

SOHO SURVEY - 1970

ARTISTS' OCCUPANCIES:

Extent:

34% of the buildings have artists in them
17% of the floors are occupied by artists
10% of the total square feet are occupied by artists

Changes Over Time:

Within the 12 block study area - 10% increase in floors occupied from 1968 to 1969
- 11% increase in floors occupied from 1969 to 1970
Within the 20 block central area - 20% increase in floors occupied from 1969 to 1970

Geographic Location:

Within central 20 block area - 25% of the floors are occupied by artists
Within outer 20 block area - 10% of the floors are occupied by artists

Within non-Broadway Blocks - 23% of the floors are occupied by artists
Within Broadway blocks - 10% of the floors are occupied by artists

Size of Building:

86% of the buildings with artists in them are less than 3600 square feet
47% of the buildings that are less than 3600 square feet have artists in them

Number of Artists:

600 floors are occupied by artists with an estimated resident population of 1000 to 2000
591 floors would be legalized under proposed legislation, 61 would remain illegal

VACANCIES:

Extent:

15% of the buildings have vacancies
7% of the floors are vacant
5% of the total square feet are vacant

Changes Over Time:

Within the 12 block study area - 50% decrease in vacant floors from 1968 to 1969
- 12% increase in vacant floors from 1969 to 1970
Within 20 block central area - 51% increase in vacant floors from 1969 to 1970

Geographic Location:

Within non-Broadway blocks - 10% of the floors are vacant
Within Broadway blocks - 3% of the floors are vacant

Size of Buildings:

64% of the buildings with vacancies are 3600 square feet or less
16% of the buildings that are 3600 square feet or less have vacancies

INDUSTRY:

Extent:

92% of the buildings have industrial tenants
73% of the floors are occupied by industrial tenants
86% of the total square feet is occupied by industrial tenants

Changes Over Time:

Within the 12 block study area - manufacturing jobs declined by 5% since 1962
wholesale jobs declined by 37.4% since 1962

Geographic Location:

Within central 20 block area - 53.6% of the total
Within outer 20 block area - 46.3% of the total

Within non-Broadway blocks - 49.6% of the total
Within Broadway blocks - 50.4% of the total

Size of Buildings:

16% of the total jobs are located in buildings of 3600 square feet or less
84% of the jobs are located in 36% of the buildings (those that are greater than 3600 sq. ft)

Standard Industrial Classification: 27,000 total Employees

Manufacturing - 80%	Freight, Warehousing - 2.6%
Wholesale - 8.3%	Misc. Office - 1.8%
Personal Service- 6.1%	Cultural Facilities - .2%

ASSESSED VALUES:

40 block district - \$73,415,300; \$23.24/ sq. ft.