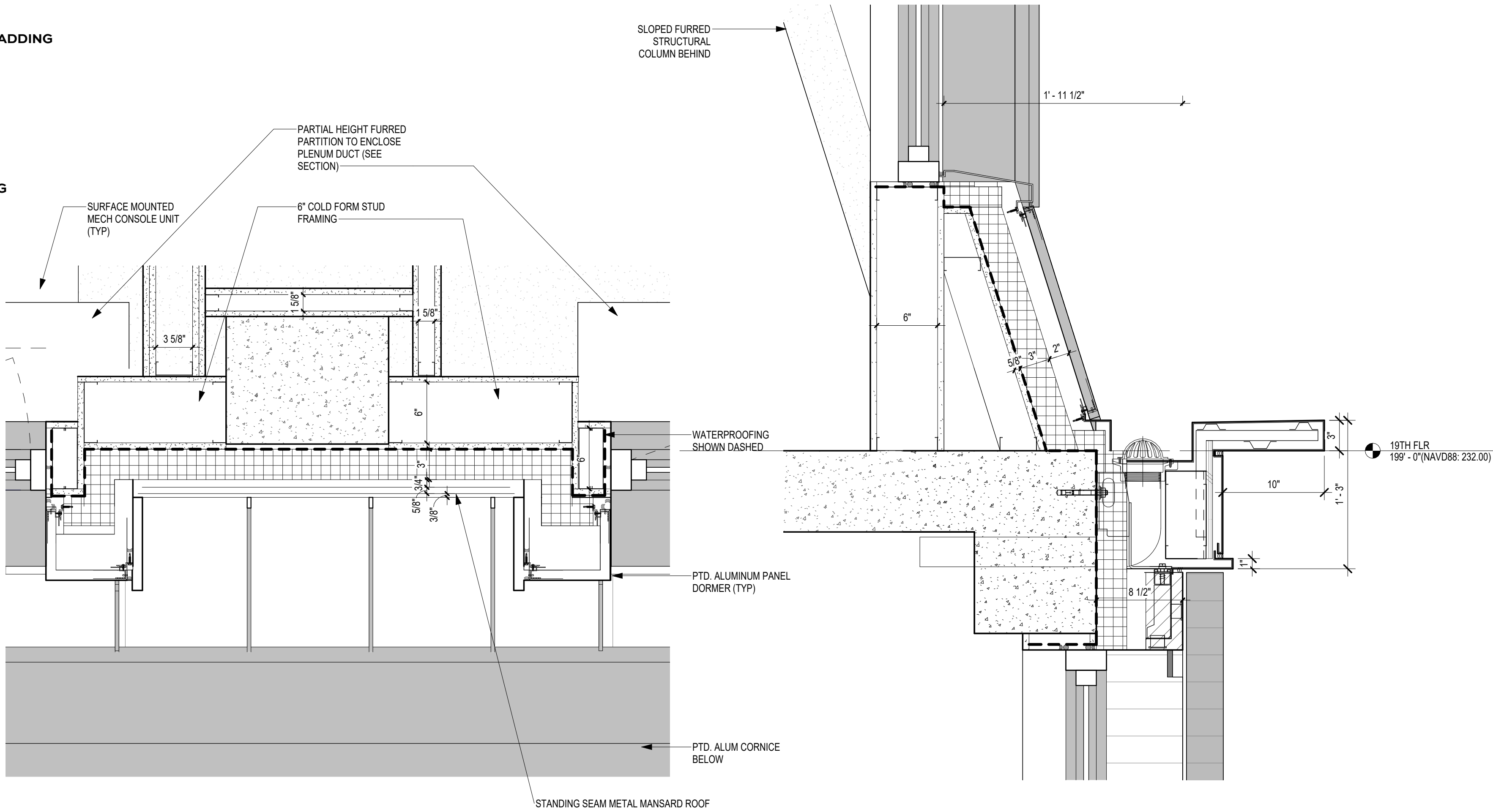
PTD. ALUM.
SILL

DARK BRICK
PILASTER

PTD. ALUM.
CORNICE

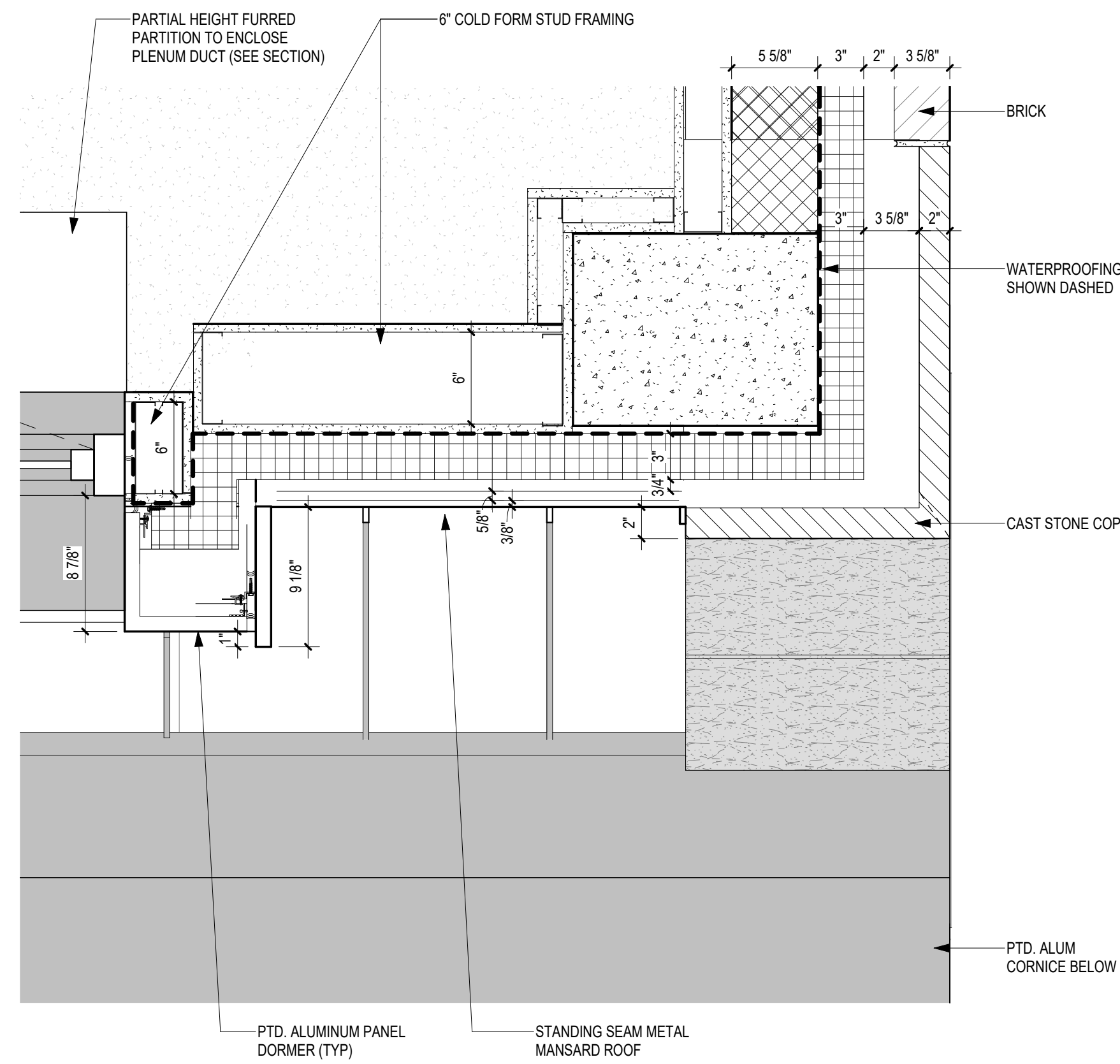
RECESSED DARK
BRICK REVEAL,
DECORATIVE
GLAZED BRICK

CONTINUOUS
CAST STONE SILL

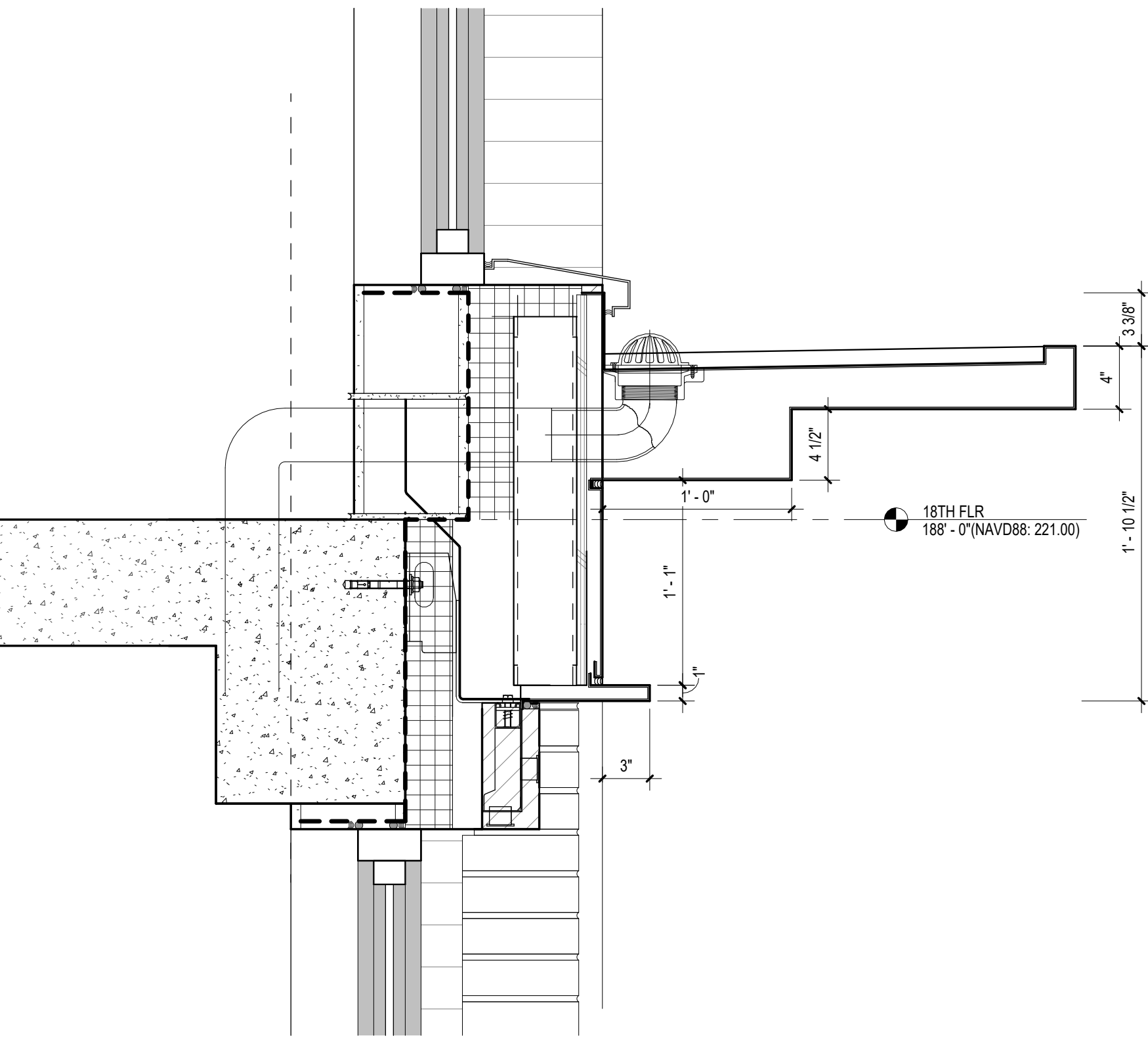


⑤ 19TH FLOOR INTERIOR PIER DETAIL
1 1/2" = 1'-0"

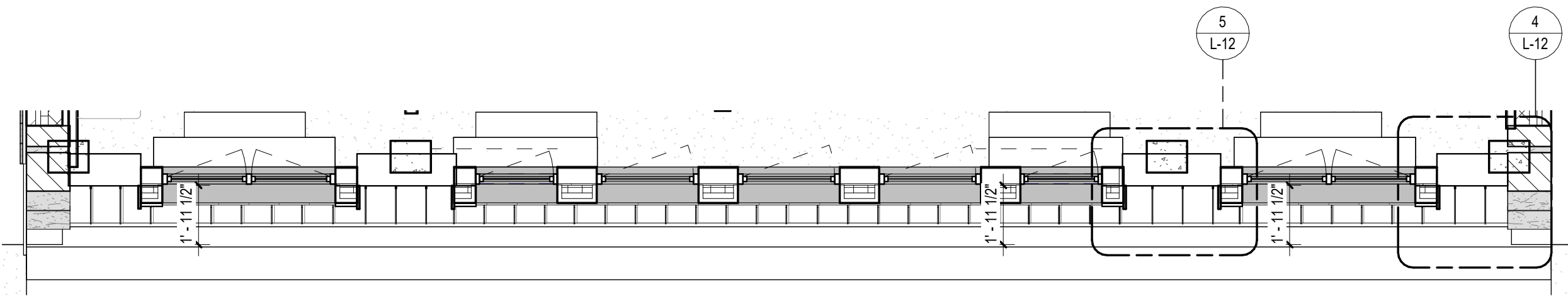
③ 19TH FLOOR INTERIOR BAY SECTION DTL
1 1/2" = 1'-0"



④ 19TH FLOOR CORNER PIER DETAIL
1 1/2" = 1'-0"



② 18TH FLOOR INTERIOR BAY SECTION DTL
1 1/2" = 1'-0"



① 19TH FLOOR PLAN DETAIL - LPC
1/4" = 1'-0"

TOP OF BUILDING DETAILS

257 CANAL STREET

ARTWORK



**Mural, Richard Haas
112 Prince Street, 1975**



**“The Wall”, Frosty Myers
599 Broadway, 1973**



**One Line Sidewalk Etching, Ken Hiratsuka
Broadway and Prince Street, 1984**



Roaming Underfoot
MTA Arts & Design
New York City, NY



Immigration/Migration
Central Corridor Light Rail Transit
Minneapolis/St. Paul, MN



CHINATOWN

The lotus holds a prominent place in Chinese culture as an object of beauty and a symbol of transcendence. As such, it acknowledges the neighborhood's cultural heritage and seeks to be both locally rooted and welcoming to those planting new seeds.

SOHO CAST IRON HISTORIC DISTRICT

The intricate patterns of the roots draw inspiration from the architectural flourishes of the cast-iron district's facades. By echoing these rhythms, the artwork establishes a visual dialogue among the building, its history, and the district's ongoing dynamism.

