

CHINATOWN PLANNING AND REZONING STUDY

Pratt Center/Collective Partnership

Preliminary Report to the Chinatown Working Group

Task I Review and Analysis

May 6, 2013

Review & Analysis of CAPZ and Economic
Development Recommendations

**Chinatown Planning and Rezoning Study
Pratt Center/Collective Partnership**

TASK I: REVIEW & INITIAL ANALYSIS OF CAPZ AND ED RECOMMENDATIONS

AFFORDABILITY

#	Conditions	Recommendations	Agencies	Pratt/Collective Considerations	Pratt/Collective Research Tasks
1	The Area Median Income (AMI) used for subsidized housing does not reflect local demographics	Define a local Area Median Income (AMI) that reflects the demographic of Chinatown. Ensure that this figure is used for any city development effort in Chinatown and the greater Chinatown region.	HPD	<p>This is a long-term goal. AMI is a figure that comes from the federal government to help determine the true cost of housing, to deliver housing subsidies for projects, and to determine rents as a portion of income. AMI is a regional figure, calculated as the income of a family right in the middle of the income distribution for the area (Was \$61,000). It's adjusted upward for NYC because the cost of housing is high. Affordability programs are based on AMI. However, it may be possible to work with private developers to prescribe affordability "income bands" that more accurately target Chinatown's AMI. It will be difficult, though, because all developers want to use public subsidies to offset the costs of building in NYC.</p> <p>Calculating the local AMI can be a good way to publicize just how unaffordable new housing is for existing residents though.</p>	<p>Determine AMI for the study area—need methodology that works for agglomerating census tracts.</p> <p>Need to define the study area boundaries. There is a high percent of Asian population in areas outside of CAPZ's latest proposed study area.</p>
2	Existing rent regulated housing stock is in danger of being lost	<p>Preserve the existing rent regulated stock in Chinatown and its surrounding areas by:</p> <p>Prohibiting the practice of predatory tactics that evict tenants from their rent regulated units.</p>	DCP, HPD, DOB	<p>SEE ZONING: Affordable Housing (cf. Clinton Preservation District)</p> <p>Around 10,000 units per year go out of rent stabilization because rents increase to above</p>	Examine Clinton Special District and Greenpoint-Williamsburg Rezoning Anti-Harassment provisions to determine applicability to study area.

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		Prohibiting the intentional demolitions used by landlords to destroy the rent regulated units.		<p>\$2000. Landlords of rent-stabilized buildings are not allowed to remove tenants without cause, just to increase the rent. The real issue is enforcement. Complaints need to be made and registered with the NYC Department of Housing Preservation and Development. However, residents with unclear legal status may not want to come forward.</p> <p>Will want to coordinate this recommendation, in the long term, with the Zoning team. Revisions to zoning, esp. Special district Zoning, may be an opportunity to put special ant-harassment provisions in place.</p> <p>More information is needed on the issue of “intentional demolitions” to address this. Is it units, buildings, are new buildings built in their place?</p>	<p>Check the current stock of rent-regulated units, according to New York City Rent Guidelines Board, and examine how many have been lost in the last year.</p> <p>Check the Housing and Vacancy Survey Reach out to CAAAV, AAFE and Two Bridges</p>
3	Lack of affordable homeownership options	<p>Create and expand programs that effectively create opportunities for affordable Homeownership.</p> <p>Ensure that these programs restrict immediate resale and recapture property value increases.</p>	NYC Comptroller, HPD	<p>Some Mitchell-Lama co-ops are owner-occupied, so this program could be an option. However, no more units are being constructed and many are leaving the program as they age out. (after 30 years.)</p> <p>Some city programs may be appropriate for creating units for ownership. However, these programs will be subject to the federal, state, and city affordability terms and open to lottery.</p> <p>Mutual Housing, which is a form of ownership because leases are generally for 99 years, may be an option.</p>	<p>Review other HPD programs that yield units for ownership.</p> <p>Speak to Cooper Square Mutual Housing Association about whether the approach would work for the study area, given high land costs.</p> <p>Contact the Lower East Side Peoples Mutual Housing Association (LESPMHA). They manage less units but have been in the LES for a long time</p> <p>Reach out to AAFE</p>
4	Lack of affordable rental housing	<p>Create more affordable rental housing units by utilizing existing subsidy programs:</p> <p>Encourage 421-a incentive program to build affordable housing, but tailor it to meet our</p>	HPD	The draft study area lies within the 421-a Geographic Exclusion Area (GEA), which requires that developers set aside 20% of the units for families earning 60% of AMI. 421-a is a strong option, although it's not clear whether developers	Research whether there are mechanisms to ensure that buildings built before 1974 leaving Mitchell-Lama are going into rent stabilization, as required by law.

#	Conditions	Recommendations	Agencies	Pratt/Collective Considerations	Pratt/Collective Research Tasks
		<p>community needs to build mixed income affordable housing that targets several different income levels.</p> <p>Encourage Low Income Housing Tax Credits incentive program to build affordable housing, but tailor it to meet our community needs to build mixed income affordable housing that targets several different income levels.</p> <p>Define an Inclusionary Zoning program that incentivizes the creation of affordable housing units. Mandate affordable housing when buildings are built to maximum height.</p> <p>Call for the development of 100% truly affordable housing at local AMI on New York City Housing Authority (NYCHA) property, and for ULURP review of any redevelopment of NYCHA property.</p> <p>Determine if other expired housing programs may be revived to serve Chinatown (i.e. Mitchell-Lama, Homesteading).</p>		<p>would take the exemption if units had to be affordable to families earning less than the specified targets. Could pursue a long-term option advocating for more than 20% affordability.</p> <p>The Low Income Housing Tax Credit program is popular and may be a strong option for getting units built for low-income families (20% of units must go to families earning 50% or less of MFI). Again, adjusting income levels may not be under the control of the city, since the money comes from the federal government.</p> <p>An Inclusionary provision in a rezoning could be a strong option. However, the FAR bonus has to be large enough to incentivize a developer to build the affordable units, which may create large, dense buildings. <u>Mandatory</u> IZ would guarantee that the affordable units are built. However, NYC has yet to adopt a mandatory program, unlike some other cities in the US. It is a heavy political lift to change this, and it may not happen quickly unless a new mayor supports it. We strongly suggest that CWG join with other groups to advocate for this change.</p> <p>NYCHA has proposed eight new infill development projects, currently in review. They are not currently subject to public review under the Uniform Land Use Review Procedure (ULURP), however. The Community Service Society is leading an effort to slow down the projects and understand whether they comply with the law. Council Member Mendez is calling for the same. CWG could join the coalition.</p> <p>Consider the potential for affordable development of mini-studio apartments currently in the pilot phase.</p>	<p>Reach out to AAFE and Two Bridges.</p> <p>Obtain list of NYCHA projects in the review pipeline.</p> <p>Explore other options for affordable housing, e.g. Tenant Interim Lease Program.</p> <p>Examine the Citizens Housing Planning Council’s “Making Room” initiative in NYC and micro-unit development elsewhere, particularly with regard to affordability.</p>

CULTURE AND HISTORIC PRESERVATION

Guiding Principles

1. Preserve and enhance the cultural character of Chinatown that makes it a unique and diverse community. Recognize that the foundations of traditions from the past and the innovations of the present compose the dynamic and complex character of this community.
2. Support cultural activities and preservation efforts that will attract and retain Chinatown residents, businesses, and visitors, while also addressing the quality and importance of family life.
3. Create a dedicated community arts center and other appropriate spaces for cultural use that are affordable to area artists, organizations and residents. Cultivate a hospitable and affordable environment in Chinatown for traditional and contemporary artists, artisans, cultural entities, culturally-based businesses, and cultural activities from inside and outside the community. Chinatown's interplay with its neighboring communities and the City infrastructure itself can be significantly enhanced.
4. Recognize, protect and preserve Chinatown's historical buildings/structures and districts of architectural and/or cultural significance, its distinctive streetscapes and other characteristic elements of the community.
5. Encourage imaginative new architecture and environmental design reflective of contemporary life and aesthetics, but also respects and acts in harmony with older architectural styles in the neighborhood.
6. Ensure that the efforts of other CWG working teams are consonant with the community's historic/cultural preservation, growth, and development goals.
7. Work with and support local cultural organizations that gather, safeguard and disseminate the shared histories and stories that collectively form the basic foundations of this neighborhood and are vitally relevant to its future, successive generations and the general American population.
8. Recognize that decorative elements like Chinese-style facades or ceremonial arches, while worthwhile, are just symbolic measures. Active policies, legislation and efforts are needed to achieve true long term revitalization that avoids the danger and shortsightedness of a "Disneyland Chinatown".

#	Conditions	Recommendations	Agencies	Pratt/Collective Considerations	Pratt/Collective Research Tasks
1	Chinatown is in danger of losing its distinctive culture and streetscape	Create a Special Chinatown Cultural and Historic Preservation Subdistrict to protect historic structures and the low scale nature of the Chinatown core, and promote Chinatown culture and arts (examples: Fourth Street Arts block, SoHo artist certification, 42nd Street Theater Sub-district, Special Little Italy District).	CBds, NYS Council on the Arts, State OPRHP, National Trust for Historic Preservation, National Register for Historic Places, LPC, City Council, NY State	SEE ZONING #1: Fundamentals of a Chinatown Special District	

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		The special districting would:	Legislature, Congress		
2		Impose height restrictions to prevent the erosion of the skyline and street character	See above Department of City Planning (DCP)	SEE ZONING #1: Fundamentals of a Chinatown Special District Need to discuss with the CWG about their desire for preserving the low-rise character of the neighborhood versus the need for increased density to support the creation of affordable housing. There may be some areas (especially the area around Baxter and Mott Streets) which could qualify for historic district status and/or make good candidates for downzoning. However this needs to be done in a balanced way that allows for new development, in order to support the creation of affordable housing.	With the Zoning Team identify the best areas for potential height restrictions vs. potential increase in density. Prepare for broader conversation with CWG on this issue.
3		Allow owners of historic buildings to sell and transfer air rights to developers citywide, designating a percentage of the sales for additional financing of the new Subdistrict Fund.	See above DCP	SEE ZONING #3: Cultural Use Bonus and Air Rights Transfer (cf. Theatre Subdistrict of Midtown Special District) Would the CPC approve a citywide TDR? Unlikely. Would it work within the sub-district? More likely. Some research needed about precedents.	Determine whether TDR has been applied in other places on a citywide level and with what results.
4		Include provision for a 'percent for art' requiring developers to set aside 1% of construction in the Subdistrict to public art projects.	See above Department of Cultural Affairs (DCA)	The 'Percent for Art' law, initiated in 1982 requires that one percent of the budget for eligible City-funded construction projects be spent on artwork for City facilities. Not sure if there is a precedent for privately funded development in NYC.	Determine whether 'Percent for Art' has been applied to private development in NYC or other cities and with what results.
5		Legalize the signage, street set-ups, and storefront display practices (e.g. hanging ducks in windows) that are noted characteristics of	See above Dept. of Health &	SEE ZONING #4: Aesthetic controls in special preservation subdistrict	Determine levels of jurisdiction with regard to different regulations.

