



OFFICE OF THE PRESIDENT
BOROUGH OF MANHATTAN
THE CITY OF NEW YORK

1 Centre Street, 19th Floor, New York, NY 10007
(212) 669-8300

431 West 125th Street, New York, NY 10027
(212) 531-1609

www.manhattanbp.nyc.gov

Brad Hoylman-Sigal, Borough President

July 24, 2026

Landmarks Preservation Commission
253 Broadway, 2nd Floor
New York, NY 10007

RE: 277 Canal Street, aka 277-289 Canal Street, and 418-422 Broadway – SoHo Cast Iron Historic District Extension

Dear Chair Kersavage:

Thank you for the opportunity to express my support for the 277 Canal Street (LPC-26-01951) application as revised for consideration at the LPC Public Meeting on July 28, 2026. This project would provide 159 new apartments, 31 of them permanently affordable under Mandatory Inclusionary Housing (MIH), and it would provide much-needed accessibility upgrades to the Canal Street subway station. The applicant has demonstrated responsiveness to community feedback, and I believe the updated proposal before you today merits approval to become part of the fabric of the SoHo Cast Iron Historic District Extension.

When the proposal at 277 Canal Street was first approved at the LPC in 2023, Community Board 2 (CB 2) and other stakeholders provided feedback that the applicant should make accessibility improvements to the Canal Street subway station. The updated proposal is a direct response to that request. Using the Zoning for Accessibility (ZFA) mechanism, where developers provide MTA accessibility improvements in exchange for bonus floor area, the project is now able to provide approximately 60 more units of housing than initially proposed. The importance of the proposed transit improvements cannot be understated – new connections to the R/W platform, improved circulation space, a new elevator, and an ADA ramp will be transformative for the MTA passenger experience.

Most recently, on June 18, 2026, CB 2 recommended approval of the proposal. The board cited the much-needed accessibility improvements as a reason for their approval, with some direction to the LPC to examine the appropriateness of the building height and facade. Since receiving feedback from Commissioners at the June 23, 2026 public hearing, the applicant has made further changes to their proposal by reducing floor-to-ceiling heights, resulting in an overall height reduction of 12 feet, 6 inches and a revised maximum height of 227 feet, 9 inches. I thank the applicant for their responsiveness to

this feedback and for finding height reduction opportunities that maintain the quality, quantity, and affordability of the housing proposed, as well as the scope of the proposed subway station improvements.

The existing 3-story building at 277 Canal Street was constructed in 1927, making it the most modern contributing building in the historic district and not entirely representative of the style of the district. The applicant has demonstrated the appropriateness of the proposed vertical extension within the district, particularly given the site's location at the prominent intersection of two wide streets. I appreciate the attention to materiality, the design of the arches to reflect the original building style, and the seamless transition from the existing building to the proposed addition.

With this project having demonstrated appropriateness in the historic district, and in the midst of our ongoing affordability crisis, I am eager to see housing at this site and to take an important step forward in improving accessibility at the Canal Street subway station.

Sincerely,

A handwritten signature in blue ink that reads "Brad Hoylman-Sigal". The signature is fluid and cursive, with the first name "Brad" and last name "Hoylman-Sigal" clearly legible.

Brad Hoylman-Sigal
Manhattan Borough President