THE CHILDREN'S VILLAGE

ALEMBIC COMMUNITY DEVELOPMENT

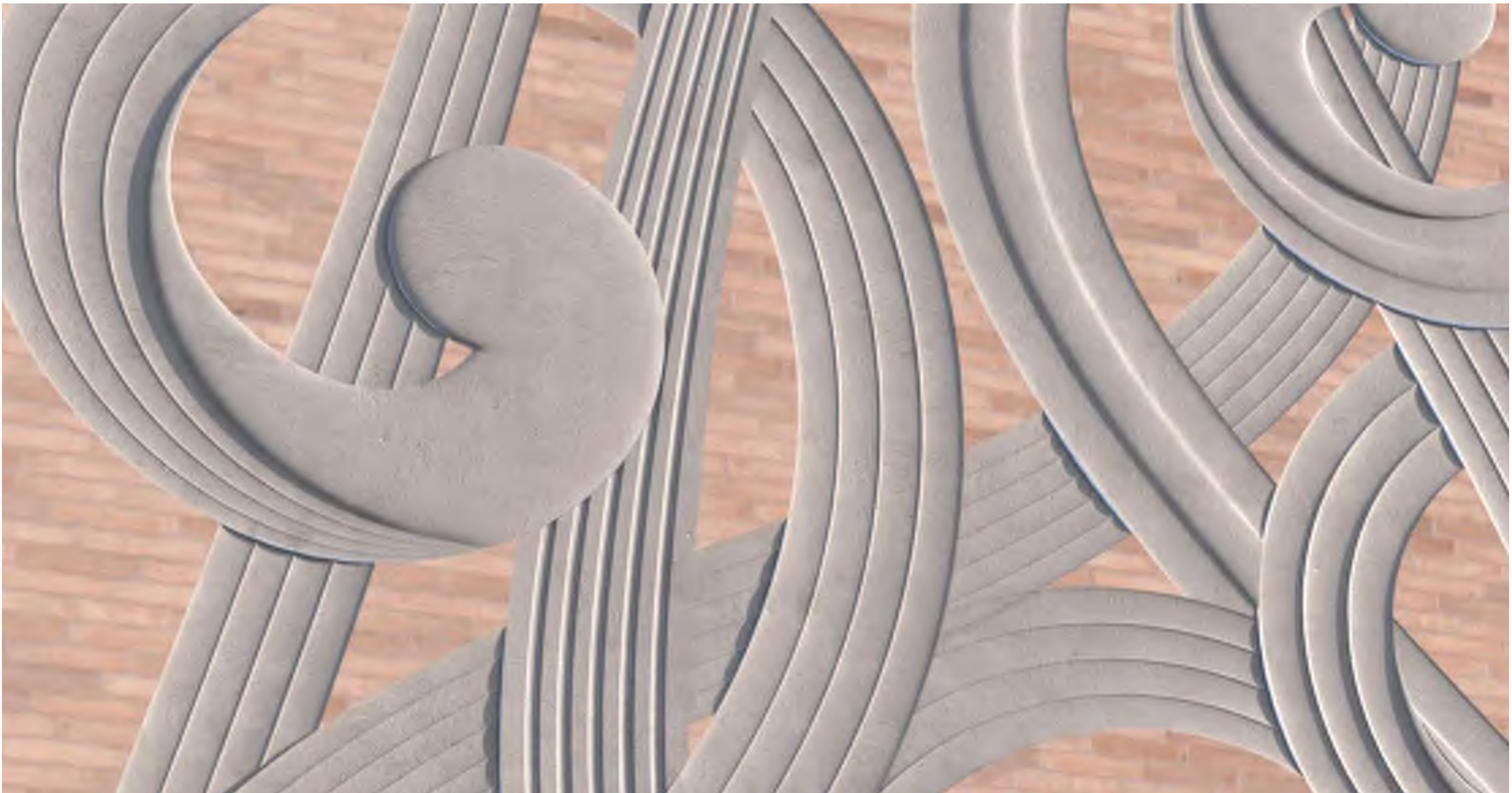
The lotus grows in the mud and murky waters to become a flower that embodies beauty and light. The pristine lotus represents the idea that even from the darkest circumstance, growth and transformation can occur, symbolizing awakening and compassion.