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		Chinatown	Mental Hygiene (DOHMH), Dept. of Small Business Services; Dept. of Transportation; Dept. of Sanitation DCA, NYC Design Commission	Regulated by various agencies, such as the Dept. of Health & Mental Hygiene (ducks); Dept. of Consumer Affairs (street vending); and in some cases the NYC Design Commission (signage), so you cannot regulate all of this through zoning. How do we address related issues that are regulated by different agencies?	
6		Provide protection for buildings of special interest or significance. Educate local landlords on the benefits of landmarking and National Register listing, including tax credits for preservation and rehabilitation work.	CBds, NYS Council on the Arts, State OPRHP, National Trust for Historic Preservation, National Register for Historic Places, LPC, City Council, NY State Legislature, Congress	Need to discuss with the CWG about tradeoffs associated with local landmarking: i.e. protections vs. restrictions. Landmarking may not be the answer on a large scale, and working with the LPC can be difficult.	Present CWG with information about pros and cons of National Register and local landmarking.
7		Establish a Chinatown visual and performing arts center plus other adequate affordable spaces for culturally specific performances, artwork, and activities through tax incentives, culture zones legislation, rent regulations protecting space for non-profit use, restrictive covenants, limited equity space arrangements, etc.	See above	SEE ZONING #3: Cultural Use Bonus and Air Rights Transfer (cf. Theatre Subdistrict of Midtown Special District) Need non-profit partners and support from community organizations such as the Business Improvement District. Some regulations could come through a Special District. Establishment of a visual and performing arts center will require strong community partnerships. The Historic Preservation component could be suggesting adaptive reuse of an historic building.	Examine previously designated historic resources and the CWG building survey to identify historic properties with large footprints/community-friendly owners/vacancies for potential reuse.
8		Allow and encourage culturally distinct activities and businesses like open air markets wherever possible including in newly created spaces.	See above	Could this work on a 596 Acres-type model, where the City or private developers/property owners make an agreement w/ the community to allow temporary use of vacant property?	Identify vacant property in Chinatown that might be useful for this. (Need PLUTO/GIS).

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9		<p>Establish a Chinatown Culture and Historic Preservation Subdistrict Fund similar to the 42nd Street Theater Subdistrict Fund to provide grants for restoration projects and cultural programs in Chinatown. The fund would be financed by assessments on new real estate developments in the Chinatown district.</p> <p>Identify specific and appropriate non-profits to manage the Fund.</p>	<p>CBds, DCP, LPC, DCA, City Council, State Legislature, Congress</p> <p>ALSO Architectural historians, Preservation League of NYS, Two Bridges Neighborhood Council, City Lore, HDC, MoCA, NY Landmarks Conservancy, Municipal Arts Society, Society for the Architecture of the City, Local non profits</p>		
10		<p>Identify an organization interested in sponsoring a survey of greater Chinatown for architectural, historical and/or cultural resources (buildings and districts of significance).</p> <p>Explore a Chinatown Historic District or Districts.</p> <p>Explore individual landmarks and a comprehensive list of buildings of special interest or significance in greater Chinatown for protection.</p> <p>Educate local landlords on the benefits of landmarking and National Register listing, including tax credits for preservation and rehabilitation work.</p> <p>Support and promote the Two Bridges Chinatown/Little Italy National Register district and the Bowery National Register district</p>	<p>CBds, NYS Council on the Arts, State OPRHP, National Trust for Historic Preservation, National Register for Historic Places, LPC, City Council</p>	<p>Discuss pros and cons of local landmarking with the CWG. (See consideration of #6 above)</p>	<p>Follow up on CWG's block-by-block analysis, previous studies that exist, personal observation, and GIS data to identify the eligible (and most likely) candidates for historic district designation or individual landmark status.</p>
11	<p>Rising real estate values threaten to displace Chinatown's culturally</p>	<p>Explore alternative methods beyond rent regulation/ stabilization for retaining current residents and attracting new immigrants (e.g.,</p>	<p>CBds, HPD, DHCR, State Legislature, Governor, Mutual Housing</p>	<p>Coordinate with Zoning and Affordability teams</p>	

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	distinctive community	limited equity housing, housing restoration programs, inclusionary zoning for owner-occupied units, SROs, communal and temporary housing for recent immigrants).	developers (AAFE, LESPMH), urban development funders (e.g. Urban Investment Group) DCP		
12		Explore city support for local small businesses	NYC SBS SBA, BID	Coordinate with Economic Development Team	
13	Coordination, support and consensus	Form working relationship with local organizations	Architectural historians, urban planning programs, MOCA, the Tenement Museum, the Eldridge St. Synagogue, the Educational Alliance, University Settlement, Henry Street Settlement, the Cultural Equity Group, the NYU Asian/Pacific American Studies program, the Cantonese Opera (Louisa Leo), the Julie Tay/Mencius Society, the Two Bridges Neighborhood Council, the Photography Group (Joe Wong), the Lower East Side History Project, the Bowery Alliance of Neighbors, City Lore, HDC inter alia		
14	Information gathering	Use existing studies	Bowery Alliance study, CREATE Feasibility		Research previous plans, studies and surveys, including most recent research, per TASK II

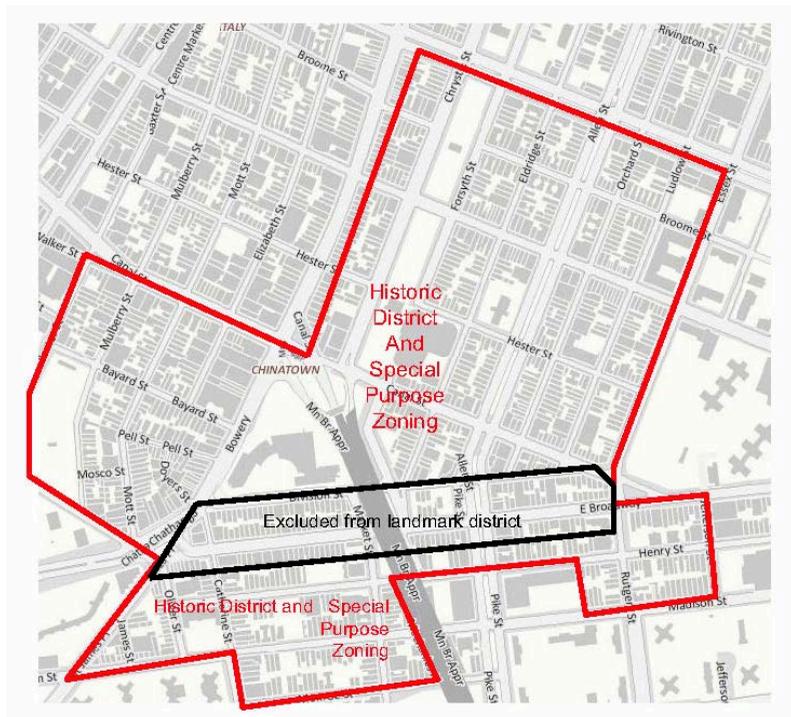
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			Study, MoCA Feasibility, Light Rail Impact study of LES Historic structures, Two Bridges Study for Historic Districting, Landmarks Preservation Commission / LES Tenement Museum survey/report filed with National Trust for Historic Preservation, Columbia University Bowery Study, Eldridge St Synagogue Historic Survey, CAAAV Study, AALDEF Study		

PROPOSED HISTORIC DISTRICTS/SPECIAL PURPOSE DISTRICTS

- Five Points
- Lower East Side Chinatown
- Two Bridges (excluding Division Street and East Broadway)
- Bowery East (CAPZ-Bowery Alliance of Neighbors)

Proposed preservation tools

- Contextual Zoning
- Special Purpose Zoning
- Landmark districting



ECONOMIC DEVELOPMENT

Conditions and recommendations are taken from the May 4, 2012 update to the September 2010 Economic Development Preliminary Action Plan. Items in green are from the Economic Development team November 2011 revisions, items in blue are from the Taxpayers group February 2011 revisions. See 2012-02-20 Economic PAP (Draft).

Goals	Pratt/Collective Commentary
1. Promote economic development strategies in Chinatown that will: <ul style="list-style-type: none"> a. Build upon and broaden the base of businesses and classifications b. Increase opportunity for local employment c. Support new business as well as stable current business categories d. Expand job skills through training, ELL support, etc. e. Improve Chinatown’s opportunity to attract customers, patrons and visitors as a distinct and contributing New York City entity 	Recommendations clearly define the programs that need to be created to achieve goals 1-3 but do not describe the mechanisms by which the programs can be created, maintained and financed.
2. Create and integrate education and training opportunities to improve business practices, labor conditions and employee skills to strengthen the base of Chinatown human resources	
3. Provide targeted business assistance to aid and support business stability: entrepreneurial incubators, new business investment programs/funds	
4. Coordinate and promote long-term environmental and business improvement efforts for the purpose of stabilizing the community’s image, to sustain economic vitality and allow for evolving Asian identity in the area	What is meant by “environmental” improvement efforts? Recommendations do not specifically address means of allowing evolving Asian identity in area.
5. Pursue transformational development projects that can strengthen Chinatown’s inherent cultural, social and economic assets	Recommendations mention potential sites for transformational development projects in Canal/Center/Baxter area.

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BUSINESS ASSISTANCE PROGRAMS					
1 & 2	<p>[Possible] negative images of Chinatown that make it difficult for businesses to attract customers.</p> <p>Some cause of unfavorable perceptions include: unfriendly treatment of customers perceived as gruffness; limited English proficiency; and cash only sales.</p> <p>Poor understanding of market demand by new businesses.</p> <p>Too many businesses open without consideration of whether there is sufficient market demand for services.</p>	<p>Through a combination of City, State and Federal legislation and with Community Benefit Agreements (CBA) mandated for the relocation or development of colleges and universities as well as corporations within the Chinatown area, incentivize:</p> <ul style="list-style-type: none"> • Advising and assisting business owners on business strategy, market research and marketing, better business practices, employee wages and benefits, and compliance issues. • Educating business owners and employees on cleanliness, customer service orientation, compliance issues and civic responsibilities. • Increase the use of English in business through English language training. (Nov. 11 Rev) • Strengthen and professionalize business and trade associations. • Training and oversight for cooperative and collaborative retail ventures – reducing operating costs for small business entrepreneurs and increasing success rates. • Offering access to capital for business investments through an EDC-Chinatown Initiative linked to Asian banks. • Request banks to invest in Chinatown through the Community Reinvestment Act. (Feb. 11 Rev) • Community Benefits Agreements should be used to support small business 	SBS, EDC	<p>Need local partner/delivery mechanism for all business assistance programs.</p> <p>The advising, educating and increasing English activities described in the first two recommendations could be supported through business and trade associations as well as local non-profits.</p> <p>Most schools and companies moving into the area can likely do so as-of-right and therefore won't need CBAs.</p> <p>Community Benefits Agreements can take years to negotiate and can be hard to enforce.</p> <p>Question as to EDC's ability to offer a program that is restricted to the Asian community that may conflict with public contracting issues.</p> <p>Need to identify win-win arguments to encourage local banks (not only Chinese-owned banks) to give back to community.</p>	<p>Identify existing business sectors/subsectors in Chinatown, growth trends, potential redundancy and which are more likely to pay livable wages.</p> <p>Identify existing business assistance services and ability and barriers to ability of Chinatown businesses to take advantage of said services</p> <p>Identify English language needs, both in terms of ability of Chinatown businesses to take advantage of services and in terms of customer service</p> <p>Identify sources of lending and barriers to lending, with a specific focus on banks that target Chinatown</p> <p>Identify successful models of community-based lending</p> <p>Identify market for Chinatown existing businesses and trends in said market (geography, competition)</p> <p>Identify key transportation infrastructure needed to maintain said market</p> <p>Determine how many CBAs have been established in Chinatown.</p> <p>Determine prevalence of cooperative and collaborative retail ventures.</p>