Elevation view of ceramic tile art wall on the east facade



Detailed view of ceramic tile lotus petals

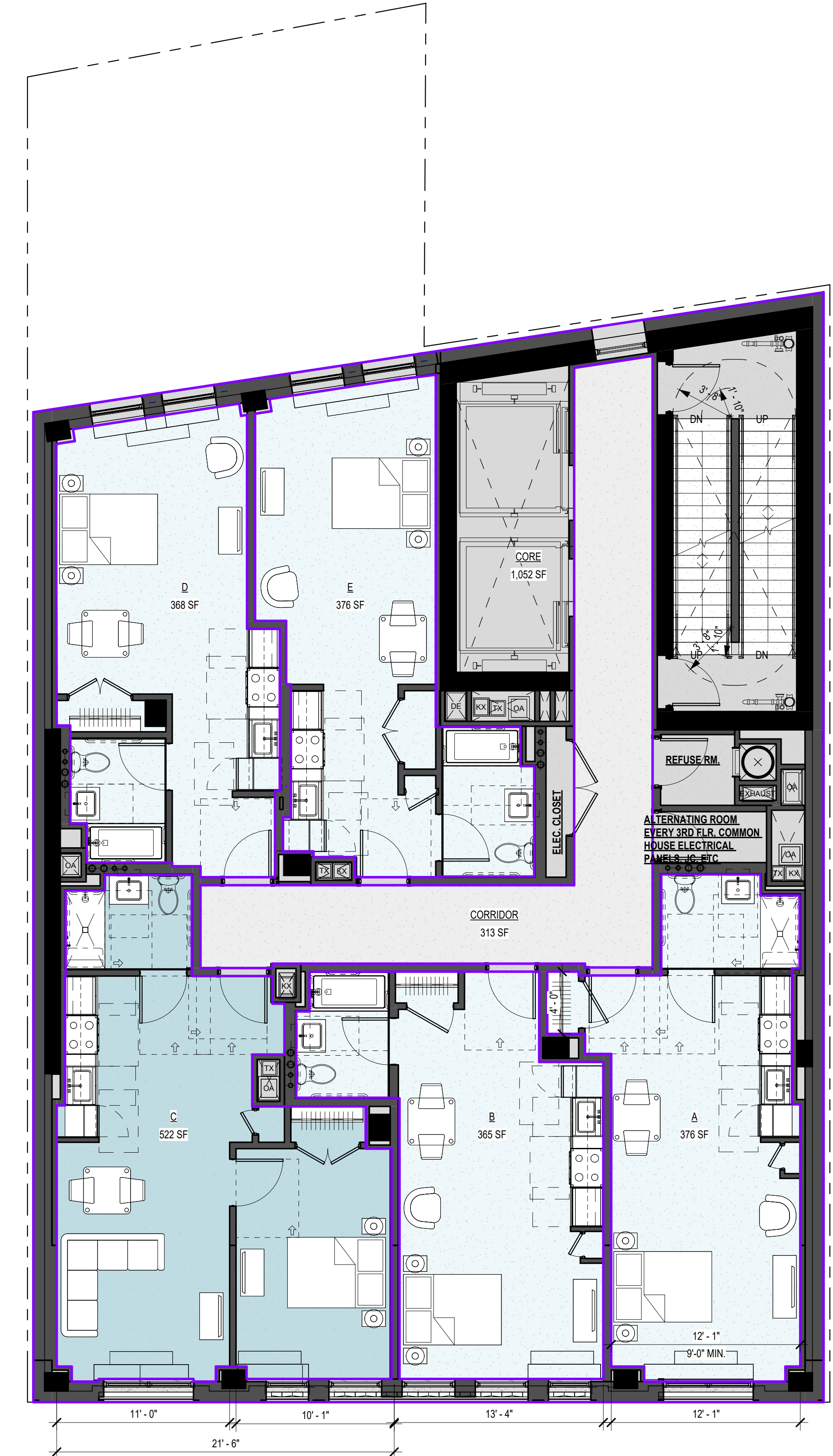
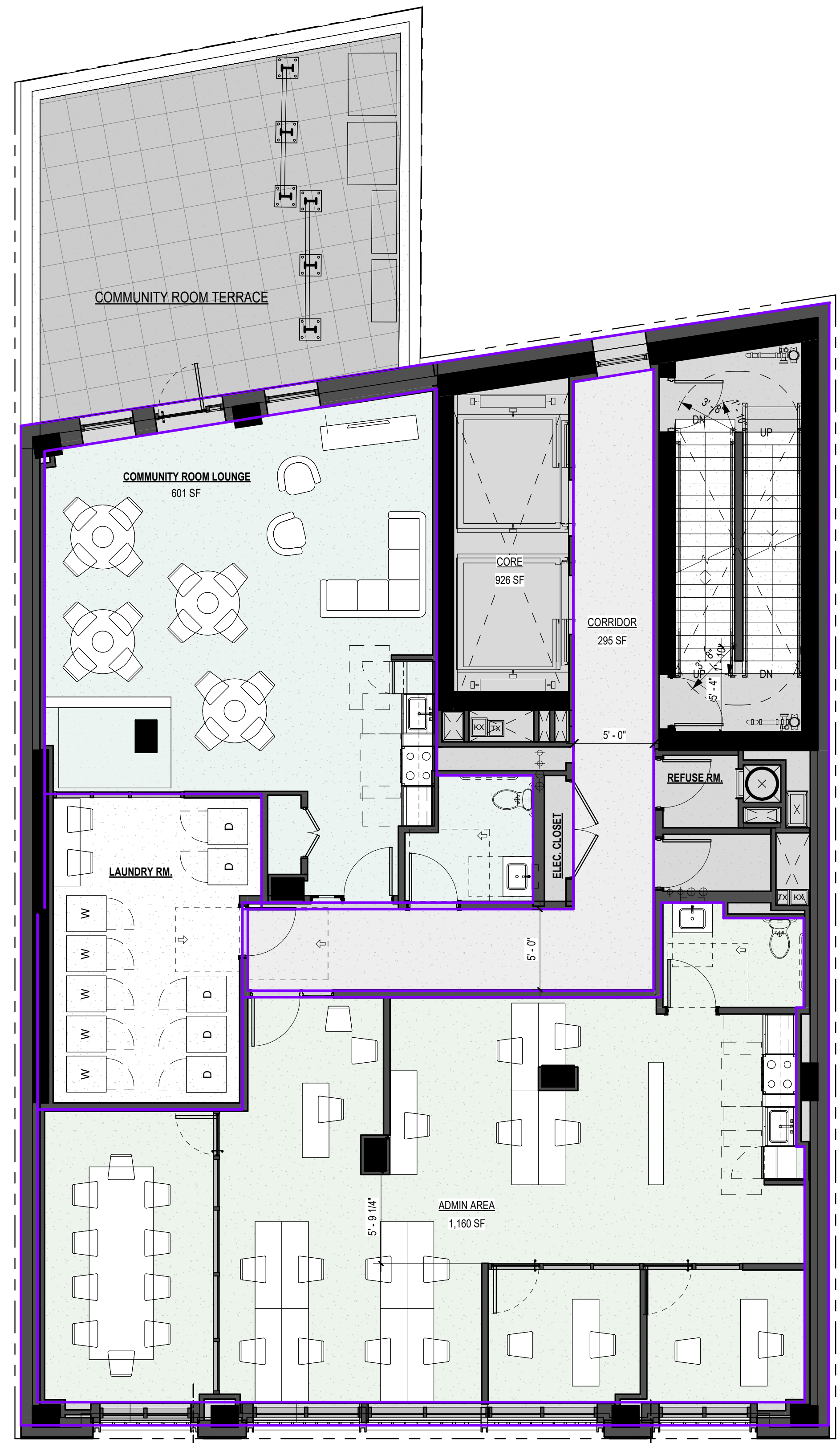


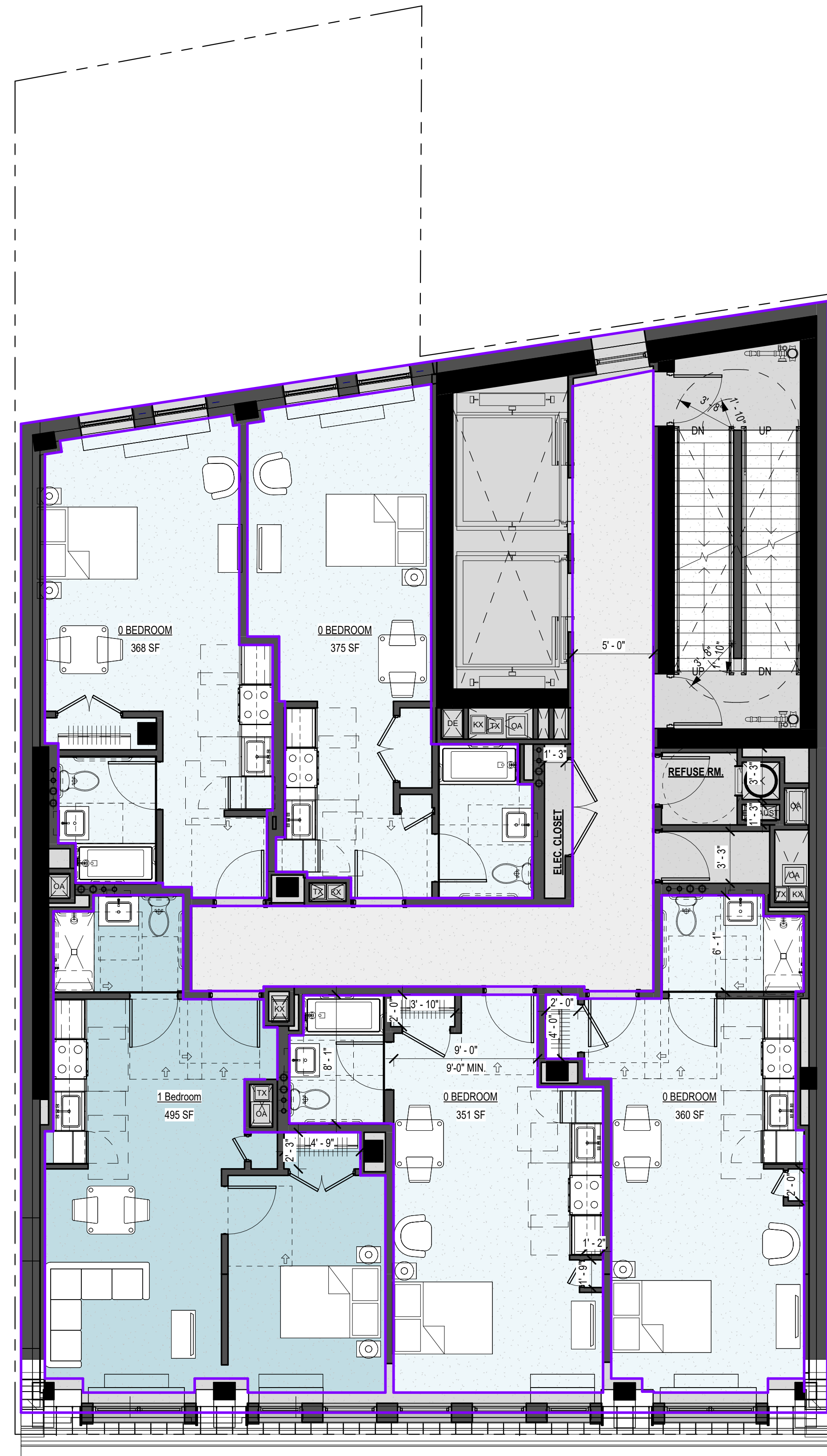
Detailed view of ceramic tile lotus roots