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		entrepreneurs. (Nov. 11 Rev)			
STREETSCAPES, PEDESTRIAN ACCESS AND STREET VENDING					
3	<p>Poor (physical) retail environment:</p> <p>Unattractive, inconvenient physical environment, with dirty crowded streets and traffic and parking problems.</p> <p>Inefficient use of existing plazas and public rights of way, which are also not well lit, unclean.</p> <p>No logic or variety to sidewalk commerce.</p> <p>Sidewalk commerce, a traditional and cultural identity for Chinatown, is currently lacking a logic and variety and organization to enhance its use.</p> <p>Sidewalk cafes are prohibited in the majority of Chinatown (however there is a cultural bias against eating on the street).</p> <p>Most of Chinatown is not included in areas where sidewalk cafes are allowed. Of special note is a cultural bias for not eating on the street, which may not contribute to the economic potential in tourism.</p>	<p>Sidewalks:</p> <p>Sidewalk cafes/entertainment presence – extend street life and commerce in both hours and locations in compatible and defined areas.</p> <p>Create Sidewalk Vending Regulations just for Chinatown to better present/organize open market flavor; improve massing; enhance pedestrian flow to broader Chinatown exposure—redefine allowed areas, consider no-vending areas where cultural performances and holiday rituals can be shared; define amount of space allowed by vendors in Chinatown Special District(s). <i>(Fundamentals of Chinatown Special District, CAPZ 11/10/09)</i></p> <p>Incorporate wider sidewalk standards in Special Zoning/Purpose Districts for new building/developments where vending or public plaza space might be allowed.</p> <p>Plazas and Limited Vending:</p> <p>Investigate pedestrian ONLY sidewalk plaza spaces with small retail, business, etc. (perhaps for defined hours of the day to accommodate store deliveries); concentrate on areas that help in connecting Chinatown to adjoining neighborhood or use areas. Prevent negative affects by creating a physical design and city permitting structure that will prevent abuse, encourage low-cost entrepreneurship or</p>	DCP, NYC Dept. of Consumer Affairs (DCA)	<p>Need specific provision for enforcement of new vendor regulations</p> <p>Vendors need to organize, perhaps with Street Vendors Project, to ensure better compliance and meeting of larger Chinatown Economic Development goals.</p> <p>Conflicting issues about permitting sidewalk cafes.</p> <p>Coordinate with Culture and Historic Preservation and Zoning recommendations.</p> <p>Traffic issues may be aggravated by increased plaza and pedestrian only areas.</p> <p>Coordinate with Parking, Transportation, Circulation and Security PAP.</p>	Investigate sidewalk café regulations in other neighborhoods

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		<p>art display and enhance business and residential life.</p> <p>Utilize Lower Park area on Allen and Pike Street for some cultural/business vending.</p> <p><i>(Public Spaces -Allen & Pike Streets: A Community Vision, (Hester St. Collaborative, Project for Public Spaces) 2008, pgs. 22, 30; Division and East Broadway pg. 37.</i></p> <p>http://www.hesterstreet.org/documents/allenstudy.pdf</p> <p>Cultural/Historic Preservation as an economic enhancement. Provide for opportunities to showcase cultural and historic resources as an additional unique enhancement to NYC and tourist markets. Utilize signage, sidewalk plaques, compass or directional markets to highlight areas and way-finding to cultural landmarks (Culture and Preservation Working Team recommendation)</p>			
4	<p>Poor pedestrian and vehicular access:</p> <p>Access since 9/11 – the closing of Park Row and additional security restrictions – temporary and permanent – have greatly reduced the flow in and out of Chinatown from government and financial district customers as well as tourists.</p> <p>Reduction of surface public transit throughout Chinatown and especially east and west on Canal St.</p> <p>Lack of uniform and consistent</p>	<p>Experiment with time-of-day closings. As with Orchard Street in the Lower East Side, street closings could be confined to special events and weekend afternoons and evenings; and accomplished through use of temporary bollards.</p> <ul style="list-style-type: none"> • <i>Start with Pell, Doyers and Mosco Streets.</i> These streets fail to meet City standards and are dangerously under-sized. Doyers wasn't even designed to be a through street; it was originally an alley. • <i>If successful, proceed to some combination of Bayard, Elizabeth, Mott and Mulberry Street but not all of these.</i> Each has its own argument in favor and against: Mott is the most congested for 	NYPD, NYC DOT, MTA	<p>Street closings should be coordinated with vendor representatives and be part of a larger marketing strategy to draw customers to Chinatown.</p> <p>Closing of Elizabeth Street would impact the 5th Police Precinct.</p> <p>Recommendation says to let merchants decide for themselves to be part of street closing program—that will be hard to do without a BID or block association.</p> <p>Recommendations to alter bridge toll structure will likely need to be coordinated with other advocacy efforts.</p> <p>Tension between desires to attract shoppers from outside areas with limited parking and vehicular</p>	<p>Investigate business impacts from Orchard Street (or other) street closings.</p> <p>Obtain an update on DOT's Canal Street Study.</p>

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	<p>way-finding to Chinatown on major arteries.</p> <p>Limited parking</p>	<p>pedestrians; Mulberry is closest to the subway; Elizabeth would require the relocation of the Fifth Police Precinct. Let the merchants decide for themselves which (when and if any) of these streets are part of the program.</p> <ul style="list-style-type: none"> • <i>Minimize the inconvenience to businesses.</i> Surveys show that 80 percent of deliveries are on weekday mornings, when the streets would remain open. Nonetheless, with both weekend deliveries and customer convenience in mind, the several configurations shown in the accompanying maps fashion “blocks” no larger in circumference than those of Midtown. No business would be further than 300 feet from an active curb. • <i>Design the closings with emergency access in mind.</i> The temporary bollards can be pliable, for uninterrupted passage by emergency vehicles. No dining and sales should be allowed in the streetbed. <p>Reduce through truck traffic on Canal Street:</p> <ul style="list-style-type: none"> • Change Verrazano-Narrows bridge toll structure so that trucks do not use Canal Street to get from Long Island to New Jersey. (Feb. 11 Rev) <p>Increase parking:</p> <ul style="list-style-type: none"> • Resume access to Municipal Parking at Police Plaza. Providing parking will give immediate and automatic boost to all vendors and businesses. (Feb. 11 Rev) • Developers should be mandated to provide affordable parking. (Feb. 11 Rev) 		<p>access.</p> <p>Tension between need to increase parking and desire for less congestion.</p> <p>Coordinate with Parking, Transportation, Circulation, Security PAP.</p>	

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ZONING RELATED RECOMMENDATIONS					
5	<p>[Potential] deficiencies in Chinatown’s building stock, plus related zoning, land use and real estate issues, that constrain business expansion.</p> <p>Specific deterrents include a possible scarcity of high-quality, appropriate commercial space; zoning restrictions; fragmented property ownership; and rising rents and building values. Condominium development and conversions have worsened the situation.</p>	<p>Recommendations summary:</p> <ul style="list-style-type: none"> • Create two special purpose districts that will provide for limited development, cohesive design standards (see detail below). • Create economic opportunity district to promote manufacturing (See detail below). • Create Chinatown Special Permit to maximize development of multi-purpose signature properties (see detail below). 	DCP, NYC DOT, SBS, EDC	Coordinate with Zoning	<p>Look at both Clinton Special Purpose District and Tribeca Special Purpose District as examples.</p> <p>Investigate existing zoning and available FAR.</p> <p>Identify appropriate manufacturing uses for areas.</p> <p>Identify major property owners.</p>
6	<p><u>Canal to Worth Street, Baxter to Bowery Challenges:</u></p> <p>Commercial crowding, sidewalk vending, subdivided spaces add to congestion on sidewalks.</p> <p>Park Row and security closures have diminished evening restaurant business.</p> <p>Built environment needs restoration and reinvention to attract broader retail categories and to sustain existing and future residences – affordable and market rate.</p> <p>No incentive for contextual development of under-built stock.</p> <p>Too many similar retail offerings-</p>	<p><u>Special Purpose District #1 : Canal to Worth Street, Baxter to Bowery</u></p> <ul style="list-style-type: none"> • <i>Providing for limited development</i>-New and green businesses, training centers, cultural centers and galleries, increased high-tech infrastructure, incentives for targeted renovation/development on vacant and under-built lots. A “mixed use” framework would better suit this particular area with a flexible live/work composition that could support more permanently affordable residential units. See Clinton Special Purpose District as an example of contextual and affordable preservation. • <i>Establishing identifiable design standards</i>- Signage, storefronts, materials, lighting, street-walls, sidewalk commerce, pedestrian traffic, set-backs, rear yards. 	DCP, SBS	Coordinate with CAPZ	

#	Condition	Recommendations*	Agencies	Pratt/Collective Considerations	Pratt/Collective Research Tasks
	price-only competition in retail environment.				
7	<p><u>Division and East Broadway, Bowery to Pike Challenges</u></p> <p>The major business and commercial district east of the Bowery: these blocks house a wide variety of small businesses –office and retail with very little residency, in C6-1G, C6-2G zones and a small R7 zone with commercial overlays.</p> <p>Under-built as well as overbuilt parcels in this envelope and two large lots on Pike St. vacant for development.</p> <p>Some now vacant spaces may be suitable for light manufacture or institutional art and culture tenancies.</p> <p>This area also encompasses malls, some large and not well lit sidewalk areas and significant free-form sidewalk vending under and around the Manhattan Bridge.</p> <p>Streetscape, pedestrian/visitor connections with central Chinatown and retail signage identity inconsistent.</p>	<p><u>Special Purpose District #2: Division and East Broadway, Bowery to Pike</u></p> <p>Providing for limited development - New and green businesses, training centers, cultural centers and galleries, increased high-tech infrastructure, incentives for targeted renovation/development on vacant and under-built lots.</p> <p>Retain characteristics of a Commercial Zone</p> <p>Recognize historic and cultural context</p> <p>Establishing identifiable design standards:</p> <ul style="list-style-type: none"> • Signage, storefronts, materials, lighting, street-walls, set-backs • Sidewalk commerce, • Pedestrian access <p>Streetscape Improvements: The Manhattan Bridge underpass and bus transfer area is a bustling but dingy place. Potential improvements include:</p> <ul style="list-style-type: none"> • Exciting lighting to celebrate the Bridge’s architectural features; • Safer and more attractive “Forsyth Plaza” featuring wider sidewalks and cafes; • Parking for buses and an indoor ticket purchasing area on Forsyth Street north of Division; and • A changing display of public art on the abutting retaining walls-an idea that the Asian-American Arts Centre would like to 	DCP, NYC DOT, SBS, EDC,	<p>Coordinate with CAPZ</p> <p>Need for clearer definition of “recognizing historic and cultural context.”</p>	

#	Condition	Recommendations*	Agencies	Pratt/Collective Considerations	Pratt/Collective Research Tasks
		pursue.			
8	<p><u>Grand to Walker St., Lafayette to Baxter Challenges:</u></p> <p>Above street level space underutilized on north side of Canal.</p> <p>This area zoned M1-5B and M1-5 in the two blocks bordered by Canal and Walker, Lafayette and Baxter. M1-5B zoning does not allow private medical facilities, undergraduate classrooms, theaters of more than 99 seats – which are no longer economically feasible for live or even art film venues. Another deleterious effect of this zoning is the frequently used alternative BSA conversions to high-end residential uses, contributing to rapidly rising rents for residential, manufacturing, commercial as well as residential space.</p> <p>Lost manufacturing jobs (16,000 out of 21,000). Staggering loss of jobs in the garment industry. Chinatown garment manufacture was highly concentrated in the area north of Canal from Broadway to Centre Streets.</p> <p>Empty office space in non-residential buildings. The exit of garment manufacture has left many manufacturing buildings vacant and their infrastructure and</p>	<p><u>Special Purpose - Economic Opportunity District: Grand to Walker St., Lafayette to Baxter</u></p> <p>Modify existing use groups but preserve light manufacturing opportunities. See Tribeca Special Purpose District.</p> <p>Include anti-displacement criteria for existing AIR and other DHCR Rent Stabilized units.</p> <p>Create space for business incubators and cooperatives: Clothing and designer garment finishing (supporting Fashion Week and designers), Home Furnishing Design; Culinary Product; Technology Assembly.</p> <p>Re-purpose garment industry skills - extremely important in worker base. Create opportunities for garment sample assembly, fashion showcase, important to this resource.</p> <p>Reinvent light manufacturing - Garment/furniture design, electronic assembly/packaging and product testing facilities, art or craft creation. Amend Land-Use definitions if necessary. See Tribeca Mixed-Use Special District.</p> <p>Investigate manufacturing cooperatives with resident training programs and classroom spaces.</p> <p>Develop Training Centers: Adopt “English Language Learners (ELL) programs among employers for immigrants...job training, skill building all ages/skills. Proximity to Government entities providing programs and</p>		<p>Coordinate with CAPZ</p> <p>Need to identify appropriate manufacturing uses and opportunities to support Manhattan location.</p> <p>Specifics for upzoning were not included and need to be determined and coordinated with Zoning.</p> <p>Not all the goals of the district can be accomplished through zoning.</p>	

#	Condition	Recommendations*	Agencies	Pratt/Collective Considerations	Pratt/Collective Research Tasks
	<p>configuration uncompetitive with alternative and more modern manufacturing and commercial uses.</p> <p>Health and Social Service Growth needs places to locate. Health and social services is the second largest employer. These [health] establishments are probably hospitals or medical centers, which most likely do not employ the majority of their staff from among Chinatown’s immigrant population.</p>	<p>funds for such programs is a plus and could make an excellent case for Chinatown as a NYC Center.</p> <p>Incentivize educational, cultural, financial institution and community facilities investment in Chinatown facilities.</p> <p>Upzone blocks bordered by Canal, Walker, Lafayette and Baxter</p> <ul style="list-style-type: none"> • These blocks are currently M1-5 where manufacturing use is highly unlikely. The blocks relate to the built environment to the south. • As a center triangle and at the MTA Hub these blocks would provide an exceptional opportunity for the “transformational” project cited in the AAFNY, Rebuild Chinatown Initiative and the Columbia Studio studies. • Incentivize the inclusion of a major cultural tenancy 			
9	<p><u>Areas with lots or groupings of lots with less than 20% coverage.</u></p>	<p><u>Chinatown Special Permit</u></p> <p>The Economics Committee has identified five areas with lots or groupings of lots with less than 20% coverage throughout Chinatown. Their current zoning envelopes differ significantly but the opportunity for development is immanent. A Chinatown Special Permit could be similar to the Special Permit that exists for landmarked lots in M1-5B zones, but focused on development of multi-purpose signature properties.</p> <ol style="list-style-type: none"> 1. Would be applied to current lots with less than 20% coverage (current date set by 		Coordinate with CAPZ	

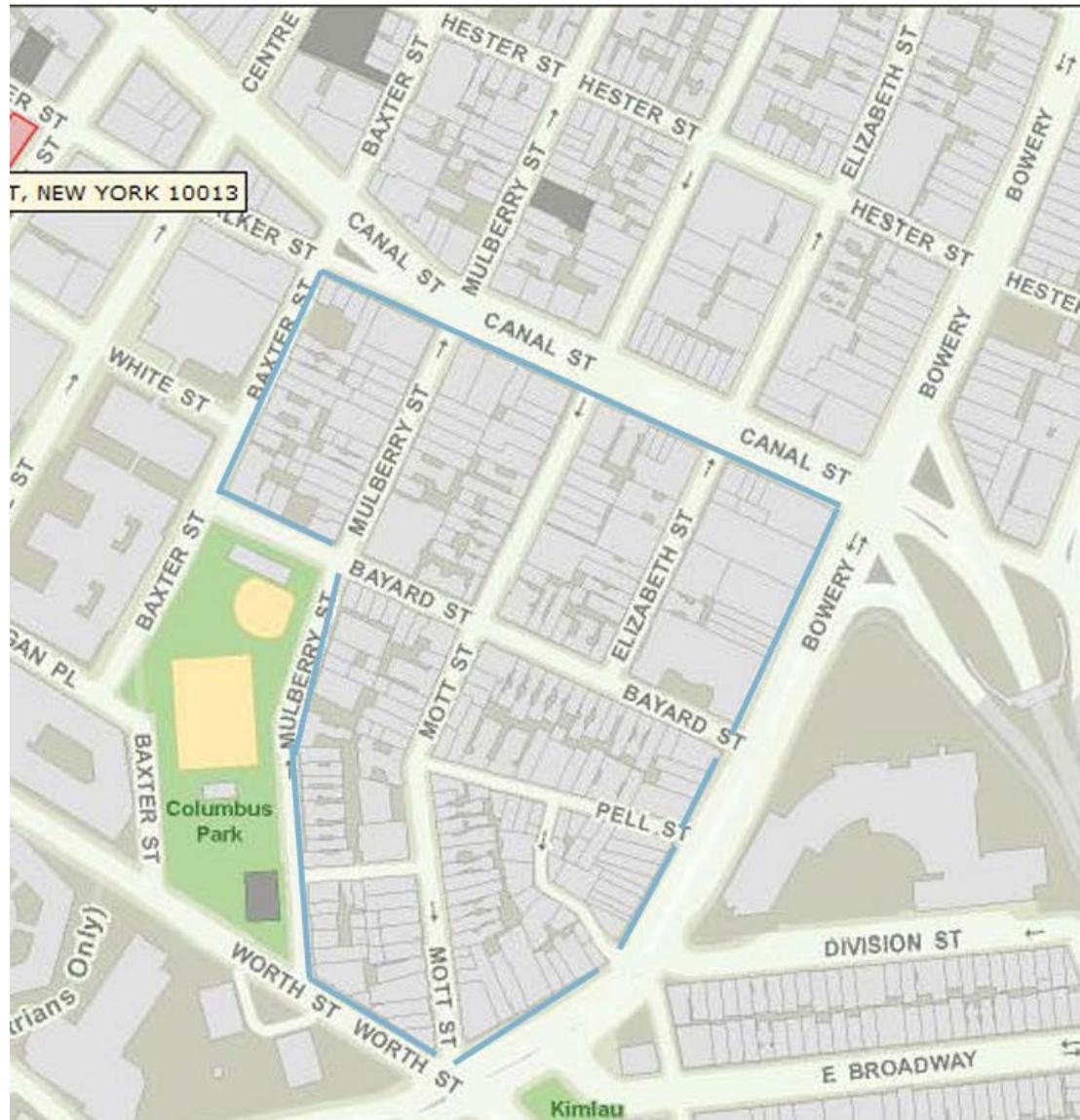
#	Condition	Recommendations*	Agencies	Pratt/Collective Considerations	Pratt/Collective Research Tasks
		<p>the date of passage of the Special Permit) –thus preventing clearance of already built lots with rent regulated tenants.</p> <ol style="list-style-type: none"> 2. Prevent as-of-right development that may not be contextual or contributing to the overall Chinatown plans 3. Provide case-by-case development requiring community and Community Board review, modifications and approvals 4. Include provisions of inclusionary zoning, permanently affordable units, cultural amenities, artist work spaces or assisted living facilities or resident social services - as a requirement for increased FAR. 			
<p>NOTE: recommendations highlighted in purple are crossover preservation issues, recommendations highlighted in peach are crossover zoning issues.</p>					

Outstanding Issues for Discussion

- Specific nature of Chinatown rezoning: preservation vs. upzoning
- Chinatown Special Permit: Objection by Property Tax Payers Association to proposed special permit for development on lots with less than 20% coverage throughout Chinatown.
- Conflicting opinions on street vendors. Consensus on limiting of street vendors but disagreement on strategies.
- Lack of consensus on the permitting of sidewalk cafes.
- Different opinions on the availability of high quality commercial space.
- Debate on focus of economic development and potential imbalance between tourism-based businesses and those serving local residents.
- Opposition to a Business Improvement District by Property Tax Payers Association.

AREAS OF FOCUS

Canal to Worth Street, Baxter to Bowery



Division and East Broadway, Bowery to Pike

Economic Zone 2

[NYCityMap](#)



Grand to Walker St., Lafayette to Baxter

Economic Incentive Zone 1

[NYCityMap](#)



ZONING – SPECIAL DISTRICT

#	Condition	Recommendations	Agencies	Pratt/Collective Considerations	Pratt/Collective Research Tasks
1	New York City’s Chinatown is the only major North American Chinatown without special zoning protection. San Francisco, Boston, Vancouver, Honolulu, and Toronto all have special zoning and development provisions, as does London.	FUNDAMENTALS OF A CHINATOWN SPECIAL DISTRICT		<p>Special Districts in Chinatowns in other North American cities have had mixed success in meeting their goals and objectives.</p> <p>There is a great deal to be learned from the experiences of other cities so the NYC Chinatown Special District does not repeat measures that have proven to be ineffective.</p> <p>In addition there may be effective measures taken in other cities that have never been considered in NYC and it would be important to consider if and how they could be adopted in NYC.</p> <p>Pressure from the restrictions of Special Districts and re-zonings in areas adjacent to Chinatown are pushing development interests to look at Chinatown since there are no current restrictions there.</p> <p>Gentrification is taking place in all the neighborhoods surrounding Chinatown.</p>	<p>Review the provisions and regulations, the effectiveness and problems with other Chinatown Special Districts in cities such as San Francisco, Oakland, Vancouver, Honolulu, Toronto, Boston, and Philadelphia.</p> <p>Review the provisions of all the Special Districts and re- zonings in areas surrounding Chinatown. Also review to the degree possible the effectiveness and problems in meeting their goals and objectives.</p>
2	Existing rent regulated housing is in danger of being lost.	<p>FUNDAMENTALS OF A CHINATOWN SPECIAL DISTRICT</p> <p><i>Affordable Housing (cf. Clinton Preservation District):</i> Develop strong anti-harassment and anti-demolition provisions.</p>	DCP, HPD, DOB, DHCR, CBds, non-profits in the district	<p>The DCP thinks that since Local Law 7 (anti-harassment) was adopted, there is no longer any need for Clinton Special District type zoning.</p> <p>Consideration should be given to the notion of combining provisions of Local Law 7 of 2008 with Special Clinton District anti-harassment, demolition and alterations regulations. Although both address anti-harassment, the Clinton District has stronger/more specific regulations concerning</p>	<p>Review success and problems with the Clinton Special District. Interview anti-harassment unit at HPD. Interview DCP and DOB regarding cases where the Clinton Special District has been applied.</p> <p>Review cases relating to Local Law 7 that have gone to process in anti-harassment, especially, but not limited to, Chinatown.</p>