EAST FACADE ARTWALL - DETAILS

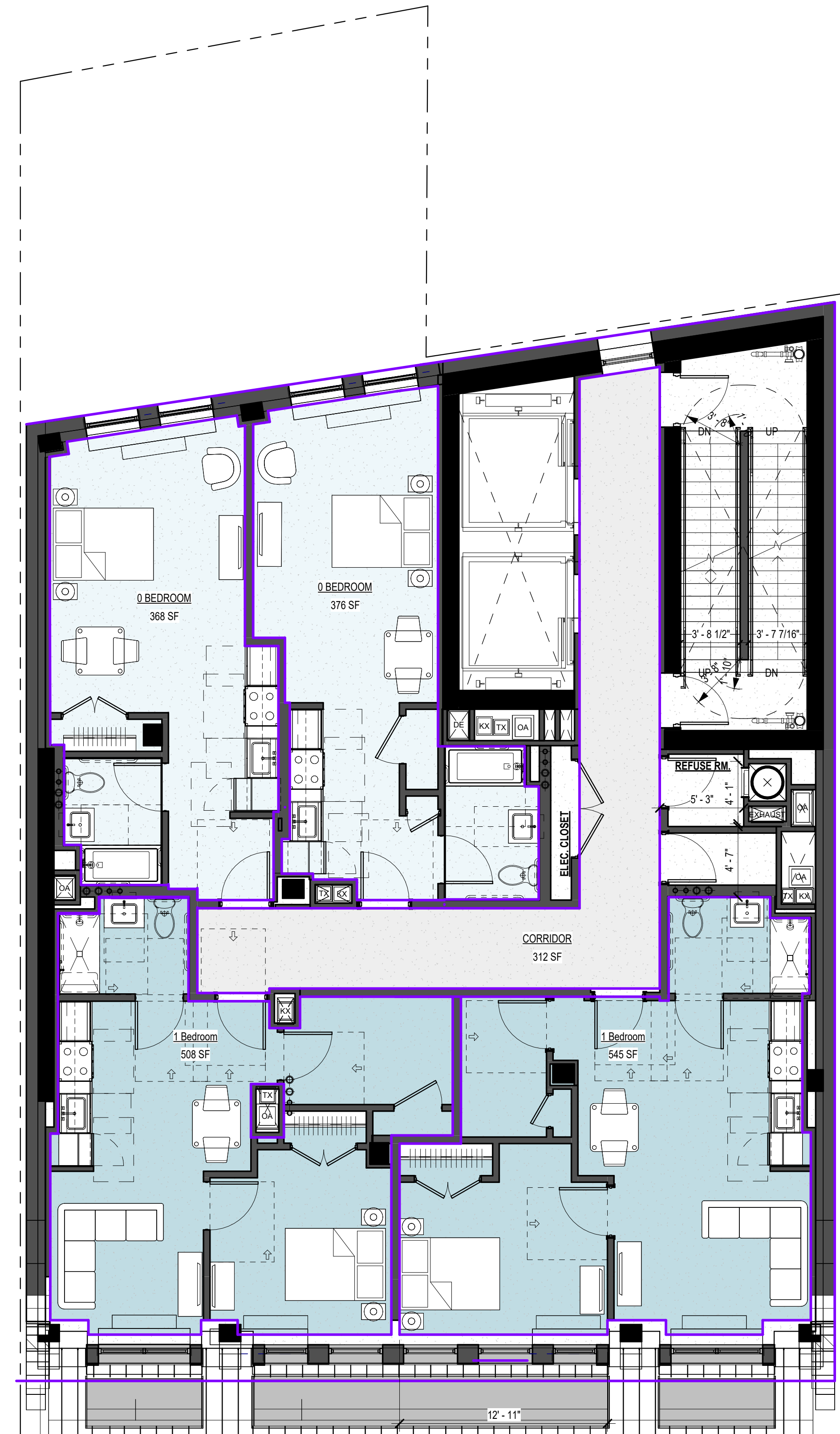
257 CANAL STREET

FLOOR PLANS





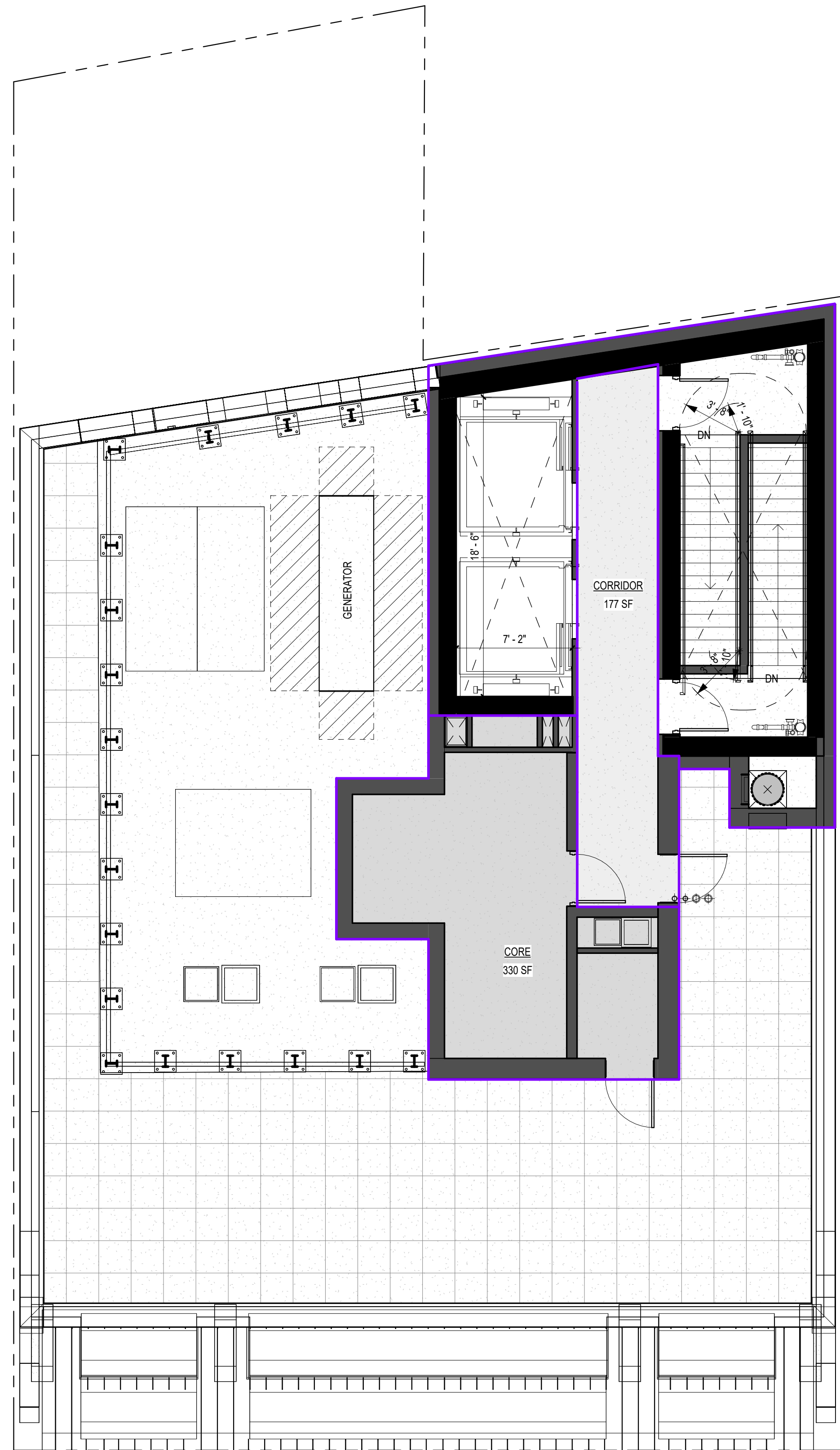
① PRESENT - 19TH FLR
3/16" = 1'-0"