				<p>findings that must be made by HPD, DCP and DOB before granting zoning, building permits and/or Certificates of Occupancy than does Local Law 7.</p> <p>It may be possible to integrate specific recommendations from the Affordability Team into the zoning of a Special District.</p> <p>Many Chinatown Special Districts in other Cities identify Affordable Housing as a goal and may serve as a model.</p> <p>Some Affordability Team recommendations could be incorporated into the Special District zoning or could complement it.</p>	<p>Develop a matrix showing where Local Law 7 and the Clinton District differ in order to show DCP that the 2 regulations differ and how zoning language for the Chinatown Special District could combine the important elements of both.</p> <p>Review the specific provisions from other Cities and determine their effectiveness and appropriateness for NYC.</p>
3	<p>Chinatown is in danger of losing its distinctive culture and streetscape.</p>	<p>FUNDAMENTALS OF A CHINATOWN SPECIAL DISTRICT</p> <p><i>Cultural Use Bonus and Air Rights Transfer (cf. Theatre Subdistrict of Midtown Special District)</i></p>	<p>DCP, LPC</p>	<p>A boundary needs to be determined and subdistricts need to be decided upon for generator areas and receiver areas. Should the bonus or transfer of air rights generators and receivers be building-based or district-based? Comprise a subdistrict or the entire district?</p> <p>Should Cultural Uses be bonused or required? When and where?</p> <p>What types of Cultural Use should be eligible for the bonus or for transfer of development rights? Should there be a specific area or throughout the district?</p> <p>How much unused FAR/air rights currently exists? Where is it located (by building, block, subdistrict, district)? Would it generate adequate return to satisfy owners of the generator buildings/lots?</p> <p>Would a downzoning in the preservation subdistrict eliminate unused FAR that could have been transferred? Where and under what downzoning?</p> <p>Would the rights transfer from one place/building</p>	<p>Analysis of FAR and height of existing buildings in the entire Chinatown district and by potential subdistrict.</p> <p>Integrate recommendations from Culture and Historic Preservation Team throughout the possible generator and receiver zones to see what could/should be incorporated into the Chinatown Special District.</p> <p>Review 125th Street Special District (bonus for performance space) and see how it works.</p> <p>Review other special districts with bonus/transfer of development rights: e.g. Theater Subdistrict in Midtown.</p>

				<p>or subdistrict to another require upzoning the receiver location? Would it result in non-contextual out-of-scale development with respect to density, height, bulk etc. in the receiver subdistrict?</p> <p>Should Community Facilities (schools, senior centers) quality as receivers or generators? What Community Facilities would qualify? Could some of the CWG's education and health recommendations be integrated into zoning?</p> <p>Would allowing bonuses and transfer of development rights for Cultural Uses or Community Facilities compete with bonuses and transfer of development rights for Affordable Housing?</p> <p>Some Cultural and Historic Preservation team recommendations could be integrated into the Special District zoning.</p>	
4	<p>Chinatown is in danger of losing its distinctive culture and streetscape.</p>	<p>FUNDAMENTALS OF A CHINATOWN SPECIAL DISTRICT</p> <p><i>Aesthetic controls in special preservation subdistrict.</i></p> <ul style="list-style-type: none"> • Streetscape • building form • transparency • signage to emphasize cultural and language diversity 	DCP, DOT, SBS, LM	<p>Currently zoning signage regulations prohibit much of the signage that is typical in Chinatown. It would be important that the Special District allow signage and building form (but not necessarily proscribe) that emphasizes Chinese cultural diversity.</p> <p>Signage on buildings, businesses and all street signs should be in Chinese and (if appropriate) also in English. Any historic or interpretive signage should also be in Chinese as well as English.</p> <p>Many of the stores in Chinatown currently have non-transparent fronts and metal gates to provide security when the stores are closed. In order to provide more inviting and better lit streets and sidewalks greater transparency might be appropriate. Although the Special District would primarily affect new development, it is</p>	<p>Identify what would be needed to exempt the Chinatown Special District from the signage regulations. Determine where the exemption should take place – in the preservation subdistrict only or also elsewhere. Determine if special language needs to be added as a part of the Special District.</p> <p>Review provisions of other Special Districts in NYC and elsewhere relating to signage and building form and other aesthetic controls.</p> <p>Transparency: look into existing regulations in recent rezonings in Chinatown and in nearby areas, or in other Special Districts.</p> <p>Streetscape: How far into the sidewalk should product display be allowed and still provide for pedestrian movement? Should vendors be allowed? If so where?</p>

				<p>important to identify which existing businesses would be affected by this regulation should they do rehabilitation requiring DOB approvals, as this might require expensive investments.</p> <p>There is concern about the darkness of some of the streets once the businesses are closed. The urban design should consider requiring illumination of the street and sidewalk.</p> <p>Some new buildings (i.e. hotels) have not built with a continuation of the street wall. The result is an interruption in the aesthetic of the streetscape and pedestrian experience. The Special District should consider a requirement for maintaining the street wall, both in the Preservation subdistrict and throughout Chinatown.</p> <p>Many of the stores and vendors in Chinatown currently have an open display of products for sale on the sidewalks on commercial streets. This causes significant pedestrian congestion but is very characteristic and emblematic of the experience of Chinatown. The Chinatown Special District needs to find a way of addressing the congestion without prohibiting open display.</p>	<p>Review Special Districts in other Cities that have specific aesthetic controls and incentives. Identify those that could apply in NYC.</p>
5	<p>New York City’s Chinatown is the only major North American Chinatown without special zoning protection. San Francisco, Boston, Vancouver, Honolulu, and Toronto all have special zoning and development provisions, as does London.</p>	<p>FUNDAMENTALS OF A CHINATOWN SPECIAL DISTRICT</p> <p><i>Open Space Requirements</i></p>	<p>DCP, DPR, DOT, NYCHA</p>	<p>Not only is there a dearth of open space in Chinatown and its surrounding areas as a ratio to population, the distribution of open space is also very uneven.</p> <p>Because of the age of much of the built form in parts of Chinatown (especially preservation areas) many of the buildings do not meet current zoning open space requirements. Other areas have more open space than required. Given this district’s locational imbalance should all open space be preserved in order to serve larger areas?</p> <p>Requirements for new development could help address this imbalance but in preservation</p>	<p>How much of the existing built form conforms to open space requirements?</p> <p>Analysis of the open space ratio (a quarter mile) will cover more than a single district.</p> <p>Study existing open space ratio within the Public Housing area: calculate loss of open space if you build to take advantage of full FAR for both the NYCHA property and the district.</p> <p>How much open space would be created with the waterfront park(s)?</p>

				<p>subdistricts this might conflict with contextual aesthetics.</p> <p>What should the requirements be in the treatment of open space? Should the Special District provide for more flexibility in the design and siting of open space? Should potential for shading be considered in the siting, design and height of new development? How?</p> <p>Should streetscape provisions address open space? Should culturally specific treatment of open space be required or incentivized?</p> <p>How will the new Open Space and Park developments along East River Park and in the Seward Park Urban Renewal area affect the needs? How is access being provided to all areas of Chinatown?</p> <p>NYC2030 proposes greater more accessible open space and parks. This may serve as an argument to better design and provide appropriate open Space and to provide excellent access to new open space.</p> <p>Can some of the recommendations of the Parks and Open Space PAP be integrated into the Special District Zoning language?</p>	
6	See above	<p>FUNDAMENTALS OF A CHINATOWN SPECIAL DISTRICT</p> <p><i>Explore development opportunities in undeveloped areas.</i></p>	DCP, EDC, HPD	<p>A clear definition of what is vacant and what is underdeveloped (soft sites) needs to be agreed upon. Should vacant areas of open space be considered soft sites?</p> <p>Could these areas be receivers of bonuses or transfer of air rights from the preservation subdistrict or as part of Inclusionary Zoning bonuses? Would they have different zoning controls as receiver subdistricts? Where would these be appropriate? Would all undeveloped areas be deemed appropriate receivers? Is this</p>	<p>Explore transfer capacity: If transfer of FAR - what does the bulk of the receiver area look like?</p> <p>Look at potential shadowing effects.</p> <p>Create up to date inventory/ map of undeveloped/ and soft site land.</p> <p>Identify/map adjoining uses including landmarks, parks and community facilities.</p> <p>Look at neighborhood surrounding the</p>

				<p>necessary in order to protect the “preservation” areas/buildings?</p> <p>For what kinds of development Should it be mixed use or single use? What type of mix- use residential, commercial, manufacturing? Where?</p> <p>Should new development be contextual with height limitations, a downzoning or upzoning? Should there be Special District controls beyond the underlying zoning?</p> <p>Should each sub-district be different? Should the location of undeveloped land, such as street width or proximity to parks/open space determine the development opportunities and constraints? What consideration should be made regarding shading of parks and open space?</p> <p>The treatment of undeveloped areas may depend on whether they are in public or private ownership. Where in public ownership certain requirements may be feasible, whereas on private ownership incentives may be needed.</p> <p>Can some of the recommendations of the Economic Development team be integrated into the Special District Zoning?</p>	<p>undeveloped areas and identify. Identify the existing context around the undeveloped land in terms of height, built form, setbacks, density and use.</p> <p>Review recent rezonings, special permits and BSA permits in areas around the undeveloped land.</p> <p>Review recommendations of Economic Development Team.</p>
7	See above	<p>FUNDAMENTALS OF A CHINATOWN SPECIAL DISTRICT</p> <p><i>Require certain chain stores/chain hotels to obtain a special permit which would require community review to operate in the community.</i></p>	DCP, SBS, EDC, BID, CBds	<p>Although many Chinatown Special Districts and zoning in other cities such as San Francisco either prohibit or require special permits for certain uses the identification of “certain chain stores/chain hotels” may be difficult in NYC. A definition of what constitutes a “chain” and how “certain ones” are identified and the resulting restrictions may open up the Special District to legal challenge. However, in San Francisco that legal challenge has been unsuccessful and the restrictions have been upheld.</p> <p>Rather it might be advisable in NYC to consider</p>	<p>Identify existing businesses that would be non-compliant.</p> <p>Identify areas of new development where larger commercial uses might be allowed as of right under current zoning.</p> <p>Look into implications for the Fresh Food Stores program.</p> <p>Review similar restrictions in Special Chinatown Districts and zoning in other Cities. How are they done? Have they been effective?</p>

				<p>restrictions based on commercial “footprints.” This is a measure already done in NYC and is used in many other US cities. All stores (rather than some) over a certain size would require a special permit. All hotels (rather than some) could require special permits.</p> <p>Would these restrictions apply everywhere or only in certain subdistricts?</p> <p>Can some of the recommendations of the Economic Development team be integrated into the Special District Zoning?</p>	<p>Review DCP approvals for special permits in areas with “footprint” restrictions.</p> <p>Identify what the “findings” for the special permit might be.</p>
8	See above	<p>FUNDAMENTALS OF A CHINATOWN SPECIAL DISTRICT</p> <p><i>District-wide Transfer of Development Rights to Preserve Character of Preservation Core.</i></p>	DCP	<p>This provision could provide a real incentive for landowners in the preservation core. It could also provide opportunities for the creation of affordable housing, cultural space, community facilities and business development.</p> <p>Need to determine if it is important to specify what kinds of uses are eligible to receive the transfer rights – so that they do not conflict/compete with each other, e.g. affordable housing vs. cultural facilities. Perhaps the restrictions should be by receiver sub-area - for example in a cultural campus.</p> <p>There is a need to look at where those development rights could be placed and what the impact would be on these areas. What zoning? What use? Would the transfer require an upzoning in the receiver subdistrict? Without specific Special District regulations on their use, the transfer of development rights from the preservation core could result in out-of-scale buildings in receiver areas and could encourage demolition and displacement of existing residents and businesses.</p> <p>Are there legal “nexus” constraints on where and how close the receiver locations must be to the</p>	<p>Identify how much unused FAR there is in possible generator areas. See what the financial incentives might be.</p> <p>Look at lots and areas that could be receivers. Could existing zoning accommodate the transferred air rights? If not, what underlying zoning should be proposed?</p> <p>How much FAR could be transferred and what would the implications be for the receiver areas? Would an upzoning be required to accommodate the additional FAR?</p> <p>What area within CD1, 2, or 3 could receive transfers? Including areas and sites outside the established Chinatown boundary.</p>

				generator sites? If possible, consider all contiguous community districts outside of the study area.	
9	See above	<p>FUNDAMENTALS OF A CHINATOWN SPECIAL DISTRICT</p> <p><i>Construction and Building Maintenance Fund</i></p>	<p>DCP, HPD, DHCVR, NYCHA</p> <p>Community organizations, Developers</p>	<p>As with Inclusionary Zoning, could the affordable unit or cultural or community facility space bonus requirements be made as payments into a Construction and Building Maintenance Fund for the off-site preservation of existing affordable housing or the construction of new affordable housing by existing non-profits or housing agencies?</p> <p>How far away could the funds be applied? Could they be limited to the Special District or within the Chinatown study area boundary?</p> <p>Is this a possible way for NYCHA to use new development to finance maintenance of existing buildings?</p> <p>How could this be administered and by whom?</p>	<p>Identify examples in NYC and elsewhere where this type of Fund has been established and review its terms, administration and success.</p> <p>Identify who could be responsible for the administration of this Fund and flag any legal issues.</p> <p>Look at the Theater District Fund as a possible model.</p>
10	New York City's Chinatown is the only major North American Chinatown without special zoning protection.	<p>MECHANICS OF THE DISTRICT: ZONING GOALS AND STRATEGIES:</p> <p><i>Preservation Core Subdistrict: (Medium-density residential and mixed-use zoning)</i></p> <ul style="list-style-type: none"> to protect the low-rise character of Chinatown to reinforce the vibrant and colorful streetscape to permit appropriately scaled mixed-use development to allow transfer of development rights (TDR) to allow property owners to make use of the zoning potential of their sites, but move development to a more appropriate area to improve and upgrade existing housing stock 	<p>DCP, NYCHA, HPD, DHCR</p>	<p>The designation of the exact boundary of the Preservation Core Subdistrict(s) is primary. It is also important to identify exactly what elements of the subdistrict the zoning is seeking to preserve. Height, density, bulk, built form, use, aesthetics, streetscape, etc.</p> <p>We need to consider how the Preservation Core Subdistrict will interface with other subdistricts, such as the Chinatown Historic Core; the Newer growth areas of Chinatown (development and preservation); Undeveloped areas; Public Housing areas.</p> <p>These are goals in almost all Chinatown Special Districts in other cities. It is important to see what specific Zoning provisions they have incorporated and which of them have been successful.</p>	<p>Define boundaries of the Preservation Core.</p> <p>Identify unique elements of the Chinatown Preservation Subdistrict.</p> <p>Identify areas where there is a historic presence, uniform built form, streetscape.</p> <p>Look at Inclusionary Zoning that uses transfer to preserve rather than build on new sites.</p> <p>Look at how zoning can be used to foster ownership and development: can certain things be merged?</p> <p>Opportunities for supportive housing can include the small micro-studio approach. Pair with supportive housing incentives. Look at buildings that could convert to SRO housing.</p>

				<p>There is a need to consider if a contextual downzoning without strong anti-harassment and demolition provisions could result in “in place” gentrification. Unless there are adequate rent regulations, landlords could use rehabilitation (deemed a “major rehab”) as a pretext for displacing existing tenants (both residential and business/industrial) and renting the properties for higher prices. Examples from the West, Central and East Village, SOHO, the Lower East Side, Little Italy, etc.</p>	<p>Conduct interviews to determine how effective Chinatown Special Districts in other cities have been in meeting these goals? Where have they been successful? Where have they failed?</p>
<p>11</p>		<p>MECHANICS OF THE DISTRICT: ZONING GOALS AND STRATEGIES:</p> <p><i>Undeveloped Areas (e.g. Parking Lots): (Higher density mixed-use manufacturing zoning that encourages affordable housing)</i></p> <ul style="list-style-type: none"> • to enhance the long-term commercial viability of Chinatown and create new jobs to protect existing manufacturing and Class B & C office space. • to encourage new affordable housing. • to encourage mixed-use development which has historically been so prevalent in Chinatown - to allow an outlet for TDR to protect development of the Preservation Core • to encourage the development of a Chinatown Cultural Arts Center through a Cultural Bonus mechanism 		<p>Should the zoning be MX mixed-use or should it be a C4-4 or 6 -1 or 2 G?</p> <p>What is there to preserve? Consider appropriate zoning. What are the current commercial, service and manufacturing uses, by location and types of job? It is important to identify who works in these industries and who uses them. Are there any that would desire to expand?</p> <p>Are there any new economic development proposals (including those that need larger footprints) that could be incorporated into developments on undeveloped land, thus deterring demolition or redesign of Class B and C offices or manufacturing uses and their subsequent displacement? Are there any requirements tied to the Bonus/transfer of development rights/Special District to employ/train local workers?</p> <p>Zoning regulations normally don’t prescribe B & C class offices.</p> <p>Most prior Zoning Plans and the Seward Park Urban Renewal Plan recommend that 50 percent or more of development on publicly-owned land should be affordable, using a community-specific area median income. Consider creating a new</p>	<p>Look at C4 and C6 uses to see what is permitted.</p> <p>What kind of density is permitted in M, C4 and C6 zones? What are the height limits?</p> <p>Determine where Class B and C offices are permitted and identify undeveloped site where they could be located.</p> <p>What is the current zoning and built form? What would the impact be of transferring FAR from one or many lots onto a receiver lot?</p> <p>Identify boundaries of a cultural district. What kind of space would be required for a Cultural Arts Center? Could it be transferred to existing buildings (a nonprofit) and what would the terms be?</p> <p>Look at C6-1G and C6-2G districts to assess whether they have been successful. That is, have they “protected” manufacturing/commercial uses or has housing been built with special permits?</p>

				<p>class of Inclusionary Zoning where new private development is taking place on publicly-owned land, looking at Urban Renewal Areas as a precedent.</p> <p>For private land, consideration should be given to Inclusionary Zoning with an area mean and allow funds to be used for new fully affordable housing construction, maintenance of affordability or to fund maintenance.</p> <p>Should the bonus for Culture apply throughout the entire Chinatown Special District or only on undeveloped land in a subdistrict that has been identified for a Chinatown Cultural Arts Center?</p>	
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APPROVED PROPOSED ACTION PLANS

RECOMMENDATIONS THAT MAY BE INCORPORATED IN A SPECIAL DISTRICT

Parks, Open Space and Recreation

#	Condition	Recommendations	Agencies	Pratt/Collective Considerations	Pratt/Collective Research Tasks
1	Increase access to open, green and recreation spaces in Chinatown for all residents. Allocate capital funding to renovate derelict parks and playgrounds. Ensure that new designs employ innovative and sustainable design practices	Allow for the East River Waterfront redevelopment to include more open green space and free recreational spaces. Explore options for converting piers 35, 36 and 42 into useable public space and free recreational facilities. See existing CB #3 waterfront plan.	EDC, CBO's, CB #3, Elected Officials	The City's FY 2013 Budget identifies a \$200,000 allocation to the East River Park, sponsored by Council Member Garodnick, and another \$200,000 for East River Soccer Field, sponsored by Council Member Mendez. Consider asking CMs to engage in Participatory Budget process, which would allow community members to vote for the allocation of some funds for parks.	Contact CM Garodnick's office to inquire about the use of the FY 2013 budget for East River Park. Contact CM Mendez's office to inquire about the use of the FY 2013 budget for the East River Soccer Fields. Follow up on budget spending. Identify other organizations in the area to form an alliance to advocate for parks.
2		Identify additional city owned sites / streets that can be converted into viable open/park spaces for public use	DOT, DPR, CB #3, CBO's & Coalitions, Elected Officials	DOT has a number of initiatives that make use of public space (streets / sidewalks) for pedestrian use, such as the Complete Streets program on Division St. and Delancey St. DOT also has the Public Plaza program that would require a non-profit partner to manage the use/ activity program on a plaza.	Identify a non-profit in the area, and an existing public space that could be converted into a Public Plaza as per DOT program. Work with CB3 to get business owners to sponsor the Street Seats program. Obtain current data on publicly-owned vacant lot sites in order to identify additional sites to those indicated on the Parks Committee map of April 2010, for potential development as parks/ playgrounds in the area.
3		Allocate capital funding to renovate all of the Allen & Pike Street Malls from Houston Street to South Street and expedite capital improvements to James Madison Park	DOT, DPR, CB #3, CBO's & Coalitions, Elected Officials	There is no FY 2013 funding for these parks. Hester Street Collaborative and AAFE are working on an adaptive reuse of three parks in the area, including the Allen St Mall, Sarah D. Roosevelt Park and Seward Park.	Contact HSC and AAFE and identify other organizations in the area to form an alliance to advocate for parks. Provide feedback to HSC and AAFE on their proposal.

4		Convert underutilized DPR buildings in parks into public facilities	DPR, CB #3, CBO's & Coalitions, Elected Officials	Need clarification as to which additional facilities to the ones mentioned in Recommendation 5 below.	
5		Convert underutilized DPR buildings in parks into public facilities which serve the needs of CB #3 residents. Convert buildings in SDR Park, and the comfort station on Allen & Pike into community centers. Relocate some of the district, borough and city-wide functions in the SDR buildings to other sites.	DPR, CB #3, CBO's & Coalitions, Elected Officials	HSC and AAFE are working on an adaptive reuse project for the buildings in SDR Park, the comfort station on Allen, and Seward Park.	Contact HSC and AAFE to become involved in the planning process and/or provide feedback on proposals.
6		Create rooftop community gardens	NYCHA, Tenant Associations, Elected Officials, GreenThumb, NYRP, CBO's	<p>There are several for-profit and non-profit initiatives throughout New York City, especially on private property.</p> <p>There is also an initiative in East Harlem (Lancaster Lexington) in a residential building with a combination of market-rate and affordable units, which provides each owner with a roof plot for gardening.</p> <p>NYC DCP recently approved the Zone Green Text Amendment, which allows the construction of green roofs.</p>	<p>Identify other organizations in the area to form an alliance to advocate / promote the construction of green gardens on rooftops.</p> <p>Reach out to residential developers engaged in mixed-income developments to propose / promote the East Harlem initiative.</p> <p>Reach out to local schools to discuss / promote the GrowNYC initiative.</p>
7		Green existing streets and sidewalks	DOT, NYPD, Local businesses, NYRP	DPR's Greenstreets Infrastructure program, in partnership with DEP, is an option to not only green streets but also to address storm water capture. Requests will be accepted once they set a construction schedule and have reached out to community boards.	Identify and reach out to community-based organizations, business owners and community boards to discuss / promote these initiatives.
8		Protect and preserve GreenThumb community gardens	DPR, CB's, Elected Officials, CBO's, GreenThumb, community gardeners. Manhattan Trust for Public Land, New York Restoration Project, NYC Board of	The community gardens are owned and maintained by various entities - Manhattan Trust for Public Land, New York Restoration Project, NYC DPR, NYC Board of Education, private entities, GreenThumb, and GrowNYC.	Reach out to all stakeholders to discuss the formation of an alliance to strengthen, support and advocate for the preservation of community gardens.