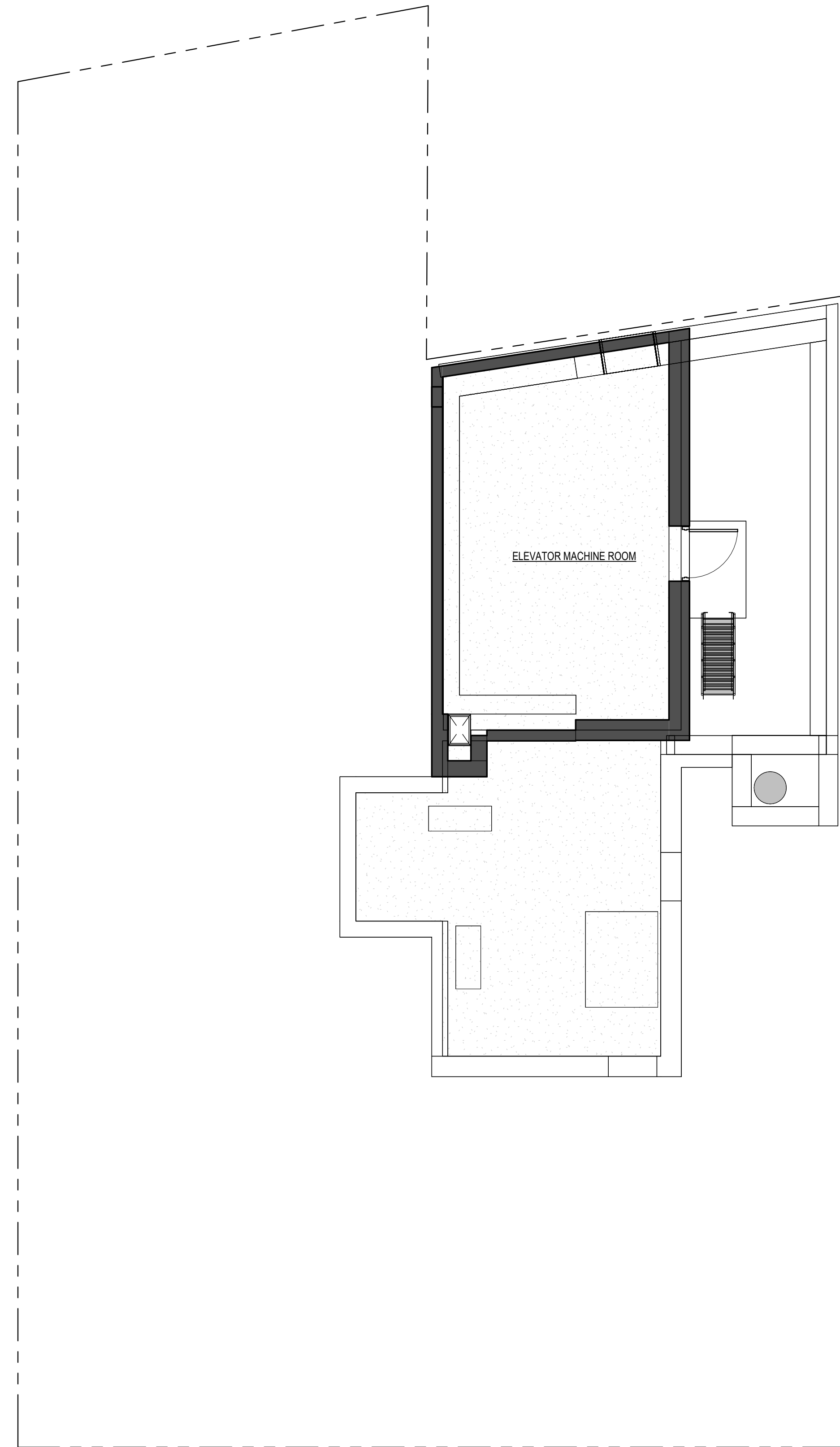
② PRESENT - 20TH FLR
3/16" = 1'-0"

19TH - 20TH FLOOR PLANS

257 CANAL STREET



① ROOF PLAN
3/16" = 1'-0"



② BULKHEAD PLAN
3/16" = 1'-0"



VIEW FROM EAST

257 CANAL STREET