			Education, GrowNYC.		
9		Protect public parks and open spaces against private uses, which exclude moderate and low-income users. Ensure that any private partners such as vendors and recreational facilities on public land are accessible to all residents	DPR, EDC, CB's, Elected Officials, CBO's	NYC has about 532 Privately Owned Public Spaces as a result of zoning incentives and other policies. Although these spaces should be open to the public, many are not.	Identify local and citywide parks advocates to discuss a campaign of awareness of POPS and the preservation of public spaces.

Source: Parks_PAP_11-15-2010

Additional information on Agencies provided by consultants is shown in red

Parking, Transportation, Circulation and Security

#	Condition	Recommendations	Agencies	Considerations	Suggested Actions
1	<p>Pedestrian Traffic - Bridge Entrances and Exits – Competing priorities between vehicular and pedestrian rights-of-way: Manhattan Bridge, Brooklyn Bridge at Pearl St. / James Place.</p> <p>Major Intersections: Chatham Square; Bowery & Canal; Canal at Centre and Lafayette and Broadway and at Church/Sixth Avenue. Canal at Watts, Hudson, Holland Tunnel Entrance.</p> <p>Sidewalks: Pedestrian right-of-way impeded by unorganized or unenforced street/sidewalk vending</p>	<p>Create better pedestrian spaces</p> <ol style="list-style-type: none"> Redesign pedestrian / vehicular rights of way and provide protected pedestrian crossings: <ol style="list-style-type: none"> Manhattan Bridge Brooklyn Bridge Holland Tunnel at Canal and Watts Redesign Chatham Square – Current Conditions, Item #4 Redesign pedestrian traffic signals – use visual countdown crossing signals (signals showing decreasing time to cross), provide for turning vehicles lanes. Pedestrian Rights of Ways in Sidewalks - Designs are needed that would create enforceable, adequate pedestrian right-of-ways in sidewalks. 	<p>NYC AGENCIES: DOT, DCA, DOS, DOH, DPR, LPC, DCP/CPC, NYPD</p> <p>STATE and Tri-STATE AGENCY: Bridge and Tunnel Authority</p> <p>FEDERAL AGENCIES: Canal Area Traffic Study (CATS) I and II. (Get current presentation from NYMTC)</p> <p>NYC AGENCIES: Transportation Alternatives</p>	<ol style="list-style-type: none"> These are primarily traffic calming and pedestrian crossing and safety recommendations. CWG and CBs 1, 2 and 3 would advocate for improvements and greater enforcement under their own auspices, working with NYC DOT and NYPD. Consider redesign of Chatham Square in the context of a Special District. CWG and CBs need to advocate for signaling improvements with DOT. Design of sidewalks and streetscapes should consider Economic Development, Open Space and Cultural needs. Enforcement is not necessarily reliable. Sidewalk widening may be warranted in some areas. Consider under Zoning in the context of a Special District. 	<p>Research: Pedestrian Counts Chatham Square and Park Row, Manhattan Bridge, Holland Tunnel at Watts & Hudson. Check available DOT and CATS surveys;</p> <p>Study: <i>Older Pedestrians at Risk And How States Can Make it Safer and Easier for Older Residents to Walk.</i></p> <p>http://www.tstc.org/reports/older_peds_2010.pdf</p> <p>Coordinate with Education and Schools</p> <p>See DOT website: Safe Streets for Seniors</p> <p>http://www.nyc.gov/html/dot/html/sidewalks/safeseniors.shtml</p> <p>Research: Check with Arthur Huh at the Dept. of City Planning; review vending from stores statutes as a means of improving enforcement or improving City Council legislation.</p> <p>Research sidewalk and vending regulations (DCP, DOT). See DOT Street Design Manual. The Department of</p>

		<p>Enforce zero tolerance for less than 8' pedestrian right-of-way on sidewalks. This should include overhead obstructions for pedestrians.</p> <p>5. Make enforcement of existing right of way regulations a priority over sidewalk widening.ⁱ</p>			<p>Consumer Affairs regulates and issues licenses required for vending general merchandise and the Department of Health regulates and issues licenses and permits for food related street vending. Look into their regulations.</p> <p>Review Vendor Guide: Produced by the Center for Urban Pedagogy. http://welcometocup.org/Store?page=3&page_name=Store</p> <p>Pedestrian Safety and Security Issues – Pay Phones and Street Vending at Canal and Church St.: CB#2 Resolution - http://www.nyc.gov/html/mancb2/downloads/pdf/monthly_cb2_resolutions/march_2010/03_march2010_sidewalks.pdf</p> <p>Research: Review CATS Study regarding wider sidewalk recommendations</p>
2	<p>Transportation: lack of ready-access – Chinatown has a large population, and is an established tourist cache. It should have or integrate with an adequate, large, mass transportation “hub”. Intra-Chinatown movement needs also to be more efficient. This would help to recoup commerce lost since 9/11 and attract people to the area.</p>	<p>Plan for a Central transportation portal/hub for Chinatown – create-more organic connections between major vehicular entry points, buses and subways and identify a suitable location.</p> <p><i>See figure 122, page 54 Chinatown Bus Study, October 2009, Map in Addendaⁱⁱ</i></p>	<p>DOT, MTA, State and Federal Transportation Agencies</p>	<p>Coordinate with Zoning and Economic Development recommendations to determine synergies with respect to a Central Transportation portal/hub.</p>	<p>MAP: See Chinatown Bus Study, October 2009, Michael R. Bloomberg, Mayor, City of New York and Amanda M. Burden, FAICP, Director, New York City Department of City Planning http://www.nyc.gov/html/mancb3/downloads/</p> <p>Any update to the DCP Bus Study or more recent studies?</p>
3	<p>Better management of Interstate Buses. Interstate busing is a major Chinatown enterprise. Large numbers of Chinese workers, utilize this mode of reduced-rate transportation, as well as a growing number of tourists and New Yorkers seeking economical inter-city travel. But</p>	<p>Interstate Buses – Recognize that interstate buses provide important, low-cost mass transit system for Chinatown immigrant workers to distant out-of-state locations for jobs, as well as linkages between other Chinatowns along Eastern Seaboard to the Midwest. However, State legislation must be passed to empower NYC DOT to regulate bus operations. Worst offenders can be regulated by issuance of curb pickup and drop off times, set locations, scheduled stops, and</p>	<p>NYC DOT, NYC DCP, NYMTC,USDOT, NYPD</p>	<p>Coordinate with Zoning, Economic Development, and Culture & Historic Preservation recommendations / considerations.</p> <p>CWG and CBds work with pertinent agencies and with support from local elected officials.</p>	<p>cb3docs/chinatown_final_report.pdf - pg. 2, Interstate Bus Pick-Up and Drop Off locations; pg. 20, Problem Areas expressed by CB's 1,2,3; pg. 54, Transit Network Map</p> <p>See Chinatown Bus Study, October 2009, Michael R. Bloomberg, Mayor, City of New York and Amanda M. Burden, FAICP, Director, New York City Department of City Planning</p>

	<p>these interstate buses create major congestion and pollution. Their current frequency on narrow side streets and in major commercial areas for parking and passenger embarking and disembarking increases Chinatown transportation issues.</p> <p>In addition, more oversight is needed for the proliferation of commuter vans and interstate buses to address noise, pollution, and traffic impacts while recognizing that these modes of transportation are important to the economy of Chinatown's local businesses and workers.</p>	<p>other permitting schemes.</p> <p>Recommend that the study area boundary for the bus and van lines at the very minimum include the boundary set by the NYC Planning Dept.'s Chinatown Bus Study 2009, (roughly bounded by FDR Drive to the south, Rutgers & Essex St to the east, Grand St to the north, and Centre, Worth, and Catherine Streets to the west). Chinatown Bus Study, Pages 37-40</p> <p>Long-Term: Investigate underground parking including an area just for interstate and tourist buses. Plan for easy access to and from major entry points.</p>			<p>http://www.nyc.gov/html/mancb3/downloads/cb3docs/chinatown_final_report.pdf</p> <ol style="list-style-type: none"> Pages 13-14 outline areas considered for bus depots that have been eliminated from consideration, and why. See also pages 21-23 for Community Concerns - CB1, CB2, CB3. See Page 33 for recommendations. <p>For Budget Buses, Chinatown's Clogged Streets Are Wide Open, by Benjamin Spencer, May 2010 http://www.gothamgazette.com/article/Transportation/20100512/16/3265</p>
4	<p>Chatham Square The effects of planning and development of government buildings has blocked off Chinatown parks, closed streets and radically altered all levels of cultural commerce.</p>	<p>Follow-up on CB3 Chatham Square Taskforce recommendations from the City as well as the Community on the best way to fix the traffic flow and increase pedestrian safety in the Chatham Square area. Refer to NYC DOT and Chatham Resident plans (See February 2009 resolutions passed by CB3-Manhattan)</p>	<p>DCP/CPC, DOT, NYPD, City Council, State and Federal Transportation Agencies</p>	<p>Consider vehicular and pedestrian circulation in and around Chatham Square in zoning recommendations/considerations/strategies.</p> <p>Coordinate with Parks, Open Space and Recreation PAP – any overlaps? Synergies?</p> <p>Also coordinate with Economic Development and C&HP recommendations/considerations.</p>	<p>Research DOT/DDC Chatham Square Redevelopment Plan. See Addenda Brian Ketchum Engineering, PC: <i>Analysis of Community Alternatives</i> Revised February 26, 2009. See Addenda <i>Page: 9</i> (Find Chatham Green document regarding Chatham Square traffic mitigation plan.)</p> <p>Manhattan Community Board 3 February 2009 Full Board Meeting Minutes - page 10-12 (resolutions regarding Chatham Square) http://www.nyc.gov/html/mancb3/downloads/minutes/minutes2009-02.pdf</p> <p>Research current DOT projects / initiatives</p>
6	<p>Loss of parking affects businesses (*weekends)... (Police Plaza, Pearl St., Leonard St.).</p>	<p>Re-establish municipal parking. Provide above or below ground parking with better intra Chinatown and Govt. Center local transit opportunities.ⁱⁱⁱ</p>	<p>CPC, DOT, State and Federal: NYMTC</p>	<p>CWG and CBs to pursue advocacy in terms of municipal parking, enforcement of placard parking, etc. under own auspices. Will likely require substantial political support.</p>	

	As the vehicular entry point for the Manhattan and Brooklyn Bridges as well as the Holland Tunnel with additional Govt. Agency parking needs, the area provides no opportunity for parking vehicles and reducing intra-Borough vehicular traffic.			Consider parking requirements under Zoning. Coordinate with Economic Development and Culture and Historic Preservation recommendations/ considerations – synergies?	
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Additional information on Agencies and Suggested Actions provided by consultants is shown in red

Source: Traffic, Transportation and Safety Preliminary Action Plan: April 15, 2011 (Saved as Traffic and Transportation Action Plan 7-12-2011)

Education and Schools

#	Condition	Recommendations	Agencies	Pratt/Collective Considerations	Suggested Actions
1	Protect, preserve, support and strengthen learning institutions (public schools, daycare centers, youth based organizations, senior learning centers, GED and tutoring programs, etc.) that serve the Chinatown area.	Protect the buildings that house schools and centers from demolition, gentrification and overshadowing (from new construction).	HPD; Community Boards 1,2,3; City Planning; School Construction Authority; NYC DOE; Chancellor’s Office; District 2; Council Members; Integrated Service Center; Parents’ Associations for all local schools; GOALS; school facilities; AAFE; CAAAV; CPC; ISS; Coalition for Housing; Two Bridges; Loisada, City Council Member). Community Education Council (CEC). <i>NYCAN, Advocates for Children</i>	This could be incentivized through the Special District Zoning and by allowing Community facilities to Transfer Development Rights or receive Culture or Preservation Bonuses from other developments. Or by requiring a special permit to demolish certain Community Facilities. Use height cap or special permit where new development is near certain community facilities to prevent shading.	Identify and map public schools, daycare centers, youth based organizations, senior learning centers, GED and tutoring programs, etc. Identify and map historic or cultural buildings. Identify where these are near potential development sites and look at possible shading under existing and potential Zoning. Calculate unused development rights. Identify existing heights.
2		Ensure adequate school space for the existing community and any future growth in the community (though not inviting overbuilding of the area).		Require or bonus provision of school space in all new residential and mixed-use development rezonings that put utilization rates in the community above 100%. Require a special permit for any demolition or reuse of existing schools or	Research current capacity and utilization rates for all learning institutions and match with projected new development including any new learning space being provided.

				centers.	
4		Prioritize traffic and park safety as it affects pedestrian students and seniors.	NYC Department of Parks and Recreation; Bike Organizations; State and NYC DOT; Community Boards 1,2,3; Senior Citizens Agencies; AAA (Education Branch); Day Care Centers Transportations Alternatives	Add this to streetscape design criteria in Special District. Integrate Transportation recommendations.	Identify areas with accidents and/or difficult crossings near schools, senior centers etc.
12		Provide year-round safe havens, safe corridors, after school facilities and gathering places for teenagers with adequate and well-trained staff.		Working with CWG youth group and other institutions identify potential existing and needed spaces and include them in goals for Special District. Secure funding through participatory budgeting, foundations, etc. Consider potential bonus or community benefit requirement in new development.	Inventory of existing spaces and potential funding sources. Research precedent for adding these as a bonus or community benefit in new development.
15		Encourage partnerships and the pooling of resources between relevant community resources. Establish a central directory of services in the neighborhood on after-school programs, tutoring, cultural activities and other information for parents, young people and schools. House this information in local libraries so that the information is accessible to all.		Consider the creation of a Community Information Center building or campus that might function as a one stop information and assistance location. This could receive funds from public and private sources or could be a receiver of a bonus or funds from a Cultural Fund. Or could be a bonus in new development. A similar Center has been very successful in San Francisco.	Research potential space for such a center and possible sources for funding. Identify who should be responsible for developing and running it. Identify what materials are available at the local libraries. Identify funding sources for the creation and maintenance of a directory.
18	Prioritize resources for parents to improve their capacity as parents in languages they can understand. Increase access to English language learning for parents in the Chinatown area.	Collaborate, Fund and/or provide workshops on: ELL, parenting, computer use, voting, parent involvement, access to city services, etc.	Mayor's Office on Adult Literacy; NYC DOE; Translation Services; Social Services; Head Start Programs; Community Boards 1,2,3; Media sources; DYCD (for funding); Community Based Organizations: Neighborhood Settlement Houses, CPC, ISS, CYI, GCCA; Office of School and Youth Development - OSYD, Office of Family Engagement and	Consider the creation of a Community Information and Education Center building or campus that might function as a one stop information and assistance location. This could receive funds from public and private sources or could be a receiver of a bonus or funds from a Cultural Fund. Or could be a bonus in new development. A similar Center has been very successful in San Francisco. Chinatown-wide initiative. Sponsor community workshops. Seek Public and/or private financing	Research potential sites, both in existing buildings and in new development. Identify activities that might be appropriate. Identify potential funding sources.

			Advocacy – OFEA. CEC, Mayor’s Office on Adult Education. Mayor’s Office on Immigration. Citywide Council for English Language Learners (CCELL)	for these events and/or get Citywide groups to assist with these workshops. Also seek support for greater public outreach and information venues.	
19		We strongly support preserving places and services in the local community for neighborhood children with special learning needs. Educate parents about their rights and special programs that exist through parent workshops and other methods of outreach that are sensitive to the languages and cultures of local families.	DOE (specifically, the Office of Parent Engagement), Local school administrators, Charles B. Wang Community Health Center, Indochina Sino-American Community Center. Mayor’s Office on Adult Literacy. Mayor’s Office on Immigration. Lower East Side Girls Club, GreenThumb, LES Ecology Center. CEC, City- wide Council on Special Education (CCSE) and Special Education City-wide Counsel. Citywide Council for English Language Learners (CCELL), Advocates for Children	Consider the creation of a Community Information and Education Center building or campus that might function as a one stop information and assistance location. This could receive funds from public and private sources or could be a receiver of a bonus or funds from a Cultural Fund. Or could be a bonus in new development. Similar Center has been successful in San Francisco.	Identify location of places and services currently serving special learning needs. Research potential sites, both in existing buildings and in new development. Identify activities that might be appropriate. Identify potential funding sources.
20		Provide access to and equitable distribution of information and all important documents (such as school applications) to parents and students in a timely fashion. This includes translations as well as the use of “plain language.” Wherever possible link parent learner opportunities with early education program drop off times.	DOE, local public libraries, CCBA, local CBOs. Mayor’s Office on Adult Literacy. Mayor’s Office on Immigration. Office for Family Engagement Advocacy (OFEA) Presidents' Council of PTA Presidents/Co-Presidents. Citywide Council for English Language Learners (CCELL).	Consider the creation of a Community Information and Education Center building or campus that might function as a one stop information and assistance location. This could receive funds from public and private sources or could be a receiver of a bonus or funds from a Cultural Fund. Or could be a bonus in new development. Have parent learning opportunities in close proximity to day care and early education facilities in the Community Information and Education Center. Local initiative. Sponsor community workshops. Seek Public and/or private financing for these events and/or get Citywide groups to assist with these workshops. Also seek support for greater	

				public outreach and information venues. Set up ongoing CWG Education committee to work with other groups.	
Additional information on Agencies provided by consultants is shown in red Source: PAP Ed_Schools 11 6 10					

Immigrant Affairs and Social Services

#	Principles	Recommendations	Agencies	Pratt/Collective Considerations	Suggested Actions
1	Protect the rights of all immigrants and workers by fostering increased education and outreach among employees and employers about workers' rights and employment discrimination.	Conduct a bilingual public education campaign to educate workers about their rights through activities such as workshops, conferences, and literature dissemination	NYS Dept. of Labor, NYC Commission on Human Rights, NYS Human Rights Commission, local community based organizations, labor unions, non profit law firms, pro-bono law firms /lawyers, NYC Bar Association, Department of Small Business Services, Mayor's Office of Immigrant Affairs	Coordinate with Education and Schools, Zoning. Workshops and conferences could take place in a Community Information Center, funded through development bonuses.	
2	Increase local employment opportunities for neighborhood residents	Through regulations or incentives, negotiate that a minimum percentage of workers hired in new development contracts be local residents (such as Chatham Square re-zoning)	Economic development committee of CB 1, 2, and 3, Lower East Side Business Improvement District, CPLDC, Chinatown BID , Dept. of Small Business Services, state and city local elected officials (City Council Member District 1 and 2, State Assembly Member district 63, State Senator District, Empowerment Zone	Community Benefits Agreements? Tax Credits? Coordinate with Zoning (Special District requirements)	
5	Support families - youth, senior	Increase the amount of affordable,	Numerous Agencies/Resources	Community Benefits Agreements?	

	citizens, parents.	decent community space for programming. Increase access to parks and other outdoor spaces for community programs.	(See Immigrant Affairs and Social Services PAP)	Coordinate with Zoning (Special District?) Assess how Parks are being used. Increase community accessibility and programming.	
Additional information on Agencies provided by consultants is shown in red. Source: Immigrant-and-Social-Services-PAP-11-6-2010					

PRIMARY SOURCES

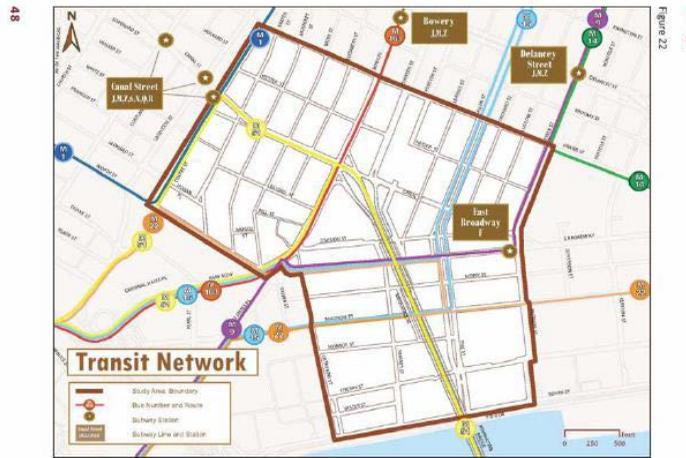
CAPZ (Affordability, Culture & Historic Preservation, Zoning)

- CAPZ and Econ Proposals for CB2 Presentation
- CWG-Minutes_Feb-2012 Appendix-1_CAPZ-PAP (3)
- CAPZ and Econ Proposals for CB2 Presentation
- CAPZ-agreements-on-zoning_11-07-11
- CAPZ Zoning Proposals for Posting 6-7-10
- CAPZ PAP 2-6-2012-all docs
- CHP presentation to CWG 11-7-11
- Cult Preservation Presentation 1
- CHP presentation to CWG 11-7-11- compressed

Economic Development

- Consolidated-Economic-Plans_draft5-7-12
- Econ PAP-May-2012-Update
- Econ PAP-Sept_2010-condensed A
- Economic Development Team Area Presentation 6-16-10
- Economic PAP February 2012

i **The RCI Plan for an Exceptional Chinatown, “Prosperity and Longevity”** includes sidewalk widening aspects: **Chinatown Main Streets: East Broadway, Division, East Canal, Grand.** As Chinatown has grown, so has its other shopping districts. These now address the shopping needs not only of local residents, but also suburban and outer-borough Chinese-Americans. These districts include Grand Street, East Broadway, East Canal Street, and Upper Mott Street. The most important of these “Main Streets” is East Broadway--the main center of the Fukienese ethnic group, and a major destination thanks to the regional buses and vans that stop nearby. East Broadway’s biggest problem is simply congestion: there are too few cross streets for easy circulation; too narrow sidewalks for pedestrians; and too little parking for convenience. The plan envisions mid-block crossings, through street arcades to Division and Henry, a night Market below the Manhattan Bridge, new pedestrian-scaled lighting, **bump-outs at the corners, sidewalk widening**, street trees, added parking along Allen Street – all of the ingredients of a successful “Main Street” program."



ii

iii There is a competing goal of relieving traffic congestion and that any increase in parking, even a restoration of parking to pre-9/11 levels runs counter to that. There is a suggestion for a “park and ride” system. We will continue to look for solutions that strikes a reasonable balance between the two